

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.	145,166.40	PI-RB Adult School	32425	0.22	108,874.80	181,458.00
2200 Mackay Ln.	179,790.80	PI-Madison Elem	53954	0.30	134,843.10	224,738.50
1717 Rockefeller Ln.	139,712.00	PI-Water Towers next to Andrews Park	0	0.00	104,784.00	174,640.00
1600 Green Ln.	142,555.20	PI-Birney Elem	45672	0.32	106,916.40	178,194.00
2400 Grant Ave.	30,089.40	PI- RBFD Station 2	8338	0.28	22,567.05	37,611.75
2600 Ripley Ave.	1,078,249.20	PI - Washington Elem / Adams Middle / Schools First FCU	223363	0.21	808,686.90	1,347,811.50
600 Harkness Ln.	344,383.60	PI - Jefferson Elem	82703	0.24	258,287.70	430,479.50
525 Earle Ln.	121,812.80	PI - Valor Christian Academy	35780	0.30	91,359.60	152,266.00

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200 Flagler Ln.	58,239.20	PI - City Yard next to Dominguez Park	5146	0.09	43,679.40	72,799.00
514 N Prospect	406,626.00	PI-BCHD	312600	0.77	304,969.50	508,282.50
920 Beryl St.	188,147.20	PI - Beryl Height Elem	51361	0.27	141,110.40	235,184.00
415 Diamond St.	290,576.40	PI- exemption site (City Hall)	253901	0.87	217,932.30	363,220.50
1 Sea Hawk Way	1,990,370.80	PI - RBHS	305613	0.15	1,492,778.10	2,487,963.50
200 N Lucia Ave.	478,407.20	PI - Parras Middle	116224	0.24	358,805.40	598,009.00
222 N. Pacific Coast Hwy.	222,765.60	PI- exemption site (Currently RBUSD offices and auditorium)	36594	1.37	167,074.20	278,457.00
1 Sea Hawk Way	12,639.60	PI- Parking lot at RBHS	0	0.00	9,479.70	15,799.50
900 Torrance Blvd.	5,220.00	PI - Vacant site @ Torrance Blvd & Lucia Ave	0	0.00	3,915.00	6,525.00

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401 S Broadway	22,652.00	PI- RBFD Station 1	12066	0.53	16,989.00	28,315.00
815 Knob Hill Ave.	290,576.40	PI- Alta Vista Elem	71846	0.25	217,932.30	363,220.50
801 S Pacific Coast Hwy.	145,166.00	PI- Kensington	46159	0.64	108,874.50	181,457.50
1520 S Prospect Ave.	327,763.20	PI- Tulita Elem	63995	0.20	245,822.40	409,704.00
Intersection of Elena Ave and Avenida Del Norte	50,139.00	PI- Parking lot in Riviera Village	0	0.00	37,604.25	62,673.75
2223 Plant Ave.	258,978.80	PI- Lincoln Elem	73861	0.29	194,234.10	323,723.50
2000 Artesia Blvd.	21,332.40	PI- RB North Library	12904	0.37	15,999.30	26,665.50
2000 Artesia Blvd.	13,068.00	PI- RB North Library	see above	0.37	9,801.00	16,335.00
1801 Rockefeller Ln.	6,540.00	PI-OS Buffer between water towers and Andrews Park	0	0.00	4,905.00	8,175.00

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1700 S. PCH	139,781.60	Mixed Use Residential/ Commercial - Legado Apartments	93740	0.675	104,836.20	174,727.00
1750 S. PCH	43,151.52	Legado Hotel	63,443	1.47	32,363.64	53,939.40
2001 Artesia Blvd.	26,076.00	Montecito Senior Condos	43652	1.68	19,557.00	32,595.00
3690 Redondo Beach Ave.	254,286.00	Industrial Building	102,144	0.4	190,714.50	317,857.50
4000 Redondo Beach Ave.	569,012.80	Industrial Building	316,111	0.554	426,759.60	711,266.00
1200 Beryl St.	232,686.00	Commercial Strip Center	48,698.00	0.208	174,514.50	290,857.50