

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 6/12/14

**FROM:** Ken Johnson, Senior Planner and Tim Tune, Special Assistant, via John Swiecki, Community Development Director DAS

**SUBJECT:** **Housing Element Update Study Session #5 (Part 2): Chapter III, “Land Inventory and Identification of Adequate Sites for Regional Housing Needs,” and Appendix F, “Housing Element Sites Inventory: Opportunity Sites for Residential Development”**

**INTRODUCTION:** The subjects of this Housing Element Update Study Session are Chapter III, “Land Inventory and Identification of Adequate Sites for Regional Housing Needs,” and Appendix F, “Housing Element Sites Inventory: Opportunity Sites for Residential Development.”

The Planning Commission undertook part one of this study session on April 24<sup>th</sup> and provided direction to staff, on a preliminary basis, for the recommended sites selection to accommodate the regional housing needs allocation (RHNA). It would include the three lots that were previously designated for rezoning to mixed use north of the Community Park (proposed NCRO-3 district), along Old County Road. It would also include rezoning the three lots along the south side of Park Lane, behind the Post Office (proposed R-4 district). For completeness, the Planning Commission expressed interest in further discussing alternative sites, prior to providing their recommendation to City Council. Given that, a draft of Table 35, Summary of Housing Sites Inventory, has been updated to provide the Planning Commission with a snapshot of how the current zoning combined with the preliminarily proposed re-zoning compares with the RHNA.

As requested by the Planning Commission, the suggested alternative sites (Southeast Bayshore and Marina Blvd. sites) are included in this report for the Commission’s discussion (see attached Table A for details). Also, since this housing element review provides an opportunity for the Planning Commission to also consider sites that are related by proximity, and provide holistic policy direction, a few other sites are included and are listed on Table A. These sites may or may not include housing, but due to their proximity to the proposed NCRO-3 and R-4 districts, further discussion is warranted. The sites included for discussion in this study session are as follows:

Currently Proposed Rezoning:

1. Proposed NCRO-3 district – the 3 Crocker Park sites north of the Community Park
2. Proposed R-4 district – the 3 Crocker Park sites on the south side of Park Lane, behind the Post Office

Other Sites for Discussion

3. Brisbane Village Shopping Center – adjacent to proposed NCRO-3 district
4. Bank of America site – adjacent to Brisbane Village and proposed NCRO-3 district
5. Post Office site - Park Lane & Old County Road, adjacent to proposed R-4 district
6. North of Park Lane - warehouse/office sites adjacent to proposed R-4 district
7. Southeast Bayshore Sites - former VWR location
8. (9000) Marina Blvd - Sierra Point east end of Marina Blvd., currently master planned for a hotel

Note that state law provisions regarding housing sites was provided in the April 24<sup>th</sup> study session and a brief summary of the key provisions, specific to Brisbane, is provided below. For further details please refer to the April 24<sup>th</sup> agenda report. The related draft policies and programs from the May 22<sup>nd</sup> study session are also attached for reference.

**ANALYSIS:**

Summary of the RHNA & Key State Provisions: During the 2007 – 2014 Housing Element period, the City had committed to rezoning to meet some of its RHNA and since the City will not have adopted the rezoning during that time period, that portion of the RHNA is to be carried forward to the next Housing Element period. Per state law the rezoning necessary to meet the shortfall must be adopted by January 31, 2016.

The following is a summary of the rezoning shortfall, or carry-over, and the currently required RHNA for the 2015-2022 planning period:

	RHNA Carry-over 2007-14	RHNA 2015-22	Total Combined RHNA for the 2015 -22 Housing Element
Very low income	89	25	114
Low Income	54	13	67
Moderate Income	67	15	82
Above Moderate Income	-	30	30
<b>Total</b>	<b>210</b>	<b>83</b>	<b>293</b>

Some key requirements in accommodating the lower income housing include the following:

- A minimum unit density of 20 units per acre is assumed necessary to accommodate housing affordable for lower (very low and low) income households.
- A minimum site area sufficient to permit at least 16 units per site is also required.
- At least 50 percent of the very low and low-income housing need must be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted.

Sites Inventory and Potential Rezoning: As shown on the attached Table 35, the preliminarily proposed sites for rezoning, combined with presently zoned sites, would meet the above outlined RHNA requirements and state law provisions regarding density, lot size and type of use ratio (mixed use vs residential only).

The three sites which were designated in the last housing element for rezoning to mixed use (25 & 41-43 Park Place and 125 Valley Drive) were to be with a minimum density of 24 units per acre, and a requirement for dedication of 25% of the sites to public spaces. Under these requirements, the proposed district would provide a total of 125 units and would meet the 16 units per site minimum.

The three sites preliminarily proposed by the Commission, during the April 24<sup>th</sup>, meeting for rezoning to residential only as a new R-4 district (91-99, 105-115 & 145 Park Lane), would be designated at a minimum density of 20 units per acre. In total, this district would accommodate 139 units at the 20 units per acre minimum and at that density the minimum of 16 units per site would be met. As a historical note, the original R-4 District (c. 1969-1984) covering an area which included the existing apartment buildings at 141 San Francisco Avenue and 21 Alvarado Street allowed a maximum density of more than 43 units per acre (1 unit per 1,000 sq. ft. of land area).

As shown on draft Table 35, a small number of housing sites within currently zoned residential districts may be claimed as meeting some of the RHNA for very low, low and moderate income units. Those that are designated for the lower income categories include either Brisbane Housing Authority owned sites, secondary dwelling unit projections, or that portion of the already approved 30 unit condominium complex in Southwest Bayshore which is to include affordable units, consistent with the City's affordable housing ordinance.

Based on the preliminarily proposed rezoning and presently zoned sites, the zoning would exceed the RHNA in the very low and low income categories by 89 units. Since these units would also be affordable to moderate income households, this surplus of 89 units can be carried forward to meet the deficit in the moderate income category, to provide an overall surplus of 39 units in the very low, low and moderate income categories. Overall, including market rate homes (above moderate income), the zoning would result in 427 units, which would

accommodate 134 units over the current and carry-over RHNA of 293 units for the upcoming Housing Element.

The Planning Commission may keep the currently proposed rezoning shown on Table 35 as the recommendation to City Council, or it may add or modify that recommendation based on further discussion. The attached Table A shows the RHNA shortfall, along with the number of housing units which could be provided for specific sites, with a density range of 20 to 30 units per acre. The lower density, of 20 units per acre, is the minimum for RHNA credit and the upper density of 30 units per acre is the highest density currently zoned in Brisbane. The Commission may also recommend a higher density than 30 units per acre, if deemed appropriate.

State Deadline for Rezoning & Approach: In order to comply with the state's deadline for the previously unmet designated rezoning, the proposed NCRO-3 and R-4 District rezoning would have to be adopted by January 31, 2016.

Given the short time-frame and in order to provide the City with flexibility in how it approaches the task of rezoning these areas, the program language, which included Form-based Codes in the previous Housing Element, has been deleted and replaced with the more general text under program H.B.1a, *"Complete necessary rezoning to provide adequate sites to accommodate the 2007-2014 Regional Housing Needs Allocation shortfall, as referenced in Sections III.1 and III.2, no later than 1 year from the statutory deadline for adoption of the Housing Element."* Note that the City may retain the ability to require design review of development projects within these new districts, but with restrictions on its ability to reduce the density. Following adoption of the Housing Element, the revised zoning would be done to address the state's requirements while also addressing the City's need to retain control over the types of development that could be approved, to ensure that they fit into the fabric of the community. Since the state's requirement for zoning to allow for housing may be met through a variety of zoning methods, from Form-based Codes to adoption of Site Plans, etc., the less prescriptive program language allows the City greater flexibility in meeting the state's requirements.

**CONTINUING THE UPDATE PROCESS:** The draft policies and programs were provided for the commission's review and comment during the last study session on May 22<sup>nd</sup>, as Chapter VI, "Housing Goals, Quantifiable Objectives, Policies and Programs." Depending on the results from tonight's study session, staff may bring certain policies and programs back to the Commission to revisit, if needed. Alternatively, assuming the Commission completes its preliminary review of all of the chapters of the 2015 - 2022 Housing Element, with tonight's study session, a preliminary draft of the Housing Element will be prepared for public hearing at an upcoming meeting.

At that time, the Planning Commission will have the opportunity to see the preliminary draft Housing Element as a complete document and make its recommendations for City Council's consideration. The Council would then consider the Housing Element prior to submittal of the preliminary draft to the California Department of Housing and Community Development for comment. Once any needed revisions are made in response to HCD's comments, the Planning Commission and City Council will hold public hearings on the draft Housing Element and its

Environmental Initial Study before the City Council formally adopts the Housing Element by the January 31, 2015 deadline.

**ATTACHMENTS:**

- Preliminary Draft Table 35 – Summary of Housing Sites Inventory
- Table A – Outline of Sites for Consideration to Residential Only, Mixed Use or Related Uses
- May 22, 2014 Study Session Draft Excerpt of Related Policies and Programs
- Draft Update of Chapter III, Land Inventory and Identification of Adequate Sites for Regional Housing Needs

**Preliminary Draft Table 35  
Summary of Housing Sites Inventory**

Subdistrict)	Current Zoning & Sites ID	Proposed Rezoning of Specified Sites	Size (Acres)	V. Low Income Units	Low Income Units	Mod. Income Units	Above Mod. Income Units	Total Units	Notes
<b>CURRENT ZONING</b>	<b>1. 2007-14 CARRY-OVER RHNA REQUIREMENTS (Not Re-zoned: Crocker Mixed Use, NCRO-3 &amp; Southwest Bayshore R-SWB)</b>								
	<b>2. 2015-22 RHNA REQUIREMENTS</b>								
	<b>3. GRAND TOTAL RHNA REQUIREMENTS (#1 Carry-over) + (#2 2015-22 RHNA)</b>								
<b>Mixed Use</b>									
Central Brisbane	NCRO-2: Infill sites (see Table F.1)	NA	0.81	2	2		10	14	
Southwest Bayshore	SCRO-1: North End Infill sites (See Table E.2)	NA	5.01	-	2	3	35	40	Based on development proposal for 3700 Bayshore and approved development for 3710-3760 Bayshore Blvd..
	SCRO-1: South End Infill sites (See Table E.3)	SCRO-2 (see Table 38 for details)		-	-	-	25	25	Vacant sites zoned for residential and zoning allows for up to 30 units/acre. Unit count shown here is based on density of 10 units/acre, as approved for 3710-3760 Bayshore Blvd., with similar site constraints).
<b>Residential Only</b>									
Central Brisbane	R-1: various infill vacant and potential lot split sites (see Table E.4)	NA		-	-	-	49	49	Includes 37 vacant sites and 12 potential lot splits. SDU's shown separately, next row.
	R-1: SDU's (see Table E.5)	NA	8.95*	-	-	7	-	7	Potential SDU's are based on trends.
	R-2: vacant sites (see Table E.6)	NA		-	-	1	2	3	Zoned vacant sites
	R-3: vacant sites (see Table E.7)	NA		-	-	-	2	2	Zoned vacant sites
Brisbane Acres	R-BA: privately held sites (See Tables E.8 & E.9)	See App. E		-	-	-	2	2	Numerous vacant sites, potential units are based on trends, given site constraints.
	R-BA: Brisbane Housing Authority Sites (See Tables E.8 & E.9)	NA	4.03			21	-	21	Contiguous Lot No's 18, 23 & 24, adjacent to San Bruno Ave. and Gladys Ave. Unit count based on staff analysis of site constraints and opportunities. Units may be made affordable to lower income than indicated.
<b>4. CURRENT ZONING TOTALS</b>									
				2	4	32	125	163	Since the shortfall is driven by very low and low income units, the shortfall is as follows: 112 VL + 63 L + 50 Mod + 0 Above Mod = 225 units. Above moderate surplus does not offset the shortfall in the lower income categories.
<b>5. CURRENT ZONING SHORTFALLS (#3 Grand Total RHNA) - (#4 Current Zoning)</b>									
<b>DESIGNATED REZONING</b>	<b>Mixed Use</b>								
	Crocker Park	TC-1 zoning: 25 Park Place	1.25	23 <sup>B</sup>	-	-	-	23	Calculation of number of units is after 25% dedication to public space.
		TC-1 zoning: 41-43 Park Place	1.11	20 <sup>B</sup>	-	-	-	20	The subtotal for this area is: 23 + 20 + 82 = 125 potential units
	TC-1 zoning: 125 Valley Drive	4.54	82 <sup>B</sup>	-	-	-	-	82	
<b>Residential Only</b>									
Crocker Park	TC-1: 91 - 99 Park Lane	R-4 (20 units/acre min.)	1.85	38	-	-	-	38	The subtotal for this area is: 38 + 43 + 58 = 139 potential units
	TC-1: 105 - 115 Park Lane		2.13	43	-	-	-	43	
	TC-1: 145 Park Lane		2.87	58	-	-	-	58	
<b>6. PROPOSED REZONING TOTALS</b>									
				264	0	0	0	264	
<b>7. POTENTIAL HOUSING SITES GRAND TOTAL (#4 Current Zoning + #6 Rezoning)</b>									
				(2 + 4) + 264 = 270	32	32	125	427	
<b>8. SITES INVENTORY VS. RHNA REQUIREMENT: (#4 Current Zoning + #6 Rezoning) - (#3 Grand Total RHNA)</b>									
				89	32 - 82 = -50	-50	125 - 30 = 95	134	

**Table A  
Outline of Sites for  
Consideration for Rezoning to Residential Only, Mixed Use or Related Uses**

Subarea	Current Zoning District	Sites	Consideration for Mixed Use/ Residential Only	Size (Acres)	Total Units @ 20 to 30 units/acre minimum (All fractions rounded up)	Notes (For more detail see Table 39, Supplemental Inventory Data)
<b>North of Community Park - Located at or Near City Center</b>						
Crockier Park	TC-1 Crockier Park Trade Commercial District	25 Park Place** (Arthur Court Designs)	MU	1.25 (0.75) = 0.94	19 - 29 @ 20-30/acre (23 units @ 24/acre)**	**Previously designated in the 2007-14 H.E. for rezoning to mixed use at 24 units per acre. That is after a 25% dedication to public space, to allow for park, plaza or other public uses. The density may be reduced to 20 units per acre and still receive credit towards RHNA lower income categories. May also consider changing portions to residential only, if deemed appropriate, in conjunction with potential changes in zoning to adjacent properties.
		41-43 Park Place** (SFO Apparel)	MU	1.11 (0.75) = 0.83	17 - 25 @ 20-30/acre (20 units @ 24/acre)**	
		125 Valley Drive** (Pitney Bowes Pre-sort - freight forwarder)	MU	4.54 (0.75) = 3.4	68 - 102 @ 20-30/acre (82 units @ 24/acre)**	
Central Brisbane	NCRO-1 Neighborhood Commercial District	70 Old County Road (Bank of America site) 118 Old County Road (Brisbane Village Shopping Center)	MU	1.17	25 - 36	Together these two sites serve as a gateway to Central Brisbane and along with the small number of shops on Visitation Ave constitute the entirety of the current neighborhood shopping districts. Both sites are dated and may be prime for reconsideration as to how they might best serve the communities needs as Brisbane's downtown core and gateway shopping district.
			MU	2.04	41 - 62	Consider rezoning to provide for review of these 2 sites together with the other 3 sites, as a cohesive unit.
<b>Potential Total Range for Area</b>						
<b>South of Park Lane - Located at or near City Center</b>						
Crockier Park	TC-1 Crockier Park Trade Commercial District	91-99 Park Lane* (Trillium Graphics/Bakers of Paris)	R	1.85	38 - 56	Preliminary designated by the Planning Commission, on April 24, 2014, for inclusion in the 2015-22 H.E., for residential uses to meet the RHNA lower income categories.  Sites are protected from the heavier traffic along Valley Drive, but would result in moving the commercial/ residential edge. Sites are located easy walking distance to City shops, services and public transportation. They also present an opportunity to bolster downtown businesses with additional residences close-in.  Consider impacts and potential rezoning of adjacent uses (see below). Post Office location This highly visible site serves as a link between existing and proposed NCRO districts and the proposed R-4 district. Although not necessary for RHNA, consider rezoning to NCRO-2, thereby extending the zoning from Visitation Ave. to that site. Other amendments to NCRO-2 zoning may be necessary to preserve post office use and restrict potential subdivision to smaller lots. Otherwise the site retains the existing TC-1 zoning. Sites are adjacent to or across Park Lane from the proposed R-4 district. Sites also border City Hall, the Dog Park and the trailhead of Crocker Park Trail.  Consider for rezoning, or overlay zoning, to restrict heavier commercial uses. Also, refer also to the 2014 ULI TAP when considering rezoning. Note that other sites farther to the north, within Crocker Park, were also identified in the TAP for rezoning and these should be considered at the same time.
		105-115 Park Lane* (Zarc Recycling)	R	2.13	43 - 64	
		145 Park Lane* (vacant warehouse)	R	2.87	58 - 87	
		280 Old County Road (Post Office/ Novitex- publishing)	MU	1.46	TBD	
		60 Park Place (Former Arthur Court warehouse/office)	Other	1.86	NA	
120 Park Lane (Lettieri & Co. food importer)	Other	1.69	NA			
151-159 Park Lane (vacant warehouse)	Other	1.41	NA			
<b>Potential Total Range for Area</b>						
170 - 254						
139 - 207						

Subarea	Current Zoning District	Sites	Consideration for Mixed Use/ Residential Only	Size (Acres)	Total Units @ 20 to 30 units/acre minimum (All fractions rounded up)	Notes
(For more detail see Table 39, Supplemental Inventory Data)						
<b>East of Bayshore (former VWR area) - Adjacent to Bayshore Blvd. and CalTrain</b>						
South Bayshore	South Bayshore/ M-1	3745 Bayshore Blvd (Former "VWR" Site)	MU or R	11.41	229 - 343	Warehouse sites have been recently, largely vacated.
	Manufacturing District	3775 Bayshore Blvd (Warehouse adjacent to VWR)	MU or R	3.63	73 - 109	Given their location, separated from Central Brisbane shops and services and proximity to the CalTrain rail-line, US 101 and the Brisbane Lagoon these sites present unique challenges in terms of inclusion of residents into the community, traffic impacts, etc.
		(3795) Bayshore Blvd (vacant, former railroad tunnel site)	MU or R	3.08	62 - 93	Opportunities include a unique sense of place and access to transportation. Potential hazards posed by historical industrial use of the site.
<b>Potential Total Range for Area</b>					<b>364 - 545</b>	
<b>Sierra Point vacant site adjacent to the marina parking lot - lot site without either development or approved plans for development</b>						
Sierra Point	Sierra Point SP-CRO Sierra Point Commercial District	(9000) Marina Blvd (vacant, master planned for 700 room hotel)	MU or R	6.13	123 - 184	Site has been master planned for a 700 room hotel. Although isolated from Central Brisbane, residential uses would provide for a greater mix of uses vs. commercial only and would pose both challenges and opportunities in terms of enlivening Sierra Point.  The concept of residential uses at Sierra Point was considered by City Council several years ago with UPC's hotel/condominium concept as well as during the update sessions on the General Plan.  Site engineering would have to comply with applicable state regulatory environmental requirements, with regards to location of residential uses on a former landfill.  Design Guidelines are in Council subcommittee, which included potential land exchange to create park/plaza area at the end of Sierra Point Pkwy.
<b>Potential Total Range for Area</b>					<b>123 - 184</b>	

G.I.B.



## VI. HOUSING GOALS, QUANTIFIABLE OBJECTIVES, POLICIES AND PROGRAMS

### VI.1 GOALS, OBJECTIVES, POLICIES AND PROGRAMS

#### VI.1.3 Housing Policies and Programs

**Goal H.B** Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs,

**Policy H.B.1** Require a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior and special needs dwelling units in multi-family developments.

*Program H.B.1.a Complete necessary rezoning to provide adequate sites to accommodate the 2007-2014 Regional Housing Needs Allocation shortfall, as referenced in Sections III.1 and III.2, no later than 1 year from the statutory deadline for adoption of the Housing Element [per Government Code Section 65584.09(a)].*

*Also see Program H.D.1.c.*

*Time Frame: January 31, 2016*

*Responsibility: Community Development Department, Planning Commission,  
City Council*

*Funding Source: City funds*

*Program H.B.1.b Maintain existing zoning and complete necessary rezoning to provide adequate sites to accommodate the 2015-2022 Regional Housing Needs Allocation, as referenced in Sections III.1 and III.2, no later than 3 years and 120 days from the statutory deadline for adoption of the Housing Element [per Government Code Section 65583(c)(1)(A)].*

*Also see Program H.D.1.c.*

*Time Frame: May 31, 2018*

*Responsibility: Community Development Department, Planning Commission,  
City Council*

*Funding Source: City funds*

*Program H.B.1.c Revise the General Plan's applicable land use designations to reflect the net acre density (excluding land area devoted to public rights-of-way for streets and utilities) to be consistent with all zoning districts to be revised per the Housing Element. Revise the Land Use Element's policies and programs so as to be consistent with Government Code Section 65583.2 regarding affordable housing.*

*Time Frame: As part of the General Plan update, but no later than January 31, 2016 for Program H.B.1.a and May 31, 2018 for Program H.B.1.b (also see Program H.E.1.c)*

*Responsibility: Community Development Department, Planning Commission,  
City Council*

*Funding Source: City funds*

**Goal H.D Ensure that new residential development is compatible with existing development and reflects the diversity of the community.**

**Policy H.D.1 Retain the small town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts.**

*Program H.D.1.c For the new zoning districts intended to accommodate affordable housing, adopt appropriate zoning regulations consistent with Government Code Section 65583.2(i) that allow at least three-story development and provide objective, quantifiable development standards including, but not limited to, building form, architecture, public space and landscaping in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval in compliance with Government Code Section 65589.5(d), (i) & (j)*

*Time Frame: January 31, 2016 for Program H.B.1.a and May 31, 2018 for Program H.B.1.b*

*Responsibility: Community Development Department, Planning Commission, City Council*

*Funding Source: City funds*

Draft for 6/12/14 Planning Commission meeting  
Updates shown in red. Sections yet to be updated are shown in green.

### III. LAND INVENTORY AND IDENTIFICATION OF ADEQUATE SITES FOR REGIONAL HOUSING NEEDS

#### III.1 ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT

Government Code Section 65583(a)(3) requires that the Housing Element include “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Per Section 65583.2(a), the inventory “...shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels...”

##### III.1.1. Brisbane’s Regional Housing Need Allocation

The Housing Element update cycle began with the State assigning shares of the state housing needs, based upon its population projections, to the various regional government planning organizations, including the Association of Bay Area Governments (ABAG) for the San Francisco Bay Area. During this housing element cycle, **as was the case previously for the 2007-2014 planning period**, C/CAG (the County and Cities in San Mateo County) chose to utilize a provision in State housing law [Government Code Section **65584.03(a)**] that allows the “fair-share” allocation of the regional housing needs (RHNA) to be done at the “sub-regional” (County) level. Through this process, it was determined that Brisbane’s RHNA shares by household income category for the **2015-2022** planning period are:

Very Low Income	25
Low Income	13
Moderate Income	15
Above Moderate Income	30
Total	83

**The rezoning necessary to provide adequate sites to accommodate this need must be completed no later than May 31, 2018, per Government Code Section 65583(c)(1)(A). In addition, the shortfall, resulting because the City did not adopt the rezoning that was proposed to meet its 2007-2014 RHNA requirement, must also be addressed (Appendix C). That shortfall, sorted by income level, is:**

Very Low Income	89
Low Income	54
Moderate Income	67

**Per Government Code Section 65584.09(a), the 2014-2022 Housing Element must identify sites that are appropriately zoned or adopt and complete a program to rezone sites by January 31, 2016, to meet this unaccommodated 2007-2014 RHNA need.**

### III.1.2. Site Inventory

The Housing Element must include an inventory of sites suitable for residential development within the planning period sufficient to accommodate the City's share of the **current** RHNA for all income levels **plus the unaccommodated housing need from the prior planning period**. The inventory of potential residential sites in Brisbane (summarized in Tables 35 & 36, shown on Figures HE.1, HE.2, HE.3 & HE.4, and listed in its entirety in **Appendix E**) found over 50 vacant sites currently zoned for residential use, plus half a dozen vacant sites in mixed-use zoning districts that allow residential development. There is additional potential for higher density on sites that are already developed in the residential and mixed-use districts.

### III.1.3 Realistic Development Capacity

Government Code Section 65583.2(c) requires that the Housing Element "... determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period..." In zoning districts with a minimum required unit density, that minimum density is used as the basis for calculating each site's total unit capacity [Government Code Section 65583.2(c)(1)]. Minimum unit density requirements of at least 20 units per acre are proposed for the new **R-4 District and 24 units per acre for the proposed NCRO-3 District** to accommodate housing affordable for lower income households per Government Code Section 65583.2(c)(3)(B)(iii), as noted in Table 38. Per Government Code Section 65583.2(h), these zoning districts require a minimum site area sufficient to permit at least 16 units per site. These minimum zoning standards are assumed to be appropriate to accommodate housing for lower-income households through economies of scale. Per Government Code Section 65583.2(c)(2), the number of potential units in the NCRO-3 District has been adjusted to account for the proposed 25% public space dedication requirement. Note that in both districts, design review would be limited **through appropriate zoning regulations consistent with Government Code Section 65583.2(i)** so as not to constrain the development of affordable housing (**Program H.D.1.c**).

In zoning districts without a minimum unit density requirement, the Housing Element must demonstrate how the number of units determined for each site will be accommodated, taking land use controls and site improvement requirements (setbacks, building height, parking, etc.) into account. The land use and development standards for all of the current residential and mixed-use zoning districts are provided in Table 37. The land use and development standards for the proposed R-MHP District **is listed in Table 38**. The ability of the R-1, R-2 and R-BA District regulations to accommodate the number of units listed in **Table 35** and **Appendix E** is evident from the units that have already been built in these districts (Table 39 and Appendix A). A discussion of how the R-3 District zoning regulations can accommodate the maximum density permitted in the district is provided on page IV-2. Examples of projects that meet the R-3 District's 1 unit per 1,500 sq. ft. maximum density are the triplex built on the 5,300 sq. ft. site at 291-293-295 Santa Clara Street, **the triplex approved on a 5,000 sq. ft. site at 60 Plumas Street**, and the four-plex approved on a 6,874 sq. ft. site at 661 San Bruno Avenue.

As evidenced by the affordable housing projects that have been approved/built in Brisbane, the City's development standards generally "contribute significantly to the economic feasibility of producing housing at the lowest possible cost" (Government Code Section 65913.1). Specifically, in the NCRO-2 District, the mixed-use condominium project at 1 San Bruno Avenue was able to include 1 low-income unit and 1 moderate-income unit among its 15 residential units on a 14,986 sq. ft. site (1 unit per 1,000 sq. ft. / 43.5 units per acre). Also in the NCRO-2 District, BRIDGE Housing's senior housing complex at 2 Visitacion Avenue was developed with 14 units on a 18,208 sq. ft. site (1 unit per 1,300 sq. ft. / 33.5 units

**Preliminary Draft Table 35  
Summary of Housing Sites Inventory**

Subdistrict)	Current Zoning & Sites ID	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	<b>1. 2007-14 CARRY-OVER RHNA REQUIREMENTS (Not Re-zoned: Crocker Mixed Use NCRO-3 &amp; Southwest Bayshore R-SWB)</b>								
	<b>2. 2015-22 RHNA REQUIREMENTS</b>								
	<b>3. GRAND TOTAL RHNA REQUIREMENTS (#1 Carry-over) + (#2 2015-22 RHNA)</b>								
Mixed Use									
Central Brisbane	NCRO-2: Infill sites (see Table F.1)	NA	0.81	2	2		10	14	
Southwest Bayshore	SCRO-1: North End Infill sites (See Table E.2)	NA	5.01	-	2	3	35	40	Based on development proposal for 3700 Bayshore and approved development for 3710-3760 Bayshore Blvd.
	SCRO-1: South End Infill sites (See Table E.3)	SCRO-2 (see Table 38 for details)		-	-	-	25	25	Vacant sites zoned for residential and zoning allows for up to 30 units/acre. Unit count shown here is based on density of 10 units/acre, as approved for 3710-3760 Bayshore Blvd., with similar site constraints).
Residential Only									
Central Brisbane	R-1: various infill vacant and potential lot split sites (see Table E.4)	NA		-	-	-	49	49	Includes 37 vacant sites and 12 potential lot splits. SDU's shown separately, next row.
	R-1: SDU's (see Table E.5)	NA	8.95*	-	-	7	-	7	Potential SDU's are based on trends.
	R-2: vacant sites (see Table E.6)	NA		-	-	1	2	3	Zoned vacant sites
	R-3: vacant sites (see Table E.7)	NA		-	-	-	2	2	Zoned vacant sites
Brisbane Acres	R-BA: privately held sites (See Tables E.8 & E.9)	NA	See App. E	-	-	-	2	2	Numerous vacant sites, potential units are based on trends, given site constraints.
	R-BA: Brisbane Housing Authority Sites (See Tables E.8 & E.9)	NA	4.03	-	-	21	-	21	Contiguous Lot No's 18, 23 & 24, adjacent to San Bruno Ave. and Gladys Ave. Unit count based on staff analysis of site constraints and opportunities. Units may be made affordable to lower income than indicated.
<b>4. CURRENT ZONING TOTALS</b>									
				2	4	32	125	163	
<b>5. CURRENT ZONING SHORTFALLS (#3 Grand Total RHNA) - (#4 Current Zoning)</b>									
Mixed Use				112	63	50	-	225*	Since the shortfall is driven by very low and low income units, the shortfall is as follows: 112 VL + 63 L + 50 Mod + 0 Above Mod = 225 units. Above moderate surplus does not offset the shortfall in the lower income categories.
Crocker Park	TC-1 zoning: 25 Park Place	NCRO-3 (24 units/acre min.)	1.25	23 <sup>B</sup>	-	-	-	23	Calculation of number of units is after 25% dedication to public space.
	TC-1 zoning: 41-43 Park Place		1.11	20 <sup>B</sup>	-	-	-	20	The subtotal for this area is: 23 + 20 + 82 = 125 potential units
	TC-1 zoning: 125 Valley Drive		4.54	82 <sup>B</sup>	-	-	-	82	
Residential Only									
Crocker Park	TC-1: 91 - 99 Park Lane	R-4 (20 units/acre min.)	1.85	38	-	-	-	38	The subtotal for this area is: 38 + 43 + 58 = 139 potential units
	TC-1: 105 - 115 Park Lane		2.13	43	-	-	-	43	
	TC-1: 145 Park Lane		2.87	58	-	-	-	58	
<b>6. PROPOSED REZONING TOTALS</b>									
				264	0	0	0	264	
<b>7. POTENTIAL HOUSING SITES GRAND TOTAL (#4 Current Zoning + #6 Rezoning)</b>									
<b>8. SITES INVENTORY VS. RHNA REQUIREMENT: (#4 Current Zoning + #6 Rezoning) - (#3 Grand Total RHNA)</b>									
				(2 + 4) + 264 = 270	32	125	125 - 30 =	427	
				(6 + 264) - (181) =	89	-50	95	134	

**Preliminary Draft Table 36.**  
**Sites Also Considered**

Area	Zoning	Potential Units (2014-2022)						Grand Totals	Notes
		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Sub-Totals			
<b>Mixed Use Districts</b>									
Central Brisbane	NCRO-2	2	2	11	15	17		Development potential is based on a combination of current planning applications and trends. Includes a RDA property, designated for 2 low and 2 very low income households.	
Southwest Bayshore (North Only <sup>D</sup> )	SCRO-1	0	2	45	50	50		Development potential is based on site specific analysis. Including 30 units (with 2 low and 3 moderate income) which have been approved for 3750 - 3780 Bayshore Blvd.	
<b>Residential Districts</b>									
Northeast Ridge	PD	0	0	71	71	77		71 units per modified Vesting Tentative Map.	
Central Brisbane	R-3	0	0	8 <sup>B</sup>	8	10		Development potential based on vacant sites and trends with current zoning.	
	R-2	0	0	1	5	5		Development potential based on vacant sites and trends with current zoning. Includes 1 unit on RDA property, designated for a moderate income household; see also RDA property in NCRO-2 district.	
	R-1	0	0	2 <sup>A</sup>	50	68		Secondary dwelling units account for all of the new and potential units shown in the very low, low and moderate income categories (see also notes below).	
Brisbane Acres	R-BA	0	0	4 <sup>C</sup>	4 <sup>C</sup>	4		Development potential is based on trends (see also notes below).	
<b>Totals</b>		<b>14</b>	<b>6</b>	<b>193</b>	<b>213</b>	<b>231</b>			

**Notes:**

This table provides a more detailed breakdown of the Current Zoning group of sites shown on Table 34 and summarizes data provided in Appendices E & F for existing inventory only without rezoning. Sites requiring a variance for development are not included.

- A: The total inventory of sites in the R-1 district that theoretically may accommodate secondary dwelling units (SDU's) is 322 (Table F.2). However, the total number of SDU's included in this Housing Element is 14 (4 shown under "New Permitted Units" and 10 shown under "Potential Units"). Those shown under "Potential Units" are based on trends discussed in Table 38. Refer to page 11-22 and Table 30 regarding the affordability of secondary dwelling units.
- B: Includes two vacant standard lots (less than 5,000 sq. ft.) that can only be developed with single-family residences.
- C: The sites inventory for the Brisbane Acres (Table F.2) shows that the lower Brisbane Acres (density transfer receiving sites) could theoretically accommodate up to 134 to 407 housing units. The high end of the range includes density transfers from the upper Brisbane Acres and SDU's are included in both the low and high ends of this theoretical range. However, the site constraints of steep topography and potential butterfly habitat limit the reasonable Housing Element potential. The potential shown on this table is based on trends discussed in Table 38.
- D: The northern portion of Southwest Bayshore (north of the mobile home park) is to remain as currently zoned, SCRO-1.

# Figure HE.1 CITY OF BRISBANE POTENTIAL HOUSING AREAS

## LEGEND

### Potential Rezone Areas:

NCRO-3 Mixed Use 24 Units/Acre Minimum (with dedication to public/open space or right-of-way)

R-SWB Residential 20 Units/Acre Minimum and 29 Units/Acre Maximum (Also see Figure HE.5 for potential aggregation of sites)

R-MHP Mobile Home Park 19.3 Units/Acre Minimum (Set at the existing density to preserve this use)

### Also Considered:

R-4 Residential 20 Units/Acre Minimum\*

NCRO-3 Mixed Use 20 Units/Acre Minimum at 280 Old County Rd.\*

### Existing Zoning Districts:

R-BA Brisbane Acres Residential

R-1 Residential

R-2 Residential

R-3 Residential

NCRO-2 Neighborhood Commercial (Mixed Use)

SCRO-1 Southwest Bayshore Commercial (Mixed Use)

PD Planned Development District

Notes:  
Sites that were also considered for rezoning, but not selected at this time include, 99 North Hill Drive, 91 Park Lane, 105 Park Lane, and 280 Old County Road (Also see Table 34 and section III.1.5 for further information).

SCALE




0 1,000 2,000 FT

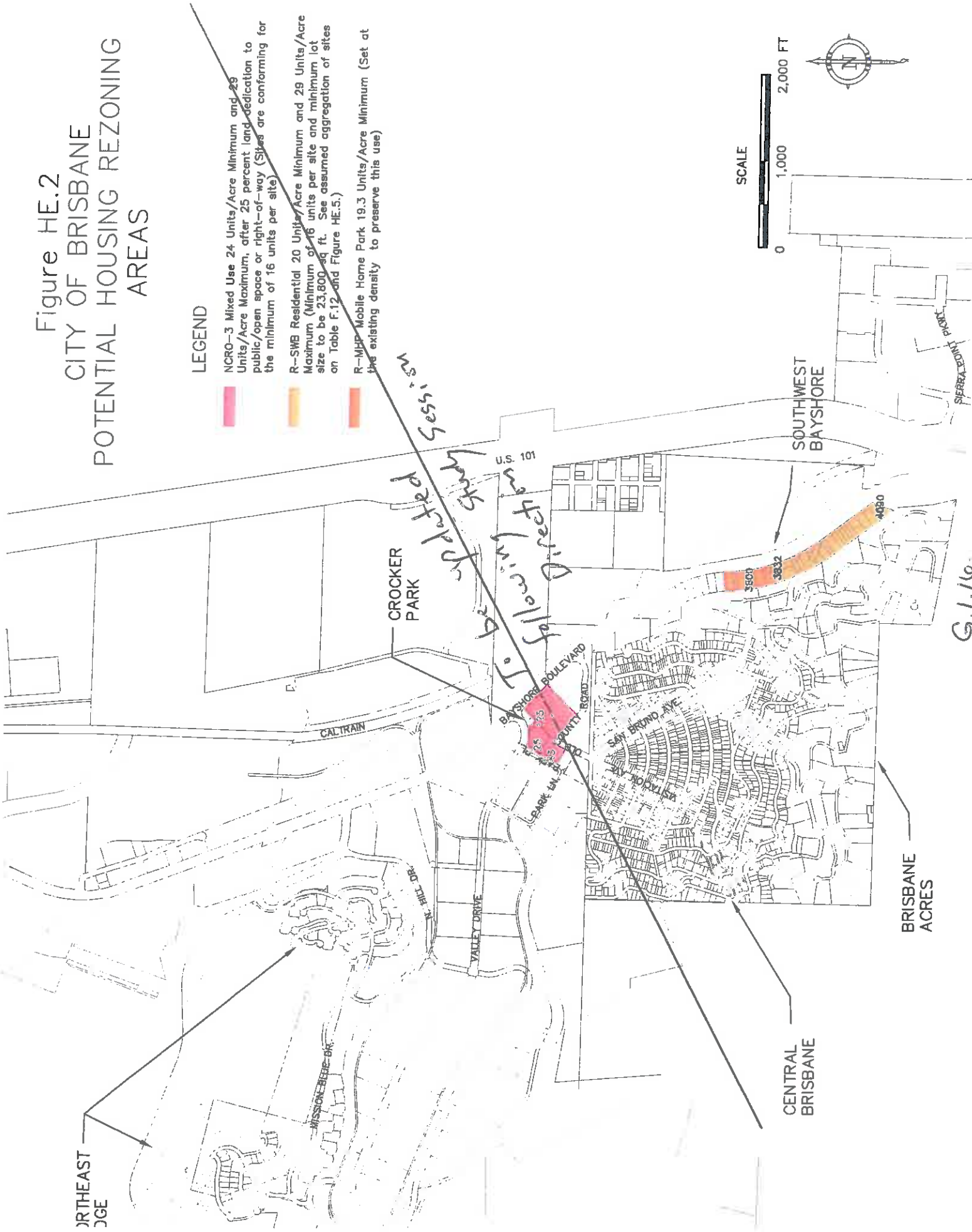


G.1.15

# Figure HE.2 CITY OF BRISBANE POTENTIAL HOUSING REZONING AREAS

## LEGEND

-  NCRO-3 Mixed Use 24 Units/Acre Minimum and 29 Units/Acre Maximum, after 25 percent land dedication to public/open space or right-of-way (Sites are conforming for the minimum of 16 units per site)
-  R-SWB Residential 20 Units/Acre Minimum and 29 Units/Acre Maximum (Minimum of 16 units per site and minimum lot size to be 23,800 sq. ft. See assumed aggregation of sites on Table F.12 and Figure HE.5.)
-  R-MHP Mobile Home Park 19.3 Units/Acre Minimum (Set at the existing density to preserve this use)



EAST  
AGE

CALTRAIN

CROCKER  
PARK

U.S. 101

BAYSHORE BOULEVARD  
PARK BLVD  
MAYNOR ROAD

SUNNY BRUND AVE

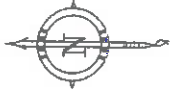
SOUTHWEST  
BAYSHORE

BRISBANE  
ACRES

CENTRAL  
BRISBANE

SCALE

0 1,000 2,000 FT



G.1.16



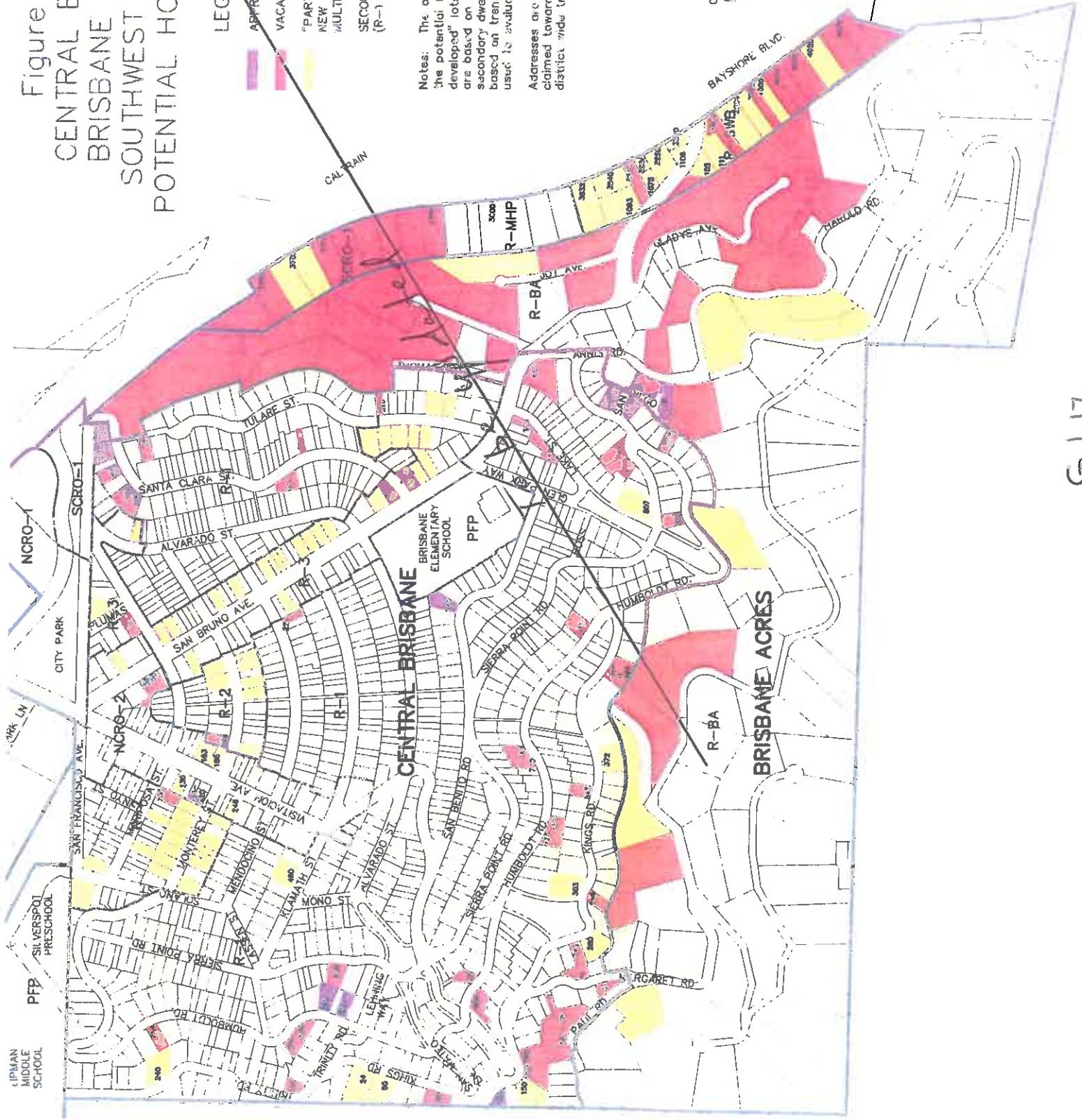
# Figure HE.3 CENTRAL BRISBANE, BRISBANE ACRES & SOUTHWEST BAYSHORE POTENTIAL HOUSING SITES

## LEGEND

- APPROVED OR BUILT 1/1/07 to 6/30/09
- VACANT SITE
- "PARTIALLY DEVELOPED" SITE WITH NEW HOUSING POTENTIAL (LOT SPLIT, DUPLEX, MULTI-FAMILY, ETC.)
- SECONDARY DWELLING UNIT POTENTIAL (R-1 & R-BA DISTRICTS ONLY)

Notes: The overall housing potential in the R-1M and the potential for additional units on "partially developed" lots in the R-2, R-3, NCRO-2 and SCRO-1 are based on trends. Similarly, the potential for secondary dwelling units in the R-1 district is also based on trends. NCRO-2 and SCRO-1 areas are used to evaluate potential at specific sites.

Addresses are only shown where site specific credit is claimed towards the RHNA requirements and not zoning district wide trends.



SOUTHWEST  
BAYSHORE

U.S. 101

**Table 37.**  
**Current Land Use and Development Standards**  
**for Residential and Mixed-Use Zoning Districts**

	R-1	R-2	R-3	R-BA	NCRO-2	SCRO-1	PD
<b>Permitted Uses</b>							
Single-Family Unit	Yes	Yes	Yes	Yes	No	No	*****
Secondary Unit	Yes	No	No	Yes	No	No	*****
Duplex	No	Yes	Yes	No	No	No	*****
Multi-Family Units	No	Yes	Yes	No	No	No	*****
<b>Emergency Shelter</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>*****</b>
<b>Conditional Uses</b>							
Single-Family Unit	No	No	No	No	Yes***	Yes	*****
Duplex	No	No	No	No	Yes***	Yes	*****
Multi-Family Units	No	Yes	Yes	No	Yes***	Yes	*****
Dwelling Group	No	Yes	Yes	No	Yes***	No	*****
Mobilehome Park	Yes	Yes	Yes	No	No	Yes	*****
Units in Mixed-Use	No	No	No	No	Yes	Yes	*****
Live/Work Units	No	No	No	No	Yes	Yes	*****
Group Care Home	Yes	Yes	Yes	Yes	Yes***	Yes	*****
<b>Convalescent Home</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>*****</b>
<b>Development Standards</b>							
Density Transfer	No	No	No	Yes	No	No	No
Minimum Lot Size (Sq. Ft.)	5,000*	5,000*	5,000*	20,000* **	2,500	7,500	*****
Maximum Dwelling Unit Density	1/5,000 sq ft	1/2,500 sq ft	1/1,500 sq ft	1/20,000 sq ft	****	****	*****
Lot Coverage	40%	50%	60%	25%	90%	70%	*****
Floor Area Ratio	0.72	0.72	0.72	0.72 (5,500 sq. ft. maximum)	NONE	NONE	*****
Height Limit (Ft.)	28-30	28-30	28-30	35	28-35	35	*****
Front Setback (Ft.)	≤15	≤15	≤15	10	0	0	*****
Side Setbacks (Ft.)	3-5	3-5	3-5	5-15	0-10	0-10	*****
Rear Setback (Ft.)	10	10	10	10	10	10	*****

\*With exceptions for substandard lots per Brisbane Municipal Code Sections 17.32.055.A, 17.08.040.B & 17.10.040.B

\*\*No less than 5,000 sq. ft. possible under Use Permit for Density Transfer or Clustered Development.

\*\*\* As part of a mixed-use project.

\*\*\*\*Densities established in conjunction with Use Permit and/or Design Permit approval.

\*\*\*\*\*Single-Family Unit: 1/7,500; Duplex: 1/3,750; Multi-Family Units: 1/1,500; Mixed-Use & Live/Work\*\*\*\*

\*\*\*\*\*Subject to Specific Plan and PD Permit approval.

Note: Transitional housing, supportive housing and factory-built/manufactured housing (including mobilehomes) are treated as “dwellings” by definition per Brisbane Municipal Code Section 17.02.235; single-room-occupancy units are categorized as multiple-family dwellings per BMC Section 17.02.235.C.

**Table 38.**  
**Proposed Changes to Land Use and Development Standards**  
**for Residential and Mixed-Use Zoning Districts**  
**[Per Applicable Housing Element Program]**

	R-MHP	R-4	NCRO-3
<b>Permitted Uses</b>			
Multi-Family Units		Yes [H.B.1.a]	
Dwelling Group		Yes [H.D.1.b]	
Multi-Family Units and Dwelling Groups as Part of Mixed Use		No	Yes [H.B.1.b & H.D.1.b]
Mobilehome Park	Yes [H.B.1.j]		
<b>Development Standards</b>			
Minimum Lot Size (Sq. Ft.)		34,848 sq. ft. [H.B.1.a & b]	38,720 sq. ft.** [H.B.1.a & b]
Minimum Units per Site		16 [H.B.1.a & b]	16 [H.B.1.a & b]
Minimum Dwelling Unit Density (Unit/Sq. Ft.)	1/2,250 [H.B.1.j]	1/2,178 (20/acre) [H.B.1.a & b]	1/1,815 (24/acre) [H.B.1.a & b]
Maximum Dwelling Unit Density (Unit/Sq. Ft.)	1/1,500 [H.B.1.j]	To Be Determined [H.B.1.a & b]	1/1,500 (30/acre) [H.B.1.a & b]
Height Limit (Ft.)		3 stories/at least 35 ft. [H.D.1.c & H.E.1.d]	3 stories/at least 35 ft. [H.D.1.c, H.E.1.d]

\*\*Subject to 25% dedication to public space

per acre). Rents on 4 of the units are limited so as to be affordable to very-low income households, 2 to low income households and 8 to moderate income households. In the SCRO-1 District, the 30-unit condominium project on the 127,070 sq. ft. site at 3750-3780 Bayshore Boulevard (1 unit per 4,236 sq. ft. / 10 units per acre), for which Building Permits were in process, would include 2 low-income units and 3 moderate-income units. In the R-3 District, Habitat for Humanity built 5 very-low income units at 20-38 Plumas Street on a 10,000 sq. ft. site (1 unit per 2,000 sq. ft. / 21 units per acre), as well as 2 very-low income units at 15 Glen Parkway and 720 San Bruno Avenue (1 unit per 2,697 sq. ft. / 16 units per acre). The proposed revisions to the parking requirements (Program H.I.1.b) will further encourage the development of affordable housing.

For units counted as part of the City's share of the regional housing need for lower income households, how the adopted densities would accommodate this need must also be demonstrated [Government Code Section 65583.2(c)(3)]. As noted above, sites in the new R-4 and NCRO-3 Districts will be subject to the minimum unit density (20 units per acre) and site area (16 units per site) standards assumed by the State to accommodate housing affordable to lower income households. The 4 lower-income affordable units in the NCRO-2 District identified in Table 35 would be provided on a 7,289 sq. ft. property owned by the Brisbane Housing Authority at 163 Visitacion Avenue. As a mixed-use district, the NCRO-2 District does not have a minimum adopted density. The 1 unit per 1,822 sq. ft. density assumed is consistent with other mixed-use affordable-housing projects developed in the district (see above). The 2 low-income affordable units in the SCRO-1 District identified in Table 35 were required as a condition of approval of the 30-unit project at 3750-3780 Bayshore Boulevard prior to adoption of the City's inclusionary housing requirements. The 21 moderate-income affordable units on Brisbane Housing Authority property in the

R-BA District are identified as being affordable to moderate income households, based upon a preliminary feasibility analysis previously prepared for Habitat for Humanity.

For nonvacant sites, the methodology for determining each site's development potential must be spelled out [Government Code Section 65583.2(g)]. Factors to consider include the extent to which existing uses impede additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. The rationale used for each of the zoning districts is detailed in Table 38 under "Trends." In the proposed R-4 and NCRO-3 Districts are warehouses reaching the age of those that have been or were proposed to be demolished elsewhere in the current TC-1 District. The owner of one of the properties in the proposed NCRO-3 District has already explored alternatives for redeveloping the site. In the southern SCRO-1 District, outdoor uses and small warehouses on small lots would not pose a significant impediment to higher density residential development, as evidenced by a recently completed 2-unit mixed-use project that replaced an existing storage yard on two lots with and the marketing for sale of an existing contractor's storage yard. The existing graduated density zoning (see Table 37) will encourage private consolidation of these smaller lots (also see Program H.B.9.b). The trend to replace marginal uses (such as the parking lot behind 160 Visitacion Avenue upon which the duplex was built at 418-420 Monterey Street) with multi-family residential development (in conjunction with commercial uses) is also seen in the NCRO-2 District in Table 39. In the R-2 and R-3 Districts, the recent replacement of older single-family houses with multi-family and dwelling group development is seen as evidence of the financial feasibility of such intensification. In general, high land and construction costs along with a limited supply of available and developable land appear to indicate that conditions are ripe for infill higher-density development. Programs in the Housing Element to encourage intensification include Programs H.A.1.b, H.B.1.b, H.B.5.a & H.B.9.b.

#### III.1.4. Potential Development Constraints

Government Code Sections 65583.2(b)(4) & (5) require that the inventory include general descriptions of any environmental or utilities supply constraints to the development of housing. For each zoning district listed in Table 39, the impacts of potential environmental or infrastructure constraints upon housing development capacity during the planning period are described. Further analysis of environmental constraints is provided in Appendix F.

Specifically regarding the newly proposed R-4 and NCRO-3 Districts, site development constraints such as susceptibility to seismic shock, liquefaction, expansive soils and flooding would be addressed through the requirements of the California Building Code and the Brisbane Grading Ordinance. Although a portion of the proposed NCRO-3 District is within a 100-year flood zone, recent development projects in the Crocker Park subarea have demonstrated that construction is feasible above calculated base flood elevations in compliance with the City's Floodplain Management Ordinance. Truck exhaust emissions from nearby distributions centers and traffic noise in the proposed R-4 and NCRO-3 Districts are impacts that would be mitigated through building and site design.

In general, Brisbane has sufficient water supply and sewer treatment capacity for the infill development potential identified for the current planning period, according to contracts with the San Francisco Public Utilities Commission. No other utility supply deficiencies have been identified.

**Table 39.**  
**Supplemental Inventory Data**  
**Central Brisbane Subarea**

<b>ZONING: R-1 Residential District</b> —single-family residences (and secondary dwelling units) permitted at 1 unit per 5,000 sq. ft. maximum density, with exceptions for substandard lots
<b>GENERAL PLAN: Residential</b> —2 ½ to 14 Dwelling Units per Acre
<b>TRENDS:</b> Six building permits were issued for secondary dwelling units in the previous planning period, even though changes to the parking requirements were not adopted as planned to encourage such development. With the programs (H.B.1.d, H.B.1.e & H.I.1.c) included in this Housing Element to remove constraints and provide incentives, the number of secondary dwelling unit building permits is expected to at least remain at this level for the 2015-2022 planning period. According to recent data (see page II-22 & Table 30), approximately 75% of secondary dwelling units are affordable to very low income households, with the remainder affordable to low and moderate income households. The inventory conservatively assumes that all of the new units will be affordable to moderate income households. <b>Building permits were also issued for 4 single-family dwellings during the past planning period.</b>
<b>ENVIRONMENTAL CONSTRAINTS:</b> Narrow streets and long cul-de-sacs are an emergency access concern in portions of the district, particularly those that interface with wildland fire hazard areas. Susceptibility to landslide is high at some of the upper elevations. Soils are subject to a moderate-to-high rate of erosion, with erosion and slippage potential increasing on the steeper slopes. These potential constraints can be mitigated so as not to impact development capacity.
<b>INFRASTRUCTURE:</b> Access and utilities are available to accommodate infill development. Access is limited in some of the upper portions of the district, particularly those served by private roadways, which the City requires be improved to street standards and offered for dedication.

<b>ZONING: R-2 Residential District</b> —residential permitted at 1 unit per 2,500 sq. ft.; however, a site having an area of at least 4,950 sq. ft. may be developed with 2 units
<b>GENERAL PLAN: Residential</b> —2 ½ to 14 Dwelling Units per Acre
<b>TRENDS:</b> Within the past planning period, 1 single-family residence built in 1930 at 248 Monterey Street was replaced with 2 “dwelling group” units (242-260 Monterey Street). Program H.D.1.b is intended to encourage similar developments. This trend could be expected to continue with at least two more single-family residences of similar age (the average year of construction on underdeveloped sites is 1940) being replaced with multi-family dwelling groups, resulting in a net increase of 2 units. Alternatively, the remaining vacant sites in the district could be developed with a total of 3 units. Due to the lack of lot merger activity, no aggregation of lots is assumed, and development potential is based upon existing lot configurations.
<b>ENVIRONMENTAL CONSTRAINTS:</b> Portions of the district may experience very strong shock and possible liquefaction during an earthquake. These potential constraints can be mitigated so as not to impact development capacity.
<b>INFRASTRUCTURE:</b> Access and utilities are available to accommodate infill development.

<b>ZONING: R-3 Residential District</b> —residential permitted at 1 unit per 1,500 sq. ft.; however, a site having an area of at least 4,950 sq. ft. may be developed with 3 units
<b>GENERAL PLAN: Residential</b> —15 to 30 Dwelling Units per Acre
<b>TRENDS:</b> Within the previous planning period, a triplex was built at 291-295 Santa Clara Street, a triplex was approved for a vacant site at Plumas and Mariposa Streets, and 1 single-family residence built in 1929 at 661 San Bruno Avenue was approved to be replaced with a 4-plex. During the current planning period, two more single-family residences of similar age (the average year of construction on underdeveloped sites is 1949) could be expected to be replaced with multi-family development, resulting in a net increase of 4 units. Alternatively, the remaining vacant sites in the district could be developed with a total of 2 units. Due to the lack of lot merger activity, no aggregation of lots is assumed, and development potential is based upon existing lot configurations.
<b>ENVIRONMENTAL CONSTRAINTS:</b> Most of the district is within a traffic noise corridor (60-65 dB CNEL). Susceptibility to landslide is high at some of the upper elevations. Soils are subject to a moderate-to-high rate of erosion, with erosion and slippage potential increasing on the steeper slopes. These potential constraints can be mitigated so as not to impact development capacity.
<b>INFRASTRUCTURE:</b> Access and utilities are available to accommodate infill development.

<b>ZONING: NCRO-2 Downtown Brisbane Neighborhood Commercial District</b> —residential conditionally permitted as part of a mixed use, no minimum or maximum unit density set
<b>GENERAL PLAN: Neighborhood Commercial/Retail/Office</b>
<b>TRENDS:</b> Within the previous planning period, two units were built at 418-420 Monterey Street at the rear of the existing restaurant at 160 Visitacion Avenue on a 4,150 sq. ft. site, and a single unit was constructed behind an existing commercial space

at 138 Visitacion Avenue on a 5,000 sq. ft. site. This trend to build in-fill units is expected to continue.

The affordability of the potential units on the split-zoned Brisbane Housing Authority property is assumed to reflect the proportions of the very low, low and moderate income units in the 2007-2014 RHNA numbers.

ENVIRONMENTAL CONSTRAINTS: None.

INFRASTRUCTURE: Access and utilities are available to accommodate infill development. Due to limited on-street parking, on-site parking must be provided for residential units, which is difficult on smaller lots.

### Southwest Bayshore Subarea

ZONING: **Northern and southern portions to remain within the SCRO-1 District**—residential conditionally permitted, graduated density zoning with a maximum density of 1 unit per 1,500 sq. ft.

GENERAL PLAN: Subregional Commercial/Retail/Office

TRENDS: In 2005, the City Council approved a 30-unit project (including 3 moderate and 2 low income affordable units) on a vacant hillside at 3750-3780 Bayshore Boulevard (1 unit per 4,236 sq. ft.). Six lots were assembled to create the almost 3 acre site.

In 2009, two lots were assembled to provide a site for a 2-unit mixed use project at 3836 Bayshore Boulevard that replaced an existing 0.2-acre storage yard (approximately 1 unit per 3,000 sq. ft.). The remaining marginal commercial uses in the proposed district—a contractor's yard, propane sales and small warehouses (2,700-3,000 sq. ft.) built in the 1960s & 1970s--would not appear to be significant impediments to higher density residential development. It is less likely, though, that the owners of existing residential buildings are ready to replace them during the current planning period.

Under the current graduated density zoning, existing substandard sites would be expected to consolidate according to their frontage on either Bayshore Boulevard, San Bruno Avenue or McLain Road.

ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species.

The district is within a traffic noise corridor (60-75 dB CNEL), within which California Building Code Section 1207 requires that residential units be designed so that outside noise levels within the units will not exceed 45 dB CNEL. This is typically accomplished through inclusion of noise insulation features, such as conventional construction, but with closed windows and fresh air supply systems or air conditioning.

Portions of the district may be susceptible to landslides, liquefaction, erosion, expansive soils, landsliding and debris flows, that would be mitigated through the requirements of the California Building Code and the Brisbane Grading Ordinance. The approved project at 3750-3780 Bayshore Boulevard has demonstrated in particular the feasibility of mitigating hazards on the steep slopes above Bayshore Boulevard.

Residents would be exposed to exhaust emissions from truck traffic on Bayshore Boulevard that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary.

Development in the district would have cumulative traffic impacts upon the unsignalized intersection of Bayshore Boulevard and San Bruno Avenue, decreasing the level of service below the adopted LOS C standard. Per Housing Element Program H.H.1.a, proposed projects generating traffic that would impact this intersection would be required to contribute their fair share toward the cost of reconfiguration and signalization of this intersection.

All of these potential constraints can be mitigated so as to minimize impacts to development capacity.

INFRASTRUCTURE: Access and utilities are available to accommodate development. Frontage road improvements (as a public right-of-way dedication) may be necessary to maintain safe access to/from Bayshore Boulevard for properties that do not have frontage on San Bruno Avenue or McLain Road.

ZONING: **Central portion of SCRO-1 Southwest Bayshore Commercial District to be rezoned R-MHP Residential-Mobilehome Park District per Program H.B.1.j** -- Minimum density of 1 unit per 2,250 sq. ft., equal to the existing density so as to preserve this existing use.

GENERAL PLAN: Subregional Commercial/Retail/Office subject to revision per Program H.E.1.c.

TRENDS: There are 66 units currently in the existing 3.18-acre mobilehome park (Table 2; Table 21, Footnote A). In 2006, the City Council updated the general use regulations for mobilehome parks, eliminating the 12 units per acre maximum density standard.

ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. The district is within a traffic noise corridor (65-75 dB CNEL). The hillsides above the mobilehome park are susceptible to erosion. These potential constraints can be mitigated so as not to impact development capacity.

INFRASTRUCTURE: Access and utilities are available to accommodate development.

### Northeast Ridge Subarea

<b>ZONING:</b> PD Planned Development District/Northeast Ridge Subarea—residential permitted under the Planned Development Permit for the Northeast Ridge
<b>GENERAL PLAN:</b> Residential 6.23 Dwelling Units per Acre
<b>TRENDS:</b> During the past planning period, building permits were issued for 51 units. The project is expected to be built out by the end of the planning period.
<b>ENVIRONMENTAL CONSTRAINTS:</b> Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. A portion of the subarea is within a traffic noise corridor (60-70 dB CNEL). Soils are subject to slippage and a high-to-very-high rate of erosion. Some areas have high susceptibility to seismically induced landslides and intense ground-shaking during earthquakes. There is some risk of wildland fires within the surrounding dedicated open space, but because such fires are supportive of the natural habitat, the project was designed to permit wildland fires yet protect the residential community. These potential constraints can be mitigated so as not to impact development capacity.
<b>INFRASTRUCTURE:</b> Extension of existing access and utilities to accommodate development is feasible.

### Brisbane Acres Subarea

<b>ZONING:</b> R-BA Brisbane Acres Residential District—single-family residences (and secondary dwelling units) permitted at 1 unit per 20,000 sq. ft. maximum density; density transfer conditionally permitted at the same ratio
<b>GENERAL PLAN:</b> Residential—0 to 2 Dwelling Units per Acre
<b>TRENDS:</b> During the past planning period, 2 units were built, including one approved on San Diego Court through density transfer. Currently, applications for two more density transfer projects are in process, one of which would include clustered development as encouraged by Program H.H.2.b.
<b>ENVIRONMENTAL CONSTRAINTS:</b> Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. Portions of the subarea are within a traffic noise corridor (60-70 dB CNEL). Portions of the subarea are considered high-to-extreme fire hazard areas due to steep slopes, wildland vegetation and inaccessibility. Soils are subject to slippage and a high-to-very-high rate of erosion. Landslide susceptibility is high in a few areas. These potential constraints can be mitigated so as not to impact development capacity.
<b>INFRASTRUCTURE:</b> Access (via private roadways) and utilities are limited on some of the lower portions of the district and very limited on the upper slopes. New water storage tanks would be needed to provide adequate water pressure at the higher elevations.

### Crocker Park Subarea

<b>ZONING:</b> Southeastern portion of TC-1 Crocker Park Trade Commercial District (91-99, 105-115 & 145 Park Lane) to be rezoned R-4 District - a mixed use district with a minimum density of 20 units per acre and a maximum density of 16 units per acre per Programs H.B.1.a & b; design review limited per Program H.D.1.c.
<b>GENERAL PLAN:</b> Trade Commercial; Program H.B.1.c will redesignate the southeastern portion Residential with a minimum density of 20 units per acre.
<b>TRENDS:</b> The three warehouse buildings in the proposed district date from the 1960s. Warehouses of similar age have been demolished (425 Valley Drive) or proposed to be demolished (325 Valley Drive) elsewhere in Crocker Park, so it appears that this trend of demolishing and replacing older concrete tilt-up structures could be expected to continue through the current planning period.
<b>ENVIRONMENTAL CONSTRAINTS:</b> Residents could be exposed to truck exhaust emissions from nearby distribution centers that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary. The subarea is within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the subarea have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts without impacting development capacity. The proposed district is located outside designated flood zones. The proposed district is located outside traffic noise corridors (60-75 dB). All of these potential constraints can be mitigated so as not to impact development capacity.
<b>INFRASTRUCTURE:</b> Access and utilities are available to accommodate infill development.

<b>ZONING:</b> Southeastern portion of TC-1 Crocker Park Trade Commercial District (260-280 Old County Road/71 Park Lane)
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No rezoning proposed at this time.

**GENERAL PLAN:** Trade Commercial

**TRENDS:** This building dates from the 1960s. A portion of the building was extensively remodeled in 1998 to accommodate the U.S. Post Office.

**ENVIRONMENTAL CONSTRAINTS:** Residents could be exposed to truck exhaust emissions from nearby distribution centers (including the post office) that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary.

The subarea is within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the subarea have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts without impacting development capacity.

This site is located outside designated flood zones.

A portion of the site immediately adjoining Old County Road is located within a traffic noise corridor (60-75 dB).

**INFRASTRUCTURE:** Access and utilities are available to accommodate infill development.

**ZONING:** Eastern portion of TC-1 Crocker Park Trade Commercial District (125 Valley Drive, 25 Park Place and 41-43 Park Place) to be rezoned NCRO-3 District - a mixed use district with a minimum density of 24 units per acre, per Programs H.B.1.a & b, and a maximum density of 30 units per acre; design review limited per Program H.D.1.c.

**GENERAL PLAN:** Trade Commercial; Program H.B.1.c will redesignate the eastern portion Neighborhood Commercial/Retail/Office with a minimum density of 24 units per acre.

**TRENDS:** The buildings in this area of Crocker Park date from the late 1960s and early 1970s. Warehouses built in the 1960s have been demolished (425 Valley Drive) or proposed to be demolished (325 Valley Drive), so it appears that this trend of demolishing and replacing older concrete tilt-up structures could be expected to continue through the current planning period. The existing low lot coverages at 125 Valley Drive (25%) and 25 Park Place (20%) are additional evidence that the properties are underutilized and primed for development with higher and better uses. The owner of the property at 125 Valley Drive has already explored alternatives for redeveloping the site.

In establishing the realistic capacity for residential development on sites designated for mixed use, it should be noted that the most recently built mixed use project in the city (1 San Bruno Avenue in the NCRO-2 District) contained only 3,700 sq. ft. of commercial space (only 13% of the building's total floor area) and a parking garage on the ground level, with 15 residential units on the two floors above. Thus, the extent to which uses other than residential are allowed in mixed-use districts should not be expected to be a significant constraint upon residential development.

**ENVIRONMENTAL CONSTRAINTS:** Residents would be exposed to truck exhaust emissions from nearby distribution centers that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary.

The **proposed** district is within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the district have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts.

Although a portion of the **proposed district** is technically within a flood zone (for which base flood elevations were not been determined), recent development projects at 50 Park Place and 425 Valley Drive have demonstrated that construction is feasible above calculated base flood elevations in compliance with Brisbane Municipal Code Section 15.56.081.

The **proposed** district is located within traffic noise corridors (60-75 dB). California Building Code Section 1207 requires that residential units be designed so that outside noise levels within the units will not exceed 45 dB CNEL. This is typically accomplished through inclusion of noise insulation features, such as conventional construction, but with closed windows and fresh air supply systems or air conditioning.

All of these potential constraints can be mitigated so as not to impact development capacity.

**INFRASTRUCTURE:** Access and utilities are available to accommodate infill development.

**ZONING:** Eastern portion of TC-1 Crocker Park Trade Commercial District (70 & 100-182 Old County Road)

No rezoning is proposed at this time.

**GENERAL PLAN:** Trade Commercial.

**TRENDS:** The modular building occupied by the Bank of America at 70 Old County Road dates back to 1975. The Brisbane Village Shopping Center was constructed at 100-182 Old County Road in 1979 and was remodeled in 1997 and again in 2007-08.

**ENVIRONMENTAL CONSTRAINTS:** Residents would be exposed to truck exhaust emissions from traffic on Bayshore Boulevard that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary.

These sites are within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the subarea have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts.



Although a portion of these sites is technically within a flood zone (for which base flood elevations were not been determined), recent development projects at 50 Park Place and 425 Valley Drive have demonstrated that construction is feasible above calculated base flood elevations in compliance with Brisbane Municipal Code Section 15.56.081.

These sites are located within traffic noise corridors (60-75 dB). California Building Code Section 1207 requires that residential units be designed so that outside noise levels within the units will not exceed 45 dB CNEL. This is typically accomplished through inclusion of noise insulation features, such as conventional construction, but with closed windows and fresh air supply systems or air conditioning.

**INFRASTRUCTURE:** Access and utilities are available to accommodate infill development.

### **Southeast Bayshore Subarea**

**ZONING:** M-1 Manufacturing District

No rezoning proposed at this time.

**GENERAL PLAN:** Trade Commercial

**TRENDS:** The office/warehouse at 3745-3765 Bayshore Boulevard was originally built over fifty years ago. The tenant, VWR International, is phasing out its operations in the building and relocating out of the area. The warehouse at 3775-3785 Bayshore was built over 30 years ago. It is currently occupied. The property at 3795 Bayshore Boulevard is vacant.

**ENVIRONMENTAL CONSTRAINTS:** The district is within a traffic noise corridor (60-75 dB CNEL), within which California Building Code Section 1207 requires that residential units be designed so that outside noise levels within the units will not exceed 45 dB CNEL. This is typically accomplished through inclusion of noise insulation features, such as conventional construction, but with closed windows and fresh air supply systems or air conditioning.

The district may be susceptible to liquefaction, ground-shaking and landslides that would be mitigated through the requirements of the California Building Code and the Brisbane Grading Ordinance.

Occupants would be exposed to truck exhaust emissions from Bayshore Boulevard that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary.

Portions of the subarea may potentially be contaminated by past industrial uses.

**INFRASTRUCTURE:** Access and utilities are available to accommodate infill development. The subarea is accessed via a signalized intersection at Bayshore Boulevard and Van Waters and Rodgers Road (a private roadway).

### **Sierra Point Subarea**

**ZONING:** SP-CRO Sierra Point Commercial District

No rezoning proposed at this time.

**GENERAL PLAN:** SP C/R/O Sierra Point Commercial/Retail/Office

**TRENDS:** The Sierra Point Office Park was originally laid out in the 1980s but has been slow to develop. Several sites approved for office and biotech construction remain vacant, as do sites planned for hotel and retail development.

**ENVIRONMENTAL CONSTRAINTS:** The subarea is a former municipal landfill located on San Francisco Bay. Thus, it is subject to subsidence and methane gas, as well as liquefaction and severe ground shaking during seismic events. Given its location adjoining 101, the subarea is within a traffic noise corridor (60-75 dB CNEL) and is exposed to exhaust emissions from freeway traffic.

**INFRASTRUCTURE:** Access and utilities are available to accommodate infill development.

### III.1.5. Zoning to Accommodate the Development of Housing Affordable to Lower Income Households

In order to accommodate the RHNA share for very low and low income households, a number of zoning amendments are proposed. These changes are identified in Table 38.

The southeast portion of the TC-1 Crocker Park Trade Commercial District below the existing R-2 District is proposed to be rezoned as the new R-4 Residential District. This area contains 3 warehouses that are approximately the same age as others in Crocker Park that have been or proposed to be demolished. Multi-family residential uses would be allowed within this district with a minimum required density of 20 units per acre [the standard set in Government Code Section 65583.2(c)(3)(B)(iii) as being sufficient to accommodate development affordable to lower income households]. This density would provide 139 units. If this district alone were to supply the 2007-2014 RHNA shortfall of 210 very low, low and moderate income units (through rezoning by January 31, 2016, per Program H.B.1.a), a minimum density of approximately 31 units per acre (approximately 1 unit per 1,400 sq. ft.) would be required. As a historical note, the original R-4 District (c. 1969-1984), covering an area which included the existing apartment buildings at 141 San Francisco Avenue and 21 Alvarado Street, allowed a maximum density of more than 43 units per acre (1 unit per 1,000 sq. ft.).

Portions of the TC-1 Crocker Park Trade Commercial district located near existing retail businesses and transit would be rezoned as the new NCRO-3 Neighborhood Commercial District, a mixed use district requiring a minimum density of 24 units per acre [greater than the 20 units per acre minimum density standard set in Government Code Section 65583.2(c)(3)(B)(iii)]. The area appears primed for change. Older warehouses are ready for replacement, and several of the properties are underdeveloped (see Table 38 for additional information). To encourage this transition, the density bonus provisions will be expanded per Program H.B.5.a to allow the City to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications.

The existing SCRO-1 Southwest Bayshore Commercial District would be split in two with the existing mobilehome park which occupies the middle of the district becoming a new R-MHP Residential Mobilehome Park District. In the remaining SCRO-1 District, the current form of “graduated density zoning” that allows multi-family development at a higher density than single-family or duplex development on the same size site would encourage assembling of parcels to accommodate suitable multi-family development. Emergency shelters would continue to be a permitted use (Program H.B.3.i) and supportive housing single-room occupancy units, convalescent homes and dwelling groups would continue to be conditionally permitted (Programs H.B.1.g, H.B.3.e & H.D.1.b).

Given these changes, the inventory concludes that there are sufficient sites suitable for residential development within the planning period to accommodate the City’s share of the 2015-2022 RHNA for all income levels, as well as the 2007-2014 RHNA shortfall (Table 40).

The potential capacity within the zoning districts with a proposed minimum density of at least 20 units per acre is deemed by Government Code Section 65583.2(c)(3)(B)(iii) to be appropriate to accommodate housing for “lower income” households, so this capacity is not broken out into very low and low income categories. Although, the potential units identified as being affordable to moderate income households is less than the RHNA allocation for that level of affordability, the proposed zoning changes will provide an excess of potential units at densities high enough to accommodate housing affordable to low and very low income households so as to make up the difference (a unit affordable to a low income household would be affordable to a moderate income household as well). Per Government Code Section 65583.2(h), at least 50 percent of the very-low- and low-income housing need is accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted.

In addition to these changes planned for portions of the existing TC-1 and SCRO-1 Districts, a number of other areas and sites were considered for zoning changes to accommodate residential development. Five of these sites are noted in Tables 36 and 39 as also considered. These include 70, 100-182 and 260-280 Old County Road and 3745-3765 Bayshore Boulevard. These sites are considered as reserve sites, but are not currently planned for rezoning to include residential.

**Table 40.**  
**RHNA Summary**

Income Level	2007-2014 RHNA Shortfall	2015-2022 RHNA	Combined RHNA	2015-2022 Inventory
Very Low	89	25	114	
Low	54	13	67	
<b>Very Low + Low (Subtotal)</b>			<b>181</b>	<b>270</b>
Moderate	67	15	82	11
<b>Very Low + Low + Moderate (Subtotal)</b>			<b>263</b>	<b>281</b>
Above Moderate	0	30	30	125
<b>TOTALS</b>	<b>210</b>	<b>83</b>	<b>293</b>	<b>406</b>

Note: No more than half of the total RHNA requirement for the lower income categories may be met through mixed use sites, designated at the minimum of 20 units per acre. For the combined RHNA, that would be 90 units. However, the designated mixed use sites total 125 potential units. Both the mixed use and residential only sites that are in excess of the RHNA allotment for lower income are carried forward to the moderate income household category.

### III.2 PROVIDING FOR A VARIETY OF HOUSING TYPES AND SPECIAL HOUSING NEEDS

Government Code Section 65583(c)(1) states, “Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing.”

With the current and proposed zoning (Tables 37 & 38), the City can provide for a variety of housing types and special housing needs. Sufficient density to accommodate affordable multi-family rental housing can be provided in the new zoning districts (Programs H.B.1.a & b). The Zoning Ordinance will continue to allow transitional and supportive housing in all residential districts, along with mobilehomes and factory-built housing (Program H.B.1.f). A new zoning district will be specifically created to protect the existing mobilehome park within the Southwest Bayshore subarea (Program H.B.3.i). Emergency shelters for the homeless will continue to be permitted in the SCRO-1 District (Program H.B.1.i, also see the discussion on the homeless on pages II-4 & II-5). Convalescent homes, a form of housing for persons with disabilities (see page IV-13), will continue to be conditionally permitted in the SCRO-1 District (Program H.B.3.e). Single-room occupancy units intended as supportive housing will be conditionally permitted in the SCRO-1 District, as multiple-family dwellings and hotels already are (Program H.B.1.g). The density bonus process will be used to encourage developers to provide housing units designed and dedicated for use by large families with low, very-low and extremely-low incomes and other households with special needs (Program H.B.3.g). Provision of secondary dwelling units will continue to be encouraged (Programs H.I.1.d & e & H.I.1.c). Sites suitable for housing for seniors and persons with disabilities or other special needs will be identified on an ongoing basis (Program H.B.3.a). No housing specifically for agricultural workers is proposed, though, due to the lack of demonstrated need (Section II.1.12).