

ATTACHMENT 4 – DATA AND TABLES

TABLE 1: AP DATA 2017 – 2018

Year	0.40 and below	0.40 – 0.45 FAR	0.45 – 0.50 FAR	0.5 FAR and more
2017	21 (48%)	8 (18%)	4 (9%)	11 (25%)
2018	17 (32%)	7 (13%)	11 (20%)	19 (35%)

FIGURE 1: FAR COMPARED TO LOT SIZE (AP DATA, 2017-2018)

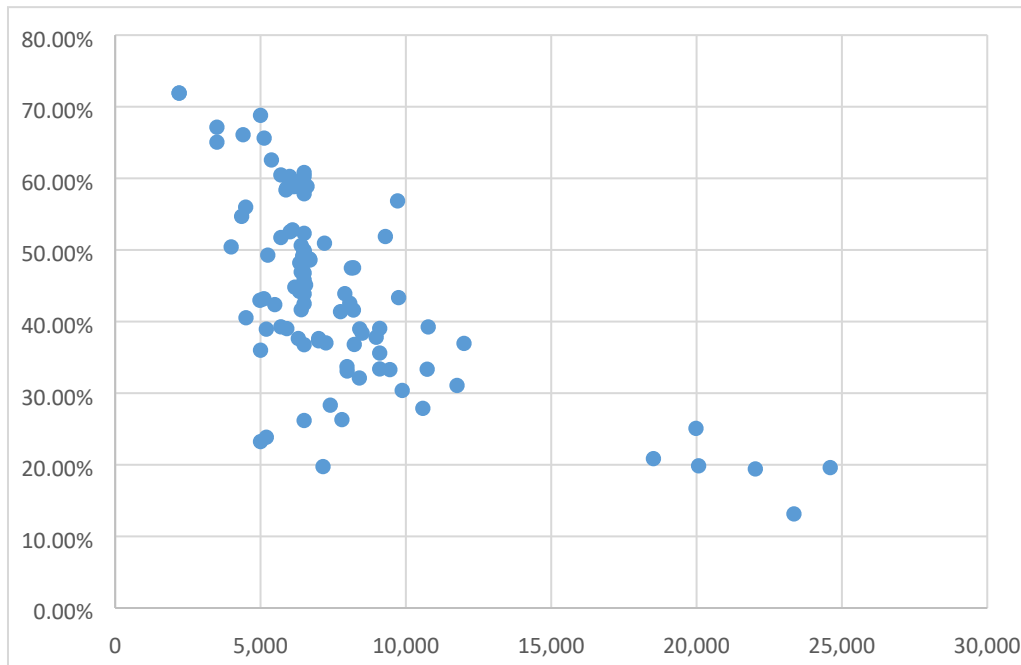
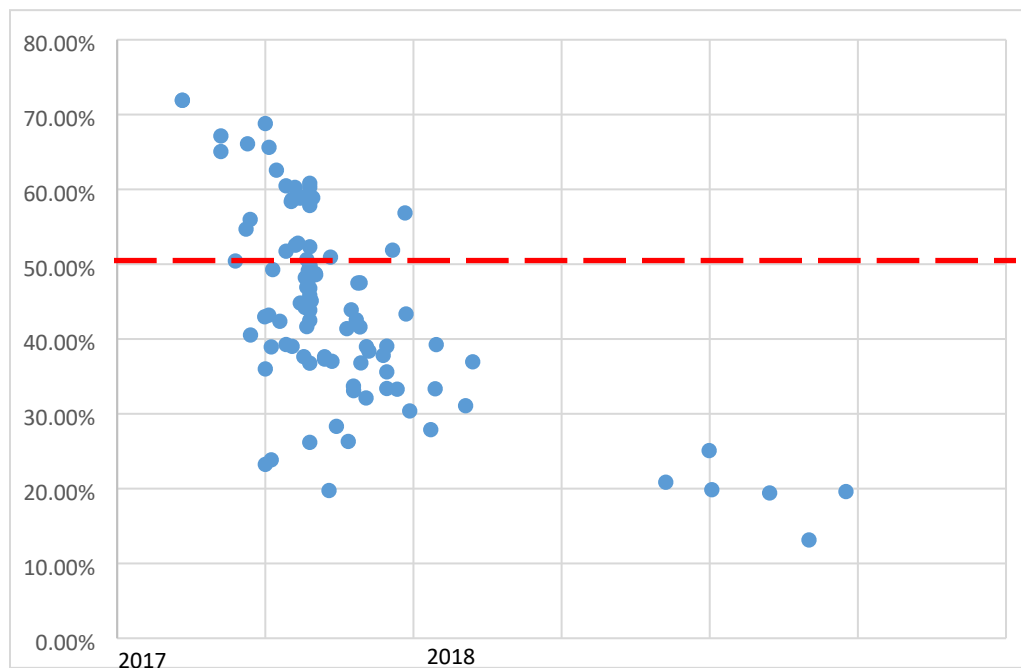


FIGURE 2: PROJECTS EXCEEDING 0.50 (AP DATA, 2017-2018)



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TABLE 2– AP DATA 2017-2018 BY NEIGHBORHOOD

Neighborhood	Projects	Average Lot Size	Average Home Size	Average FAR
Redwood Oaks	8	5,759 sq. ft.	3,160 sq. ft.	0.56
Stambaugh-Heller	3	3,133 sq. ft.	1,442 sq. ft.	0.56
Friendly Acres	2	6,250 sq. ft.	3,329 sq. ft.	0.54
Redwood Village	1	6,100 sq. ft.	3,221 sq. ft.	0.53
Roosevelt	8	6,059 sq. ft.	2,975 sq. ft.	0.52
Redwood Shores	7	6,415 sq. ft.	3,107 sq. ft.	0.49
Woodside Plaza	6	7,498 sq. ft.	3,502 sq. ft.	0.47
Palm	1	6,550 sq. ft.	2,955 sq. ft.	0.45
Eagle Hill	9	6,753 sq. ft.	2,917 sq. ft.	0.44
Edgewood Park	6	9,285 sq. ft.	3,443 sq. ft.	0.43
Central	5	4,976 sq. ft.	2,070 sq. ft.	0.42
Mt. Carmel	21	7,035 sq. ft.	2,931 sq. ft.	0.42
Canyon	5	9,210 sq. ft.	3,692 sq. ft.	0.40
Centennial	2	5,058 sq. ft.	2,005 sq. ft.	0.40
Farm Hill	14	13,051 sq. ft.	3,589 sq. ft.	0.32
ALL PROJECTS	98	6,687 sq. ft.	2,956 sq. ft.	0.46

**Sorted by highest FAR to lowest*

TABLE 3 – LOT SIZE BY NEIGHBORHOOD (SQ. FT.)

Neighborhood	Average	Median	Mode
Canyon	10,743	9,122	9,918
Edgewood Park	10,627	8,999	9,100
Farmhill	9,666	7,869	7,700
Eagle Hill	7,519	7,010	9,100
Woodside Plaza	7,100	6,613	6,045
Mt. Carmel	6,909	6,552	9,100
Friendly Acres	6,617	6,237	7,231
Roosevelt	6,386	6,203	5,486
Redwood Oaks	5,808	5,470	4,838
Central	5,705	5,544	2,339
Centennial	5,319	5,038	5,398
Redwood Shores	5,279	4,850	6,500
Redwood Village	5,212	5,072	5,000
Palm	5,087	5,705	2,347
Stambaugh-Heller	4,946	4,977	5,007
ALL NEIGHBORHOODS	6,862	6,371	6,500

**Sorted by highest average lot size to lowest*

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TABLE 4 – AVERAGE EXISTING FAR BY NEIGHBORHOOD

Neighborhood	Average Lot Size	Average FAR	Average Home Size
Redwood Shores	5,279 sq. ft.	0.42	2,209 sq. ft.
Palm	5,087 sq. ft.	0.41	1,464 sq. ft.
Redwood Oaks	5,808 sq. ft.	0.38	1,723 sq. ft.
Mt. Carmel	6,909 sq. ft.	0.29	1,758 sq. ft.
Stambaugh-Heller	4,946 sq. ft.	0.26	1,243 sq. ft.
Edgewood Park	10,627 sq. ft.	0.25	2,302 sq. ft.
Central	5,705 sq. ft.	0.24	1,271 sq. ft.
Eagle Hill	7,519 sq. ft.	0.24	1,676 sq. ft.
Roosevelt	6,386 sq. ft.	0.24	1,442 sq. ft.
Farmhill	9,666 sq. ft.	0.23	2,207 sq. ft.
Woodside Plaza	7,100 sq. ft.	0.23	1,590 sq. ft.
Canyon	10,743 sq. ft.	0.23	2,095 sq. ft.
Redwood Village	5,212 sq. ft.	0.23	1,176 sq. ft.
Centennial	5,319 sq. ft.	0.22	1,148 sq. ft.
Friendly Acres	6,617 sq. ft.	0.21	1,337 sq. ft.
ALL NEIGHBORHOODS	6,862 sq. ft.	0.27	1,657 sq. ft.

**Sorted by highest FAR to lowest*

TABLE 5 – NUMBER OF NON-CONFORMING HOMES WITH RECOMMENDED FAR

Neighborhood	Total Lots	Homes above FAR	Percentage
Redwood Shores	2,244	414	18.5%
Mt. Carmel	1,030	62	6%
Edgewood Park	558	28	5%
Canyon	410	19	4.6%
Redwood Oaks	904	34	3.8%
Farmhill	1,906	69	3.6%
Eagle Hill	778	22	2.8%
Woodside Plaza	1,430	39	2.7%
Roosevelt	1,118	21	1.9%
Stambaugh-Heller	188	3	1.6%
Friendly Acres	655	6	1%
Central	785	8	1%
Redwood Village	280	2	0.7%
Palm	362	2	0.5%
Centennial	458	2	0.4%
ALL NEIGHBORHOODS	12,106	731	6%

**Sorted by highest FAR to lowest*

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TABLE 6 – NUMBER OF NON-CONFORMING HOMES WITH 0.40 FAR

Neighborhood	Total Lots	Homes above FAR	Percentage
Redwood Shores	2,244	1,222	54%
Redwood Oaks	904	317	35%
Palm	362	112	31%
Mt. Carmel	1,030	85	8.5%
Central	785	55	7%.
Stambaugh-Heller	188	12	6.3%
Edgewood Park	558	30	5.4%
Farmhill	1,906	86	4.5%
Roosevelt	1,118	50	4.47%
Canyon	410	18	4.4%
Eagle Hill	778	33	4.2%
Woodside Plaza	1,430	43	3%
Centennial	458	8	1.7%
Redwood Village	280	4	1.4%
Friendly Acres	655	8	1.2%
ALL NEIGHBORHOODS	12,106	2,083	17%

**Sorted by highest FAR to lowest*