

**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
1. 2007-14 CARRY-OVER RHNA REQUIREMENTS (Not Re-zoned: Crocker Mixed Use NCRO-3 & Southwest Bayshore R-SWB)					89	54	67	-	210	
2. 2015-22 RHNA REQUIREMENTS					25	13	15	30	83	
3. GRAND TOTAL RHNA REQUIREMENTS (#1 Carry-over) + (#2 2015-22 RHNA)					114	67	82	30	293	
CURRENT ZONING	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	8.95*		-	-	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			-	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.	
4. CURRENT ZONING TOTALS					2	4	32	125	163	
5. CURRENT ZONING SHORTFALLS (#3 Grand Total RHNA) – (#4 Current Zoning)					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.
DESIGNATED REZONING	Mixed Use									
	Crocker Park	TC-1 zoning: 25 Park Place	NCRO-3 (24 units/acre min.)	1.25	23 ^B	-	-	23	Calculation of number of units is after 25% dedication to public space.	
		TC-1 zoning: 41-43 Park Place		1.11	20 ^B	-	-	20		
		TC-1 zoning: 125 Valley Drive		4.54	82 ^B	-	-	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			
6. PROPOSED REZONING TOTALS					264	0	0	264		
7. POTENTIAL HOUSING SITES GRAND TOTAL (#4 Current Zoning + #6 Rezoning)					(2 + 4) + 264 = 270	32	125	427		
8. SITES INVENTORY VS. RHNA REQUIREMENT: (#4 Current Zoning + #6 Rezoning) – (#3 Grand Total RHNA)					(6 + 264) – (181) = 89	32 – 82 = -50	125 – 30 = 95	134		

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

*Excerpt page 1 of 2
from June 12, 2014*

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)
					RHNA Very Low to Moderate Income Shortfall = 225 units (Up to 50% {112 units} may be credited to RHNA in mixed use)	
North of Community Park – Located at or Near City Center						
Crocker Park	TC-1 Crocker 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. Sites front onto Bayshore Blvd., Old County Road and Park Lane and may provide unique connections for shopping along Bayshore Blvd and Old County Rd, to the front door of City Hall, the Baylands, and the Community Park.
		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)	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 Visitacion 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. Consider rezoning to provide for review of these 2 sites together with the other 3 sites, as a cohesive unit.
		118 Old County Road (Brisbane Village Shopping Center)	MU	2.04	41 – 62	
Potential Total Range for Area					170 – 254	
South of Park Lane – Located at or near City Center						
Crocker Park	TC-1 Crocker 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).
		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	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 Visitacion 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.
		60 Park Place (Former Arthur Court warehouse/office)	Other	1.86	NA	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.
		120 Park Lane (Lettieri & Co. food importer)	Other	1.69	NA	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.
		151-159 Park Lane (vacant warehouse)	Other	1.41	NA	
Potential Total Range for Area					139 - 207	

F.1.7.

Table B
CENTRAL BRISBANE
EXISTING DWELLING UNIT DENSITIES
FOR PROPERTIES WITH 20 UNITS per ACRE OR MORE

Address #	Street	Zoning	Year Built	Dwelling Units	Land Area (sq. ft.)	Land Area (sq. ft.)/ Unit	Density (Units/Acre)	Notes
21	Alvarado St.	R-3	1974	8	10,580	1,322	33	
300	Alvarado St.	R-3	1961	5	4,727	945	46	
30-40-50	Mariposa St.	R-3	1991	3	5,316	1,772	25	Triplex with units averaging approximately 1,437 sq ft, plus 5 garage spaces, in 3 stories.
418-420	Monterey St.	NCRO-2	2009	2	4,150	2,075	21	Duplex with 1085 sq. ft. and 1052 sq. ft. units, plus 4 garage spaces, in 3 stories. Site tied with Melissa's Taqueria as mixed use on an "L" shaped site, but density reflects residential portion only.
200	Monterey St.	R-3	1963	11	9,450	859	51	
10	Plumas St.	R-3	1965	4	4,033	1,008	43	
(60)	Plumas St.	R-3	Process	3	5,000	1,667	26	Approved by PC in 2013, for a triplex with units of 1,164, 1,200 & 1,236 sq ft of living space, plus 6 garage spaces, in 2 stories. Bldg. Permit in process.
1	San Bruno Ave.	NCRO-2	2008	15	14,900	993	44	Mixed Use with 15 dwelling units ranging from approximately 817 to 1,226 sq ft above an approximately 3,700 sq ft commercial space and 30 space parking garage. Building is 2 to 3 stories.
35	San Bruno Ave.	NCRO-2	1964	20	10,000	500	87	
100	San Bruno Ave.	R-3	1910	13	5,500	423	103	Converted Hotel. No parking provided on site.
249 – 253	San Bruno Ave.	R-3	1965	2	2,500	1,250	35	
372-372A	San Bruno Ave.	R-3	-	2	2454	1,227	35	
373	San Bruno Ave.	R-3	1959	2	2,500	1,250	35	
394-394A	San Bruno Ave.	R-3	1960	2	2,276	1,138	38	
448-448 ½	San Bruno Ave.	R-3	-	2	2,361	1,180	37	
665	San Bruno Ave.	R-3	1972	8	4,768	596	73	
675	San Bruno Ave.	R-3	1972	8	5,494	686	63	
685	San Bruno Ave.	R-3	1964	4	3,703	926	47	
693	San Bruno Ave.	R-3	1964	7	6,200	886	49	
733	San Bruno Ave.	R-3	1966	6	5,538	923	47	

Address #	Street	Zoning	Year Built	Dwelling Units	Land Area (sq. ft.)	Land Area (sq. ft.)/ Unit	Density (Units/Acre)	Notes
737	San Bruno Ave.	R-3	1984	8	13,000	1,625	27	
141	San Francisco	R-3	-	5	5,576	1,115	39	
291-293-295	Santa Clara St.	R-3	2008	3	5,330	1,777	24	Triplex with units ranging from approximately 1,232 to 1,305 sq ft, plus 6 garage spaces, 2 to 3 stories.
21	Thomas Ave.	R-3	1974	10	10,019	1,002	43	
31	Thomas Ave.	R-3	1977	10	10,019	1,002	43	
41	Thomas Ave.	R-3	1977	10	10,019	1,002	43	
71	Thomas Ave.	R-3	1974	12	12,110	1,009	43	
272-284	Visitacion Ave.	NCRO-2		6	5,000	833	52	Mixed Use
34	Visitacion Ave.	NCRO-2		20	10,000	500	87	
202	Visitacion Ave.	NCRO-2		4	2,500	625	70	
325	Visitacion Ave.	NCRO-2		6	7,736	1,289	34	Mixed Use
395	Visitacion Ave.	NCRO-2		14	7,335	524	83	
2-8	2-8 Visitacion Ave., & 3 Inyo St	NCRO-2	2000	14	15,766	1,126	39	"Visitacion Gardens", senior apartments, including 14 dwelling units, in 2 stories, ranging from approximately 574 sq. ft. to 708 sq. ft., plus office, indoor and outdoor common areas and 14 covered and uncovered parking spaces. Units are affordable to moderate, low and very low income.
				Total Units = 249	Total Area = 225,860 sq ft, or 5.2 acres	Ave. Land Area/Unit = 1,062 sq. ft.	Ave. Density = 47 un./ac.*	

Notes:

- Government Code Section 65583.2(c)(3)(B)(iii): Density minimum of 20 units/acre (i.e.: 1 unit per 2,178 sq. ft. of land area)
- The properties listed above are currently zoned R-3 residential or NCRO-2 neighborhood commercial (see associated map for locations). Current zoning allows for up to 30 units per acre in the R-3 district and does not have an established maximum density in the NCRO-2 district. Density is limited by other development regulations such as parking, height and lot coverage limits. Properties in excess of the maximum density in the R-3 district pre-date the current code.
- The average density shown of 47 units per acre is by accounting for the properties individually. Aggregation of these properties would average 47.8 units/acre (ie: 249 unit/5.2 acres)
- 1 acre = 43,560 sq. ft.



30-40-50 Mariposa St.

Density 25 units/acre

Triplex with units averaging 1,437 sq ft, plus 5 garage spaces
(accessed from San Francisco Ave, behind).

Two story front and three story rear



418-420 Monterey St.

Density 21 units/acre
Duplex with units of 1,085 and 1,052 sq ft, plus 4 garage spaces (2 each in tandem).
Three stories.
Mixed use parcel with Melissa's Taqueria, but density calculated separately.



60 Plumas St. (artist's rendering)

Density 26 units/acre

Approved Design Permit for a Triplex with units ranging from 1,164 to 1,236 sq ft of living space, plus 6 garage spaces.

Three stories

Building permit application is in process

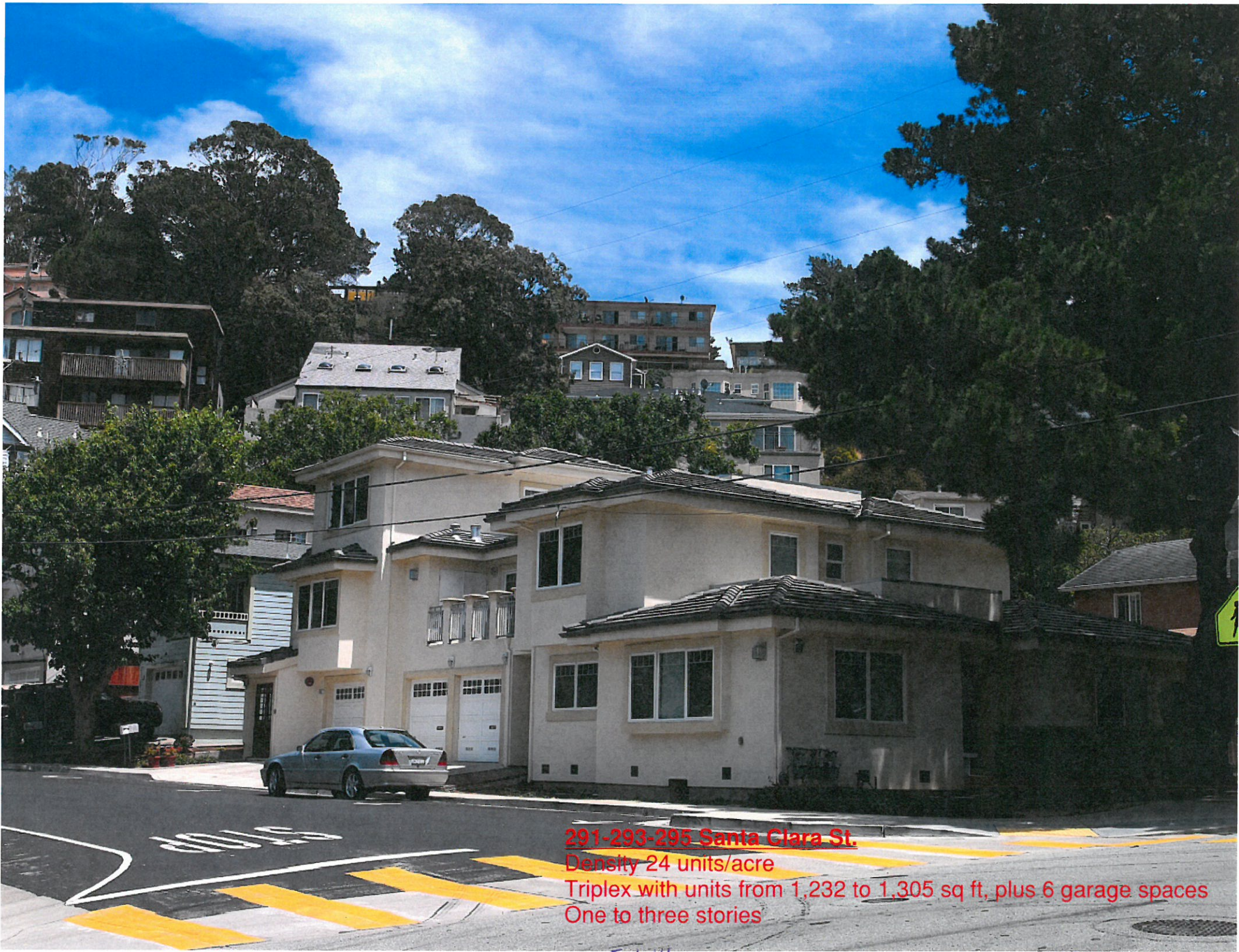


1 San Bruno Ave.

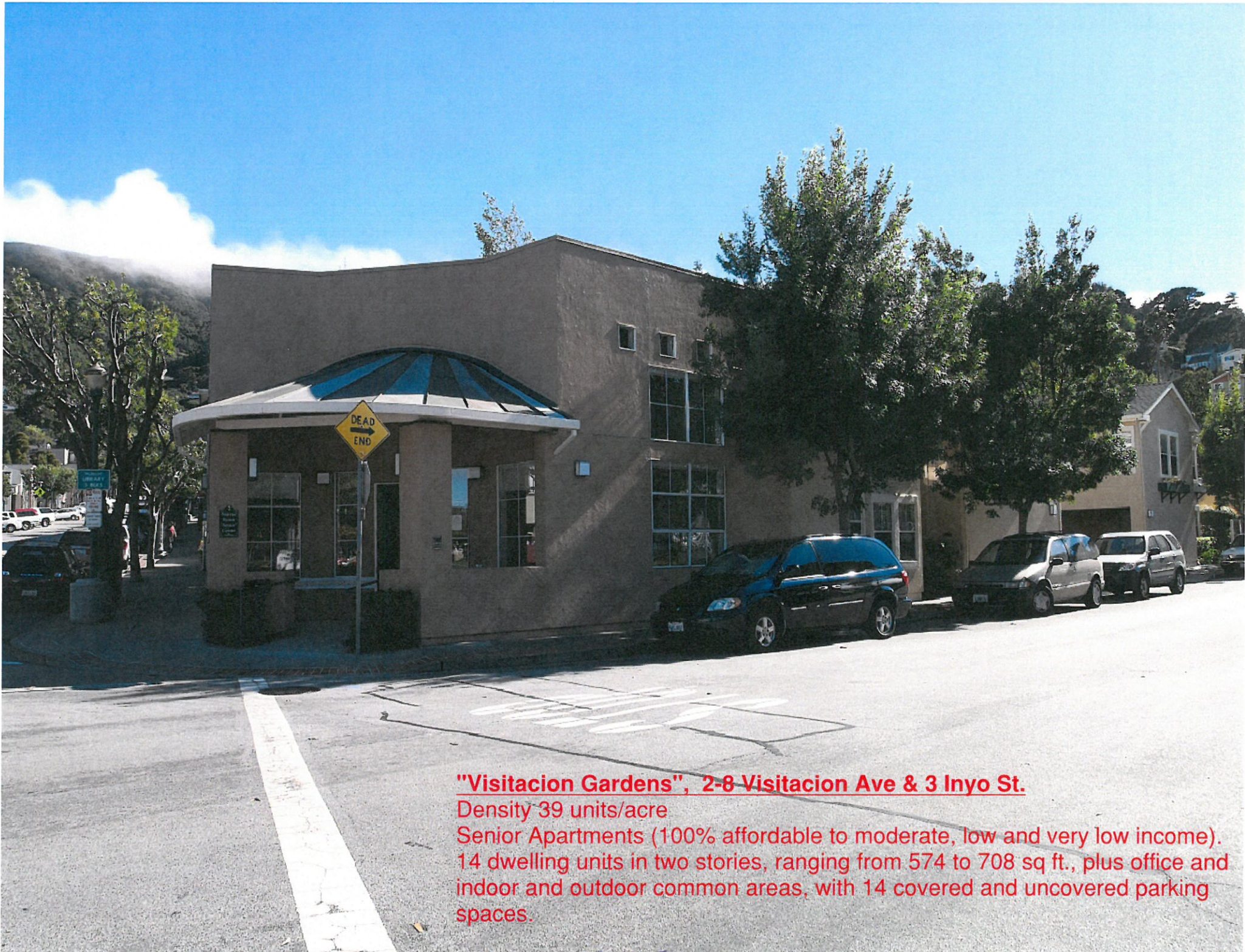
Density 44 units/acre

Mixed Use - 15 dwelling units ranging from approximately 817 to 1,226 sq ft, ground floor commercial space of 3,700 sq ft, plus 30 space parking garage (accessed from both San Francisco Ave and San Bruno Ave).

Two story front and three story rear



291-293-295 Santa Clara St.
Density 24 units/acre
Triplex with units from 1,232 to 1,305 sq ft, plus 6 garage spaces
One to three stories



"Visitacion Gardens", 2-8 Visitacion Ave & 3 Inyo St.

Density 39 units/acre
Senior Apartments (100% affordable to moderate, low and very low income).
14 dwelling units in two stories, ranging from 574 to 708 sq ft., plus office and indoor and outdoor common areas, with 14 covered and uncovered parking spaces.