

Housing Alternatives Reference Chart

Attachment 1

(Modified from Original for City Council Review on 7/13/09)

To Achieve RHNA of 401 Total Units (Including 91 very low, 66 low, 77 moderate and 167 above moderate income)

Current Zoning	Existing Potential w/ Current Zoning, Inc. Permitted Since 7/06 – Applies to All Alts. Total RHNA (V. L. & L./ Mod Inc.)	Description of Change to Ordinance or to Zoning for New Potential	New Potential								
			New Units for HCD Credit Total RHNA (V. L. & L./ Mod Inc.)	Alt. B (PC Rec.**) Primarily 6 Crocker Park Sites Total RHNA (V. L. & L./mod.)	Alt. C Selected Res. & 3 Crocker Sites Total RHNA (V. L. & L./mod.)	Alt. D SW Bayshore Overlay & 3 Crocker Sites Total RHNA (V. L. & L.)	Alt. E Lipman, 125 Valley Dr. & NW Bayshore Total RHNA (V. L. & L.)	Alt. F SW Bayshore & 125 Valley Dr. Total RHNA (V. L. & L.)	Alt. G NW Bayshore, 125 Valley Dr. & R-3 Total RHNA (V. L. & L.)	Alt. H Lipman, 125 Valley Dr. & R-3 Total RHNA (V. L. & L.)	Alt I ^c (Barnes) Lipman, 1/2 Block of San Bruno Ave & SW Bayshore Total RHNA (V. L. & L.)
R-1 Central Brisbane	62 (8/6)	1. Amend zoning for Lot Splits and Mergers for currently substandard lots	15 (0)	15 (0)							
		2. Amend the SDU Ordinance (Inc. parcels <5,000 sq ft, ≥ 50 feet of frontage, and parking to the FA) ^A	28 (22/6)		28 (22/6)						
		3. Rezone to R-2 with minimum densities specified - “Blocks 1 – 3” ^B	10 (10)		10 (10)						
		4. Rezone Split Zoned parcels to R-3 (20 units/acre) - 43 & 285 Alvarado St./298 & 312 San Bruno Ave	2 (2)	3** (3)	2 (2)			2 (2)			
		5. Rezone to R-3 (20 units/acre) - 49 & 55 San Francisco Ave	5 (5)	6** (6)	5 (5)						
		6. Rezone a portion to R-3 (4 of 11 acres to 20 units/acre) of Lipman School property ^D	80 (80)				80 (80)			80 (80)	80 (80)
		7. Rezone a portion to R-3 (0.3 of 4.9 acres to 20 units/acre) of Brisbane Elementary School property	6 (6)								
R-2	3 (0/0)	8. Specify a Minimum Density of 20 units/acre (Would Require an Increase in the Maximum of 17 units/acre)	25 (28) ^I		25 (28)						
R-3	7 (0/0)	9. Specify a Minimum Density of 20 units/acre (No change to the Current Maximum of 29 units/acre)	60 (67) ^{L,K}	71** (78)	60 (67)	60 (67)		60 (67)	60 (67)		
R-BA B. Acres	6 (0/1)	10. No Change	NA								
NCRO-2 C. Brisbane	32 (1/1)	11. Rezone to R-3 (20 units/acre) – 1/2 of the 1st block of San Bruno Ave.	5 (8) ^I		5 (8)	5 (8)		5 (8)	5 (8)	5 ^C (8)	
SCRO-1 SW Bayshore	81 (2/3) ^J	12. Rezone only the Southern Portion to R-3 (So. of the M.H. Park) (20 units/acre after up to 40% dedication) ^E	54 (85) ^I		54 (85)						
		13. Rezone to R-3 (20 units/acre after 25% to 40% dedication to PS/OS); except for M. Home Park to Remain. ^F	65 (141) ^I				65 (141) ^I			65 (141) ^I	
		14. Rezone to R-3 North of Ng prop. & South of MHP (20 units/acre after 25% to 40% dedication to PS/OS). ^F	30 (111) ^I								
		15. Rezone to Mobile Home Uses Only the Existing Mobile Home Park (29 units/acre Minimum, No Ded.). ^F	31 (31) ^I								
P-D NE Ridge	88 (0/0)	16. No Change	NA								
P-D NW Bayshore	0	17. Rezone to R-3 (20 units/acre after 75% dedication {7.125 acres} to OS) - 3100 Bayshore (“Peking”) ^G	48 (48)								
		18. Rezone to R-3 (20 units/acre after 75% dedication {16.5 acres} to OS)-3000 Bayshore (“Levinson”) ^G	110 (110)				110 (110)		110 (110)		
TC-1 Crocker	0	19. Rezone to Mixed Use (20 units/acre after 25% dedication {1.134 acres} to PS) - 125 Valley Dr. ^H	69 (69) ^H	69 (69)	69 (69)	69 (69)	69 (69)	69 (69)	69 (69)	69 (69)	
		20. Rezone to Mixed Use (21 units/acre after 25% dedication {1.134 acres} to PS) - 125 Valley Dr. ^H	72 (72) ^H				72 (72)				
		21. Rezone to Mixed Use (20 units/acre after 25% dedication {0.313 acres} to PS) - 25 Park Pl. ^H	19 (0-9) ^H	19 (9)	19 (9)	19 (9)					
		22. Rezone to Mixed Use (20 units/acre after 25% dedication {0.278 acres} to PS) - 43 Park Pl. ^H	17 (0-9) ^H	17 (0)	17 (0)	17 (0)					
		23. Rezone to Mixed Use (20 units/acre after 25% dedication {0.278 acres} to PS) – 280 Old County Rd. ^H	22 (0-9)	22 (0)	22 (0)	22 (0)					
		24. Rezone to R-3 (20 units/acre) – 91 and 105 Park Ln.	81 (81)	81 (81)	81 (81)	81 (81)					
Total	279**	Total Units	=	303 + 279 = 582**	240 + 279 = 519**	224 + 279 = 503**	259 + 279 = 538	137 + 279 = 416	246 + 279 = 525	216 + 279 = 495	150 + 279 = 429
VL- L ptn.	11	Very Low and Low Income Portion	=	246 + 11 = 257**	220 + 11 = 231**	238 + 11 = 249**	259 + 11 = 270	213 + 11 = 224	256 + 11 = 267	226 + 11 = 237	229 + 11 = 240
Mod. Ptn.	11	Moderate Income Portion	=	0 + 11 = 11	6 + 11 = 17	0 + 11 = 11	0 + 11 = 11	0 + 11 = 11	0 + 11 = 11	0 + 11 = 11	0 + 11 = 11
Number of Units over the Total RHNA Target of 401 Units			=	181	118	102	137	15	124	94	28
Number of Units over the Target of 234 Units - Very Low, Low and Moderate Income Categories			=	34	14	26	47	1	44	14	17

Housing Alternatives Reference Chart

Notes

- A: Although the SDU ordinance would apply throughout the district, only properties on streets with 40+ ft width and short blocks (<500 ft) are likely as potential in this Housing Element cycle.
- B: R-2 "Blocks 1-3" were referenced in the City Council packet of 6/1/09 and include the area south of San Francisco Ave., east of San Bruno Ave and encompasses Monterey Street up to the 100 block of Alvarado St.
- C: To receive credit towards the low income categories there would be a requirement for a minimum density of 20 units per acre. Alternative I takes the assumption that only a portion of the NCRO-2 would be rezoned to R-3 and would have this minimum density and the rest of the R-3 would not have this minimum density.
- D: Development to the new R-3 designation would be on 4 acres to achieve 80 units, at 20 units per acre, and would require an additional 0.2 – 0.4 acres +/- for an access drive. The hillside acreage is approximately one half of the 1 acre site. Development would require acquisition of a portion of Humboldt residential property for a new road or access through the school driveway/parking lot. Access from Trinity Road appears to be too steep. Note also there may be significant habitat concerns with development of the hillside, since this area is contiguous with the Owl & Buckeye Canyons subarea. Development of the flat area of the site would likely require the removal of significant portions of the ball fields.
- E: Modified option to rezone the portion of the SCRO-1, from 3832 Bayshore Blvd (immediately south of the Mobile Home Park) and those properties south to an R-3 zone with a minimum of 20 units per acre, with land dedication requirements. The R-3 would have a density requirement of 20 units per acre minimum; However, there would be a sliding scale for dedication to public space (or open space) of 40 percent for greater than 10,000 sq ft, 25 percent for 10,000 sq ft to 5,000 sq ft and no dedication under 5000 sq ft. The Mobile Home Park would not be included in this overlay. The minimum lot size would be reduced from 7,500 sq ft to 7,000 sq ft. Lots that are less than 7,000 sq ft have been assumed to be aggregated to form larger lots.
- F: Rezone from SCRO-1 to R-3. The R-3 would have a density requirement of 20 units per acre minimum; However, there would be a sliding scale for dedication to public space (or open space) of 40 percent for greater than 10,000 sq ft, 25 percent for 10,000 sq ft to 7,000 sq ft. Lots that are less than 7,000 sq ft would need to be aggregated for development to occur. This would be to avoid over-intensifying these lands, which are part of the HCP, while also providing for development to the minimum standards on the steeper sites. Include provisions for the Mobile Home Park so that additional mobile homes would not require a dedication of 40%; so the mobile home development intensity could theoretically range from 63 to 92 units (20 to 29 units per acre). The current number of mobile homes is 62 (1 unit short of 20 units per acre). Redevelopment to other types of residential uses would require a 40% dedication, so with a new multifamily development the density would be lowered to the range of 39 units minimum to 55 units maximum. This loss of density of at least 7 units less than existing, by changing from mobile homes to other residential uses, is intended to help discourage redevelopment of the mobile home park to other residential uses.
- Note zoning change would not significantly change the development potential for the subarea. The current maximum density of development, for 3 or more units, is 1 unit per 1,500 sq ft (29 units/acre). This same maximum would be applied to the net parcel size for all developments. It is suggested that the minimum lot size be reduced from 7,500 to 7,000 sq ft; this is a natural break in actual lot sizes in the district and includes three more lots (a single family home, a contractor's yard, and a vacant site). The City may also consider a frontage drive(s) to address access to multiple sites to minimize direct access on/off Bayshore Blvd., similar to that proposed for the Ng project at 3710-3760 Bayshore Blvd.
- G: The "Open Space Plan", indicated a suggested open space area that comprised approximately 50% of 3000 and 3100 Bayshore Boulevard. However, during the City's review of the Land Use element desires were expressed to cluster development and maximize Open Space. With that in mind, a 75% dedication is indicated with development clustered on 25% of the land.
- H: For mixed use projects, at a minimum density of 20 units per acre, the City may only be credited with up to 78 units in the low to very low income categories. So the totals for 25 and 43 Park Place and 280 Old County Road reflect the assumption that rezoning of 125 Valley Drive is the higher priority of the four for rezoning to mixed use and so, for the purposes of illustration here, 69 of the 78 units are shown for that site. Actual allocations of very low, low and moderate income housing will be based on the City's Ordinance at the time of application for development. All four of these properties are proposed with a 25% dedication of land to public space. The shape and uses for the public space would be determined at a future date.
- I: The suggested change in zoning would result in affordable units being credited to the City's RHNA out of the Existing Potential.
- J: The 2 low income and 3 moderate income units were approved for the "Ng" property as part of the proposed 30 unit development. The owner has not yet applied for building permits.
- K: Specifying a minimum density would include 2 church sites in the R-3 district that were previously not included.
- **: Alternative B, endorsed by the Planning Commission included a minimum of 29 units per acre in the existing R-3, split zoned and San Francisco Ave sites.

SDU: Secondary Dwelling Unit. SDU's are by permit in the RB-A and R-1 Districts only.

20 units/acre = 1 unit per 2,178 sq ft of land area. This is the minimum density to qualify any of the new potential units for Brisbane to receive credit from the State HCD towards the very low and low income categories. Since this is a minimum density, when calculating housing units on any given site, the fractions are always rounded up to the nearest whole unit.

29 units/acre = 1 unit per 1,500 sq ft of land area. This is the maximum density in the R-3 zoning district and is suggested as the maximum for any new R-3 district and the new Mixed Use district. As a maximum, fractions are rounded down to the nearest whole unit. Where 29 units/acre are also shown as a potential minimum density the fractions are rounded down, since the State required minimum is 20 units per acre.