

FAR COMPARISON ANALYSIS

Address	Property Area SF	Proposed GP (w/ notes on Existing use)	Existing Building SF	Existing FAR	.75 FAR Maximum SF	1.25 FAR Maximum SF
3401 Inglewood Ave.	145,166	PI-RB Adult School	32,425	0.22	108,874	181,458
2200 Mackay Ln.	179,790	PI-Madison Elem	53,954	0.30	134,843	224,738
1717 Rockefeller Ln.	139,712	PI-Water Towers next to Andrews Park	0	0.00	104,784	174,640
1600 Green Ln.	142,555	PI-Birney Elem	45,672	0.32	106,916	178,194
2400 Grant Ave.	30,089	PI- RBFD Station 2	10,555	0.35	22,567	37,611
2600 Ripley Ave.	1,078,249	PI - Washington Elem / Adams Middle / Schools First FCU	223,363	0.21	808,686	1,347,811
600 Harkness Ln.	344,383	PI - Jefferson Elem	82,703	0.24	258,287	430,479
525 Earle Ln.	121,812	PI - Valor Christian Academy	35,780	0.30	91,359	152,266
200 Flagler Ln.	58,239	PI - City Yard next to	9,395	0.16	43,679	72,799

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		Dominguez Park				
514 N Prospect	432,836	PI-BCHD	251,900	0.58	324,627	541,045
920 Beryl St.	188,147	PI - Beryl Height Elem	51,361	0.27	141,110	235,184
415 Diamond St.	290,576	PI- exemption site (City Hall)	185,790	0.63	217,932	363,220
1 Sea Hawk Way	1,990,370	PI - RBHS	305613	0.15	1,492,778	2,487,963
200 N Lucia Ave.	478,407	PI - Parras Middle	116224	0.24	358,805	598,009
200/222 N. Pacific Coast Hwy.	221,424	PI- exemption site (City Annex, RBUSD offices and auditorium)	47,566	0.21	166,068	276,780
1 Sea Hawk Way	12,639	PI- Parking lot at RBHS	0	0.00	9,479	15,799
900 Torrance Blvd.	5,220	PI - Vacant site @ Torrance Blvd & Lucia Ave	0	0.00	3,915	6,525

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401 S Broadway	22,652	PI- RBFD Station 1	11,070	0.49	16,992	28,315
815 Knob Hill Ave.	290,576	PI- Alta Vista Elem	71,846	0.25	217,932	363,220
801 S Pacific Coast Hwy.	143,312	PI- Kensington	82,471	0.58	107,484	179,140
1520 S Prospect Ave.	327,763	PI- Tulita Elem	63,995	0.20	245,822	409,704
Intersection of Elena Ave and Avenida Del Norte	50,139	PI- Parking lot in Riviera Village	0	0.00	37,604	62,673
2223 Plant Ave.	258,978	PI- Lincoln Elem	73861	0.29	194,234	323,723
2000 Artesia Blvd.	21,332	PI- RB North Library	12,904	0.37	15,999	26,665
2000 Artesia Blvd.	13,068	PI- RB North Library	see above	0.37	9,801	16,335
1801 Rockefeller Ln.	6,540	PI-OS Buffer between water towers and Andrews Park	0	0.00	4,905	8,175

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1700 S. PCH	139,781	Mixed Use Residential/ Commercial - Legado Apartments	93,740	0.675	104,836	174,727
1750 S. PCH	43,151	Legado Hotel	63,443	1.47	32,363	53,939
2001 Artesia Blvd.	26,076	Montecito Senior Condos	43,652	1.68	19,557	32,595
3690 Redondo Beach Ave.	254,286	Industrial Building	102,144	0.4	190,714	317,857
4000 Redondo Beach Ave.	569,012	Industrial Building	316,111	0.554	426,759	711,266
1200 Beryl St.	232,686	Commercial Strip Center	48,698.00	0.208	174,514	290,857