



MEMORANDUM

Date: April 11, 2013

TO: Planning Commission

FROM: Ken Johnson, Senior Planner, via John Swiecki, Community Development Director

SUBJECT: **Discussion of Housing Element Sites Designated for Rezoning**

During the Planning Commissions meetings on February 28th and March 14th, 2013 the Commission expressed concerns over the suitability of the southern portion of the Southwest Bayshore subarea for rezoning to high density housing, designated as R-SWB Residential Southwest Bayshore district in the 2007-2014 Housing Element. Two different areas of the City have been suggested by the Commission as possible alternatives to the proposed R-SWB district. One is the Southeast Bayshore District which has been largely vacated by VWR International. The other area is comprised of the Crocker Park warehouse properties along Park Lane behind the Post Office.

Staff has provided annotated aerial photos and tables outlining pertinent data for these two areas along with data and maps from the Housing Element on the proposed R-SWB district, for comparison. Both areas provide essentially flat sites in close proximity to SamTrans bus or Caltrain shuttle bus stops. The Crocker Park sites are walking distance to the various services provided in Central Brisbane and two of the three sites (shown on the attachments) were previously recommended by the Planning Commission for housing, on May 14th 2009, when the Commission first considered the Housing Element. It should also be noted that in addition to being a low lying site, adjacent to the CalTrain rail lines, the Southeast Bayshore (VWR site) is within the San Francisco Bay Conservation & Development Commission (BCDC) jurisdiction, which regulates development within 100 ft of the shoreline. If this area is to be pursued, it is suggested that staff further explore the implications of these site conditions further.

The proposed Crocker Park NCRO-3 district, designated in the Housing Element for rezoning to mixed use, is also shown on the aerial photos for reference.

Following tonight's discussion the Planning Commission may choose to send a formal request to City Council to allow reconsideration of the designated housing sites and direct the Planning Commission to recommend an amendment to the Housing Element.

Attachments:

- Table 1 – Crocker Park Sites
- Table 2 – Southeast Bayshore Sites
- Figure 1 – Designated and Potential Residential Rezoning Sites
- Figure 2 – City Center Potential Rezoning & Amenities (Crocker Park)
- Housing Element Table 34, Table F.12 and Figure HE.5

Table 1
Crocker Park Sites
 Potentially Under Consideration
 for Rezoning to Residential

Previously Contemplated	Address	APN	Land Area		Existing Bldg. Gross (sq ft)	Year Built	Owner	Current Tenant/ Use	Housing Potential (20/acre min.)
			Sq. ft.	Acres					
Yes	91-99 Park Lane	005-202--200	80,804	1.855	36,806	1966	DCT Valley Drive CA LP	91 - Trillium Graphics/Printmaking 95 - Bake Express/Bakery Distribution 99 - Bakers of Paris/Bakery Distribution	38
Yes	105-115 Park Lane	005-202-150	92,749	2.13	43,500	1966	DCT Valley Drive CA LP	107 - Fresca Italia/Food Importer Warehouse 115 - Zarc Recycling/E-parts Wholesale	43
No	145 Park Lane	005-190-100	125,278	2.87	57,394	1961	DCT Valley Drive CA LP	145 - Next Style/E-commerce Retailer	58
Totals					298,831	6.85	137,700		139

H.3

Notes:
 Housing Potential: This is based on the minimum number of housing units (units) to achieve 20 units per acre (1 unit per 2,178 sq ft), rounded up to nearest whole number of units.

1 unit/2,178 sq ft of land = 20 units per acre
 1 acre = 43,560 sq ft

The 2007-2014 Housing Element designated the southern portion of the Southwest Bayshore subarea for rezoning to R-SWB to accommodate housing at a minimum of 20 units per acre. The City took credit for 93 units in this proposed district in the lower income categories, as allowed by State law. If the Housing Element is to be amended to rescind the rezoning of the R-SWB district and make up these potential housing sites with some or all of the above listed sites, the proposed zoning must accommodate a minimum of 85 units to meet the State's requirements (see the Housing Element Table 34 combined categories of moderate, low and very low incomes). This may potentially be accomplished with the above three sites at the minimum 20 units per acre, which would exceed the minimum by 54 units (139 - 85 = 54), or on two sites at a slightly higher density, such as 91-99 and 105-115 Park Lane at a minimum of 22 units per acre.

For reference, the nearby R-2 zoning district, located on the opposite side of the Old Quarry Road Trail, is currently zoned to accommodate 8.7 to 17.4 units per acre; that is single family homes or two units (duplex or condominium) may be built on a conforming lot of 5,000 sq ft.

Table 2
Southeast Bayshore Sites
 Potentially Under Consideration
 for Rezoning to Residential

Previously Contemplated	Address	APN	Land Area		Existing Bldg. Gross (sq ft)	Year Built	Owner	Current Tenant/Use	Housing Potential (20/acre min.)
			Sq. ft.	Acres					
No	3745 Bayshore Blvd.	007-150-030	496,976	11.41	270,800	1965+	150 Spear Street Associates	VWR International – In the process of vacating	229
No	3775 Bayshore Blvd.	007-150-040	158,035	3.63	69,258	1981	150 Spear Street Associates	Kam Lee Yuen Trading Co. Inc./ Grocery Distribution	73
No	3795 Bayshore Blvd.	007-150-070	134,164	3.08	0	NA	FHS Brisbane LP	NA	62
Totals			789,175	18.12	340,058				364

H.A

Notes:

Housing Potential: This is based on the minimum number of housing units (units) to achieve 20 units per acre (1 unit per 2,178 sq ft), rounded up to nearest whole number of units.

- 1 unit/2,178 sq ft of land = 20 units per acre
- 1 acre = 43,560 sq ft

The 2007-2014 Housing Element designated the southern portion of the Southwest Bayshore subarea for rezoning to R-SWB to accommodate housing at a minimum of 20 units per acre. The City took credit for 93 units in this proposed district in the lower income categories, as allowed by State law. If the Housing Element is to be amended to rescind the rezoning of the R-SWB district and make up these potential housing sites with some or all of the above listed sites, the proposed zoning must accommodate a minimum of 85 units to meet the State's requirements (see the Housing Element Table 34 combined categories of moderate, low and very low incomes).

This area is within 100 feet of the shoreline and therefore within the jurisdiction of the San Francisco Bay Conservation and Development Commission (BCDC). A development proposal in this area would be subject to BCDC permit in addition to any required City permits.



Figure 1
Designated and Potential
Residential Rezoning Sites

○ Bus or Shuttle Stop (Approximate Location)
 Notes: Due to the number of small parcels in the planned R-SWB district, parcel lines are not shown here. See other map for details and potential parcel aggregation.



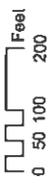
**Potential Rezoning to Residential
(20 units Minimum/Acre)**

**Residentially Zoned to Street Use
(24 units/Acre Minimum/Acre
25% additional off-street parking)**

Figure 2

City Center Potential Rezoning & Amenities (Crocker Park)

- Bus or Shuttle Stop (Approximate Location)
- ★ Existing Community Amenity or Services



1.6

**Table 34.
Summary of Housing Sites Inventory**

Current Land Use Area (E) Zoning District)	Sites ^a	Proposed Rezoning of Specified Sites	Size (Acres)	V. Low Income Units	Low Income Units	Mod. Income Units	Above Mod. Income Units	Total Units	Notes
CURRENT ZONING	Mixed Use								
	Central Brisbane (NCRO-2)	Various sites	0.81	2 ^b	2 ^b	-	13	17	Includes units permitted since 1/1/07.
	Southwest Bayshore (SCRO-1), North End	3700, 3708 & 3710-3760 Bayshore Blvd.	5.01	-	2 ^b	3	45	50	
	Residential Only								
	Northeast Ridge (PD)	Various sites	17.66	-	-	-	77	77	Includes units permitted since 1/1/07.
	Central Brisbane (R-1, R-2 and R-3)	Various sites	8.95*	8	-	7	68	83	Includes units permitted since 1/1/07 * SDU's based on trends, so acreage not included.
	Brisbane Acres (R-BA)	Various sites	See App. F	-	-	-	4	4	Based on trends.
	Mixed Use								
	Crocker Park (TC-1)	25 Park Place	1.25	-	23 ^b	-	-	23	25% dedication to public space.
	REZONE		41-43 Park Place	1.11	-	20 ^b	-	-	20
		125 Valley Drive	4.54	-	82 ^b	-	-	82	
		3832 to 4090 Bayshore Blvd (Includes all properties south of the mobilehome park).	7.03	-	93	-	-	93	Based on aggregation of commercial and vacant sites (See Appendix F, Table F 12). Redevelopment of existing residential is not included in the inventory for this plan period.
ALSO CONSIDERED^b	INVENTORY TOTALS								
	REZONE DEVELOPMENTS								
	Mixed Use (Not included in totals)								
	Crocker Park (TC-1)	280 Old County Road	1.46	-	22 ^{b,d}	-	-	22 ^d	25% dedication. Post Office location
	Residential Only (Not included in totals)								
	Crocker Park (TC-1)	99 North Hill Drive	1.69	-	34 ^d	-	-	34 ^d	Adjacent to Northeast Ridge.
		91 Park Lane	1.85	-	38 ^d	-	-	38 ^d	
		105 Park Lane	2.13	-	43 ^d	-	-	43 ^d	

NOTES: A: See also, Table 35 for further breakdown of the Current Zoning inventory, by New Permitted Units since January 1, 2007 and Potential Units; and Appendices E & F for the detailed Sites Inventory.
 B: Housing units in mixed use developments may count toward the lower income RHNA, however, at least half of the very low and low income housing need must be designated for residential uses only.
 C: Housing units affordable to the very low and low income, as defined by the state, are also affordable to moderate income households.
 D: A number of other alternatives were considered for potential new housing units. Not all of these are shown here, but rather just the final group of sites that may be considered should the City determine that additional site(s) are needed. These units are not included in the totals.

Subareas: Southwest Bayshore

Current General Plan Land Use Designation: Subregional Commercial/ Retail/ Office (SCRO/O), 2.8 Floor Area Ratio

General Notes on Infrastructure, Capacity & Site Constraints: All sites are infill and have existing infrastructure for City services and are close to bus lines, which run on Bayshore Boulevard already with stops within approximately 1/4 mile of the sites listed. A constraint applicable to all of these sites is that they are within the Habitat Conservation Plan (HCP) area. Although this area of the HCP has generally been found to be of lower habitat value than the upper slopes of San Bruno Mountain, if dedications of land area are necessary for habitat preservation, that would reduce the potential number of units below the state's RHNA requirement, the losses will be required to be made up through increased density on that portion remaining. A minimum of 16 units will be required per site upon redevelopment (i.e. 23,800 sq ft minimum lot size will be required to accommodate 16 units at the maximum density of 29 units per acre). The minimum density will be 20 units per acre. Redevelopment will necessitate aggregation of some lots to accommodate 16 units. Aggregation is consistent with the General Plan Program 239a. Discourage multiple individual driveways onto Bayshore Boulevard. The few, current commercial uses struggle with the small size and resulting lack of easy access from Bayshore Boulevard. Aggregation of lots north of San Bruno Avenue will allow for frontage along Bayshore Boulevard and San Bruno Avenue and potentially provide for access from San Bruno Avenue and thereby reduce the need for driveways onto Bayshore Boulevard. Also, see Chapter III for further discussion and Program H B 1.b will provide for development of an outreach program to encourage private redevelopment of existing developed sites.

*The "Alternate Aggregation" demonstrates that aggregation may occur in more than one pattern, if the pattern for the "Realistic Potential" were to be continued for the sites beyond the plan period, the maximum yield is the same. Although aggregation of certain sites will be required for redevelopment, the site specific capacity is shown to reflect the minimum requirement for individual sites despite aggregation requirements. This is to address Gov't Code Section 65863, in the potential event of the City reducing the residential density for any parcel.

Address	APN	Land Area		Existing Use (Year Built)	Current Zoning/Proposed Zoning	Proposed General Plan Density (units/acre)		Capacity (Potential Units)			Site Specific Notes
		Sq. Ft.	Acres			Min	Max	Site Specific ^{**} at 20 units/acre minimum	Alternative Aggregation* (Max. 16 units/site min. and 29 units/acre (23,800 sq ft min.))	Realistic Potential 2007-2014 (16 units/site min. & 20 units/acre min. to 29 units/acre (23,800 sq ft min.))	
3852 Bayshore Blvd.	007553060	9,349	0.214	Contractor's Storage Yard	SCRO-1/ R-SWB	20	29	4	Alt. Group 2 19,568 (from above) + 9,349 sq ft = 28,917 sq ft. 19 - 1 (e) = 18 new units @ 29 units/acre	4 Group 1 9,349 sq ft Continued below	This site is used as a yard only and there are no existing structures. It has frontage along Bayshore Boulevard and San Bruno Avenue. Redevelopment may utilize San Bruno Ave. to reduce traffic impacts on Bayshore Boulevard for the aggregated group. The property is currently For Sale.
1075 San Bruno Ave.	007553120	4,791	0.109	SFR	SCRO-1/ R-SWB	20	29	2	Alt. Group 3 4791 + 3,500 + 13,044 + 4,791 + 2918 = 29,044sq ft. 19 - 3(e) = 16 new @ 29 units/acre	0	This property is not assumed for redevelopment in this plan period. May Aggregate north and/or south.
3866 Bayshore Blvd.	007553070	3,500	0.080	2,976 sq ft warehouse / office (1968)	SCRO-1/ R-SWB	20	29	2		2	Parcels 007553070 and 007553150 are in common ownership. Warehouse buildings are old (1946 - 1968), single story, cinderblock construction. 3868-3870. Redevelopment may utilize San Bruno Ave. to reduce traffic impacts on Bayshore Boulevard for the aggregated group. Structure is of marginal value compared with potential value as a multi-unit housing site. No opposition has been expressed to rezoning.
3868 - 3870 Bayshore Blvd.	007553150	13,044	0.145	7,000 sq ft warehouse / office (1946)	SCRO-1/ R-SWB	20	29	6		6	Old (1977), single story, cinderblock construction. A recent letter (2009) from the owner shows a lack of viability of this site due to traffic controls (turning on and off Bayshore Blvd). The master use permit limits uses to "those that are not very intensive in terms of generating traffic..." Structure is of marginal value compared with potential value as a multi-unit housing site. No opposition has been expressed to rezoning.
3890 Bayshore Blvd.	007553100	4,791	0.109	2,793 sq ft warehouse / office (1977)	SCRO-1/ R-SWB	20	29	2		2	

Subarea: Southwest Bayside

Current General Plan Land Use Designation: Subregional Commercial/ Retail/ Office (SC/R/O), 2. # Floor Area Ratio

General Notes on Infrastructure, Capacity & Site Constraints: All sites are infill and have existing infrastructure for City services and are close to bus lines, which run on Bayshore Boulevard already with stops within approximately 1/4 mile of the sites listed. A constraint applicable to all of these sites is that they are within the Habitat Conservation Plan (HCP) area. Although this area of the HCP has generally been found to be of lower habitat value than the upper slopes of San Bruno Mountain, if dedications of land area are necessary for habitat preservation, that would reduce the potential number of units below the state's RHNA requirement, the losses will be required to be made up through increased density on that portion remaining. A minimum of 16 units will be required per site upon redevelopment (ie: 23,800 sq ft minimum lot size will be required to accommodate 16 units at the maximum density of 29 units per acre). The minimum density will be 20 units per acre. Redevelopment will necessitate aggregation of some lots to accommodate 16 units at the Program 239% "Discourage multiple individual driveways onto Bayshore Boulevard". The few, current commercial uses struggle with the small size and resulting lack of easy access from San Bruno Avenue and thereby reduce the need for driveways onto Bayshore north of San Bruno Avenue will allow for freights along Bayshore Boulevard and San Bruno Avenue and potentially provide for an outreach program to encourage private redevelopment of existing developed sites.

The "Alternate Aggregation demonstrates that aggregation may occur in more than one pattern; if the pattern for the "Realistic Potential" were to be continued for the sites beyond the plan period, the maximum yield is the same. Although aggregation of certain sites will be required for redevelopment, the site specific capacity is shown to reflect the minimum requirement for individual sites despite aggregation requirements. This is to address Gov't Code Section 65863, in the potential event of the City reducing the residential density for any parcel.

Address	APN	Land Area		Existing Use (Year Built)	Current Zoning/Proposed Zoning	Proposed General Plan Density (units/acre)		Site Specific** at 20 units/acre minimum	Capacity (Potential Units)			Site Specific Notes
		Sq. Ft.	Acres			Min	Max		Alternative Aggregation* (Max), 16 un/site min. and 29 un/ ac (23,800 sq ft min.)	Realistic Potential 2007-2014 (16 un/site min. & 20 un/ ac min. to 29 un/ ac (23,800 sq ft min.))	Site of Aggregation	
1105 San Bruno Ave.	007553110	2,918	0.066	Duplex	SCRO-1/ R-SWB	20	29	2	0	0	0	This duplex rental property is not assumed for redevelopment in this plan period. May aggregate north & east.
1107 NA	007560120	2,431	0.055	Vacant	SCRO-1/ R-SWB	20	29	1	0	0	0	Vacant site is not assumed for redevelopment in this plan period given its very small size and location adjacent to existing residential. May aggregate south.
105 McLain Rd.	007560230	12,284	0.282	SFR (1981)	SCRO-1/ R-SWB	20	29	6	0	0	0	This single family residence is not assumed for redevelopment in this plan period. Rental property May aggregate south.
107 McLain Rd.	007560220	14,418	0.330	SFR (1981)	SCRO-1/ R-SWB	20	29	7	0	0	0	This single family residence is not assumed for redevelopment in this plan period.
3900 Bayshore Blvd.	007560210	11,935	0.273	Vacant	SCRO-1/ R-SWB	20	29	6	6	Group 2 11,935 + 13,560 + 22,600 + 9,040 sq ft = 57,135 sq ft 27 units @ 20 un/ac	6	A preliminary proposal has been presented for 6 units on this site (21.9 units per acre)
3994 Bayshore Blvd.	007560090	13,560	0.311	Propane & Gas Equipmt. Sales	SCRO-1/ R-SWB	20	29	6	6	All, Group 5 13,560 + 22,600 sq ft = 36,160 sq ft; 24 units @ 29 un/ac	11	Two parcels are in common ownership and are already considered by the City as a single property. Old (1958), concrete or cinderblock construction. Removal of two, old, above ground, propane tanks (one 15,000 gallon and one 30,000 gallon tank) and filling equipment would also be required for redevelopment. The facility has had minimal maintenance/ upgrades over the years. One tank was replaced in 1979. A letter in the City files from 2006, in conjunction with Fire Dept. inspections, indicated maintenance concerns. In 2007 the property/business owner, Suburban

H. 10

Subarea: Southwest Bayshore

Current General Plan Land Use Designation: Subregional Commercial/ Retail Office (SC/R/O), 2.8 Floor Area Ratio

General Notes on Infrastructure, Capacity & Site Constraints: All sites are infill and have existing infrastructure for City services and are close to bus lines, which run on Bayshore Boulevard already with stops within approximately 1/4 mile of the sites listed. A constraint applicable to all of these sites is that they are within the Habitat Conservation Plan (HCP) area. Although this area of the HCP has generally been found to be of lower habitat value than the upper slopes of San Bruno Mountain, if dedications of land area are necessary for habitat preservation, that would reduce the potential number of units below the state's RHNA requirement, the losses will be required to be made up through increased density on that portion remaining. A minimum of 16 units will be required per site upon redevelopment (i.e. 23,800 sq ft minimum lot size will be required to accommodate 16 units at the maximum density of 20 units per acre). The minimum density will be 20 units per acre. Redevelopment will necessitate aggregation of some lots to accommodate 16 units. Aggregation is consistent with the General Plan Program 239a "Discourages multiple individual driveways onto Bayshore Boulevard". The few, current commercial uses struggle with the small size and resulting lack of easy access from Bayshore Boulevard. Aggregation of lots north of San Bruno Avenue will allow for frontage along Bayshore Boulevard and San Bruno Avenue and potentially provide for access from San Bruno Avenue and thereby reduce the need for driveways onto Bayshore Boulevard. Also, see Chapter III for further discussion and Program H.B. 1.b will provide for development of an outreach program to encourage private redevelopment of existing developed sites.

*The "Alternate Aggregation" demonstrates that aggregation may occur in more than one pattern; if the pattern for the "Realistic Potential" were to be continued for the sites beyond the plan period, the maximum yield is the same.

**Although aggregation of certain sites will be required for redevelopment, the site specific capacity is shown to reflect the minimum requirement for individual sites despite aggregation requirements. This is to address Gov't Code Section 65863, in the potential event of the City reducing the residential density for any parcel.

Address	APN	Land Area		Existing Use (Year Built)	Current Zoning/Proposed Zoning	Proposed General Plan Density (units/acre)		Capacity (Potential Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max	Site Specifics at 20 units/acre minimum	Alternative Aggregation* (Max.), 16 units/site min. and 29 units/acre (23,800 sq ft min.)	Realistic Potential 2007-2014 (16 units/site min. & 20 units/acre min. to 29 units/acre (23,800 sq ft min.))		
3998 Bayshore Blvd.	007560080	9,040	0.207	Vacant	SCRO-1/ R-SWB	20	29	4	Alt. Group 6 9,040 + 11,300 + 11,300 + 11,300 + 22,600 sq ft = 65,540 sq ft;	4		Propane, turned the business over to U.S. Gas and Equipment. Currently gross annual receipts are approximately the same to slightly less than were claimed by the previous owner for the several years leading up to 2005. It may be concluded that since this income level was not adequate for U.S. Gas to continue business, Suburban Propane may also not be viable for the long term. Also given the age, the structure and facilities appear to be of marginal value compared with potential value as a multi-unit housing site. No opposition has been expressed to rezoning. The property is currently advertised For Sale
4000 Bayshore Blvd.	007560070	11,300	0.259	SFR	SCRO-1/ R-SWB	20	29	5		0		
4010 -30 Bayshore Blvd.	007560060	11,300	0.259	Vacant	SCRO-1/ R-SWB	20	29	5	43 - 1 (c) = 42 new units @ 29 units/acre	5		
	007560240	11,300	0.259	Vacant	SCRO-1/ R-SWB	20	29	5		5		Steep site. Three parcels are in common ownership The property is currently advertised For Sale
	007560250	22,600	0.519	Vacant	SCRO-1/ R-SWB	20	29	11		11		

Subarea: Southwest Bayshore

Current General Plan Land Use Designation: Subregional Commercial/ Retail/ Office (SC/R/O), 2.8 Floor Area Ratio

General Notes on Infrastructure, Capacity & Site Constraints: All sites are infill and have existing infrastructure for City services and are close to bus lines, which run on Bayshore Boulevard already with stops within approximately 1/4 mile of the sites listed. A constraint applicable to all of these sites is that they are within the Habitat Conservation Plan (HCP) area. Although this area of the HCP has generally been found to be of lower habitat value than the upper slopes of San Bruno Mountain, if dedications of land area are necessary for habitat preservation, that would reduce the potential number of units below the state's RHNA requirement, the losses will be required to be made up through increased density on that portion remaining. A minimum of 16 units will be required per site upon redevelopment (i.e. 23,800 sq ft minimum lot size will be required to accommodate 16 units at the maximum density of 29 units per acre). The minimum density will be 20 units per acre. Redevelopment will necessitate aggregation of some lots to accommodate 16 units. Aggregation is consistent with the General Plan Program 239a "Discourage multiple individual driveways onto Bayshore Boulevard". The few, current commercial uses struggle with the small size and resulting lack of easy access from Bayshore Boulevard. Aggregation of lots north of San Bruno Avenue will allow for frontage along Bayshore Boulevard and San Bruno Avenue and potentially provide for access from San Bruno Avenue and thereby reduce the need for driveways onto Bayshore Boulevard. Also, see Chapter III for further discussion and Program H.B.1.b will provide for development of an out-reach program to encourage private redevelopment of existing developed sites.

*The "Alternative Aggregation demonstrates that aggregation may occur in more than one pattern; if the pattern for the "Realistic Potential" were to be continued for the sites beyond the plan period, the maximum yield is the same.

**Although aggregation of certain sites will be required for redevelopment, the site specific capacity is shown to reflect the minimum requirement for individual sites despite aggregation requirements. This is to address Gov't Code Section 65863, in the potential event of the City reducing the residential density for any parcel.

Address	APN	Land Area		Existing Use (Year Built)	Current Zoning/Proposed Zoning	Proposed General Plan Density (units/acre)		Capacity (Proposed Units)		Site Specific Notes	
		Sq. Ft.	Acres			Min	Max	Alternative Aggregation* (Min, 16 units min. & 20 units min. to 29 units @ 23,800 sq ft min.)	Realistic Potential 2007-2014 (16 units min. & 20 units min. to 29 units @ 23,800 sq ft min.)		
4050 Bayshore Blvd	007560040	22,600	0.518	SFR	SCRO-1/ R-SWB	20	29	11	0	Steep site. Newer single family residence is not assumed for redevelopment in this plan period. May aggregate north or south.	
4070 Bayshore Blvd	007560020	20,473	0.47	Vacant	SCRO-1/ R-SWB	20	29	9	Group 4 20,473 + 22,600 =		
4090 Bayshore Blvd	007560030	22,600	0.519	Vacant	SCRO-1/ R-SWB	20	29	11	7,840 = 50,913 sq ft 24 units @ 20 units/ac		
		7,840	0.179	Vacant	SCRO-1/ R-SWB	20	29	4			
Totals											
								147 - 9(c) = 138	206 - 9 (c) = 197	93**	93
								Minimum Density at Buildout	Maximum Density at Buildout	Minimum Density at Partial Buildout	

Figure HE.5
 CITY OF BRISBANE
 POTENTIAL AGGREGATION OF SITES
 SOUTHWEST BAYSHORE R-SWB DISTRICT

LEGEND

-  Vacant Site
-  Site With Existing Commercial Development
-  Site with Existing Residential, Single Family or Duplex (Redevelopment is not assumed in the RHMA for this plan period)
-  Aggregation Group Boundary

Notes:
 The highlighted sites are all within the proposed rezoning area, R-SWB; which would be to Residential Only at 20 Units/Acre Minimum, 29 Units/Acre Maximum and 18 units per site minimum. (Also see Appendix F, Table F-12).

Aggregation of certain sites would be required for redevelopment to meet the minimum lot size of 23,800 sq ft, for 16 units per development site as a minimum. Assumed aggregations for the plan period are shown as Groups 1 - 4. Redevelopment of existing housing sites may also occur in this plan period, but are not included for the purposes of meeting the RHMA requirements.

Addresses are Bayshore Boulevard, except where noted otherwise. Vacant site addresses are shown in brackets.

