

236 LAS MIRADAS – PROJECT DATA			
	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/PERMITTED
Zoning District	R-1:8	R-1:8	--
Land Use	Single-family Residential	Single-family Residential	--
General Plan Designation	Low-density Residential	Low-density Residential	--
Lot Size (sq. ft.)	6,386	6,386	
Exterior Materials			
Siding	Stucco	Stucco	--
Trim		Wood	--
Windows	Vinyl	Aluminum clad wood	--
Roofing	Comp	Comp	--
Building Floor Area (sq. ft.)			
First Floor (sq. ft.)	1,495	1,495	2,164
Second Floor (sq. ft.)	0	665	
Garage (sq. ft.)	381	381	614
Setbacks (ft)			
Front	25	25	25
Rear	20	20	20
Side/Street-Side	14/6.67	14/6.67	8
Maximum Height (ft)	12.5	20.5	30
Building Coverage (%)	30%	30%	40%
Floor Area Ratio (%)			
House + Accessory (%)	23.4%	33.8%	33.9%
Garage (%)	5.97%	5.97%	9.61%
Parking	1	1	1
Tree Removal	--	None	--
Sewer or Septic	Sewer	Sewer	--