

Immediate Neighborhood

APN	#	Street	Lot Size	Living Area	Garage	Stories	GFA	FAR	Notes
21329076	805	Tamarack	6,755	2,629	400	2	3,029	45%	54% 2nd/1st Fl. Ratio
21329077	809	Tamarack	6,313	2,441	400	2	2,841	45%	45% 2nd/1st Fl. Ratio
21329069	813	Tamarack	6,109	2,756	427	2	3,183	52%	High FAR, 30% 2nd/1st Fl. Ratio
21329051	817	Tamarack	5,529	1,532	400	2	1,932	35%	39% Approx. 2nd/1st Fl. Ratio
21329052	821	Tamarack	5,529	1,039	400	1	1,439	26%	
21329054	829	Tamarack	5,529	1,039	400	1	1,439	26%	
21329055	833	Tamarack	5,529	1,039	400	1	1,439	26%	
21329056	837	Tamarack	5,529	1,039	390	1	1,429	26%	
21329057	841	Tamarack	5,529	1,039	400	1	1,439	26%	
21329058	845	Tamarack	5,843	1,857	400	2	2,257	39%	54% 2nd/1st Fl. Ratio
21329059	849	Tamarack	5,560	1,039	400	1	1,439	26%	
21329060	853	Tamarack	5,508	1,039	400	1	1,439	26%	
21329061	857	Tamarack	5,508	1,039	400	1	1,439	26%	
21330030	816	Tamarack	5,914	1,549	400	1	1,949	33%	
21330031	808	Tamarack	5,914	2,646	400	2	3,046	52%	FAR > 50%, 50% 2nd/1st Fl. Ratio
21331006	1101	Poinciana	5,742	1,439	None	1	1,439	25%	
21331007	850	Tamarack	5,665	1,039	400	1	1,439	25%	
21331008	846	Tamarack	6,036	1,039	400	1	1,439	24%	
21331009	840	Tamarack	5,728	1,439	190	1	1,629	28%	
21331020	830	Tamarack	5,928	1,383	None	1	1,383	23%	Low FAR
21331021	826	Tamarack	5,926	1,039	400	1	1,439	24%	
Avg							1,834	31%	

Existing Second Stories >45% FAR Beyond Immediate Neighborhood

APN	#	Street	Lot Size	Living Area	Garage	Stories	GFA	FAR	Notes
21331024	1114	Myrtle	5,500	2,450	400	2	2,850	52%	Completed in 2007
21315002	1035	Daisy	6,200	3,072	435	2	3,507	57%	Completed in 2009
21313006	792	Henderson	6,538	3,342	444	2	3,788	58%	Completed in 2014
21310031	663	Toyon	5,568	2,344	424	2	2,770	50%	Completed in 2015
21330037	1124	Lily	5,500	2,623	400	2	3,023	55%	Approved in 2014, but not yet completed
21312035	702	Timberpine	6,130	3,106	441	2	3,547	58%	Toll Brothers 51-lot SFR development, approximately 600' to the northeast (completed 2013)
21312036	706	Timberpine	6,000	3,089	427	2	3,516	59%	
21312037	710	Timberpine	6,000	3,106	441	2	3,547	59%	
21312038	714	Timberpine	6,000	3,089	427	2	3,516	59%	
21312039	718	Timberpine	6,000	3,106	441	2	3,547	59%	
21312040	722	Timberpine	6,000	3,087	454	2	3,541	59%	
21312041	726	Timberpine	6,000	3,087	454	2	3,541	59%	
21312042	730	Timberpine	6,000	3,106	441	2	3,547	59%	
21312043	734	Timberpine	6,000	3,087	454	2	3,541	59%	
21312044	738	Timberpine	6,000	3,087	454	2	3,541	59%	
21312045	742	Timberpine	6,000	3,106	441	2	3,547	59%	
21312046	746	Timberpine	6,000	3,089	427	2	3,516	59%	
21312047	750	Timberpine	6,609	3,087	454	2	3,541	54%	

21312048	751	Torreya	6,555	3,087	441	2	3,528	54%
21312049	747	Torreya	6,000	3,106	441	2	3,547	59%
21312050	743	Torreya	6,000	3,087	454	2	3,541	59%
21312051	739	Torreya	6,000	3,089	427	2	3,516	59%
21312052	735	Torreya	6,000	3,087	454	2	3,541	59%
21312053	731	Torreya	6,000	3,089	427	2	3,516	59%
21312054	727	Torreya	6,000	3,087	454	2	3,541	59%
21312055	723	Torreya	6,000	3,089	441	2	3,530	59%
21312056	719	Torreya	6,000	3,106	441	2	3,547	59%
21312057	715	Torreya	6,000	3,089	427	2	3,516	59%
21312058	711	Torreya	6,000	3,106	441	2	3,547	59%
21312059	707	Torreya	6,000	3,089	427	2	3,516	59%
21312060	703	Torreya	6,070	3,119	454	2	3,573	59%
21312061	750	Torreya	6,395	3,087	454	2	3,541	55%
21312062	746	Torreya	6,000	3,089	427	2	3,516	59%
21312063	742	Torreya	6,000	3,106	441	2	3,547	59%
21312064	738	Torreya	6,000	3,106	441	2	3,547	59%
21312065	734	Torreya	6,000	3,089	427	2	3,516	59%
21312066	730	Torreya	6,000	3,087	454	2	3,541	59%
21312067	726	Torreya	6,000	3,089	427	2	3,516	59%
21312068	722	Torreya	6,000	3,087	454	2	3,541	59%
21312069	718	Torreya	6,000	3,106	441	2	3,547	59%
21312070	714	Torreya	6,000	3,089	427	2	3,516	59%
21312071	710	Torreya	6,000	3,087	454	2	3,541	59%
21312072	1150	Dahlia	6,545	3,087	454	2	3,541	54%
21312073	1154	Dahlia	6,031	3,106	441	2	3,547	59%
21312074	1158	Dahlia	7,050	3,087	454	2	3,541	50%
21312075	711	Toyon	6,019	3,089	427	2	3,516	58%
21312076	715	Toyon	6,019	3,089	427	2	3,516	58%
21312077	719	Toyon	6,020	3,087	454	2	3,541	59%
21312078	723	Toyon	6,020	3,106	441	2	3,547	59%
21312079	727	Toyon	6,020	3,089	427	2	3,516	58%
21312080	731	Toyon	6,020	3,106	441	2	3,547	59%
21312081	735	Toyon	6,021	3,087	454	2	3,541	59%
21312082	739	Toyon	6,021	3,106	441	2	3,547	59%
21312083	743	Toyon	6,021	3,089	427	2	3,516	58%
21312084	747	Toyon	6,022	3,087	454	2	3,541	59%
21312085	751	Toyon	6,264	3,087	454	2	3,541	57%
						Avg	3,536	58%