

**Table 1.a
Existing and Potential Housing Sites
Per Current Brisbane Municipal Code:
R-3 Zoning District**

	Address	APN	Land Area (sq ft)	Existing Use	Existing Or Pre-Existing Housing Units	Permitted Since 7/1/06	Pot. New Units Maximum by Current BMC (29/acre (ie: 1unit/ 1,500 sq ft)) ^A	Notes
60	Plumas St.	007-223-010	5,000	Vacant	0	0	3	
597	San Bruno Ave.	007-363-030	4,547	Vacant	0	0	1	
219	Tulare St.	007-361-210	2,640	Vacant	0	0	1	
291/ 293/ 295	Santa Clara St.	007-362-110	5,330	New Triplex since July 1, 2006	1	2	0	Replacement of existing SFR. All three units were above moderate income (market rate)
Subtotal			174,498		1	2	5	

Notes:
Vacant sites that are less than 4,950 sq ft have a capacity of 1 housing unit.

Table 1.b Potential New Housing Sites by Setting a Minimum Density of 20 Units per Acre: R-3 Zoning District

Address	APN	Land Area (sq ft)	Bldg. (Sq Ft)	Existing Use	Year Built	Existing Housing Units	Pot. New Units Min. (20/acre (ie: Unit/ 2,178 sq ft)) ^B	Pot. New Units Maximum by Current BMC (29/acre (ie: Unit/ 1,500 sq ft)) ^A	Notes
43 Alvarado St.	007-233-060 pm	4,232	1,030	SFR	1930	1	1	2	Split zoned. Also see table H.1.
60 Plumas St.	007-223-010	5,000	NA	Vacant	NA	0	3	3	
113 San Bruno Ave.	007-232-120	5,000	1,530	SFR	1947	1	2	2	
124- San Bruno Ave.	007-282-020	5,250	1,190	SFR	1957	1	2	2	
125 San Bruno Ave.	007-232-130	5,000	980	SFR	1940	1	2	2	
225 San Bruno Ave.	007-291-110	5,000	975	SFR	1932	1	2	2	
236 San Bruno Ave.	007-284-230	5,429	800	SFR	1930	1	2	2	
261 San Bruno Ave.	007-291-200	5,000	1,000	Duplex	NA	2	1	1	
312 San Bruno Ave.	007-332-060	5,370	1,520	SFR	1949	1	2	2	
325 San Bruno Ave.	007-292-050	5,000	1,060	SFR	1957	1	2	2	
349 San Bruno Ave.	007-292-200	7,500	990	SFR	1939	1	3	4	
391 San Bruno Ave.	007-292-110	5,000	2,080	Duplex	1935	2	1	1	
401 San Bruno Ave.	007-292-120	5,000	1,290	SFR	1946	1	2	2	
445 San Bruno Ave.	007-292-130	5,225	1,140	SFR	1939	1	2	2	
449 San Bruno Ave.	007-292-140	6,384	1,090	SFR	1935	1	2	3	
573 San Bruno Ave.	007-363-040	8,400	650	SFR	1934	1	3	4	
597 San Bruno Ave.	007-363-030	4,547	NA	Vacant	NA	0	1	1	
637 San Bruno Ave.	007-362-100	5,000	670	SFR	1939	1	2	2	
661 San Bruno Ave.	007-362-090	7,645	1,080	SFR	1929	1	3	4	
237-239 Tulare St.	104-320-020	5,280	NA	Duplex	2001	2	1	1	
151 San Francisco Ave.	007-231-050	9,191	2,541	Duplex	1947	2	3	4	
218 Tulare St.	007-362-170	9,791	NA	Condos.	NA	4	1	2	
219 Tulare St.	007-361-210	2,640	NA	Vacant	NA	0	1	1	
221 Tulare St.	007-361-220	6,400	520	SFR	1948	1	2	3	
226 Tulare St.	007-362-180	5,980	3,001	Duplex	1977	2	1	1	
230 Tulare St.	007-362-190	6,001	2,984	Duplex	1980	2	1	2	
236 Tulare St.	007-362-200	6,000	5,359	Duplex	2002	2	1	2	
240 Tulare St.	007-362-020	5,900	810	SFR	1946	1	2	2	
253 Tulare St.	007-361-180	7,500	2,010	SFR	1976	1	3	4	
257 Tulare St.	007-361-060	5,000	600	SFR	1939	1	2	2	
260 Tulare St.	007-362-040	5,113	1,690	SFR	1949	1	2	2	
Subtotal		179,778				38	58	69	

Notes:
A = The density of 29 units per acre (1 unit/1,500 sq ft) is the current maximum for the R-3 zoning district and so the potential new units shown have been rounded down to the nearest whole number.
B = The density of 20 units per acre (1 unit/2,178 sq ft) is the minimum required by HCD to claim credit towards the RHNA allotment in the low and very low income categories and so in this case the potential new units shown have been rounded up to the nearest whole number; otherwise the density on individual sites would be less than 20 units per acre (1 unit/2,178 sq ft).
Vacant sites that are less than 4,950 sq ft have a capacity of 1 housing unit.
Tables 1.b, 1.c and 1.d provide a complete inventory of the properties in the current R-3 zoning district.

**Table 1.c
Inventory of Existing Housing Sites
Without New Housing Potential at 20 Units Per Acre:
R-3 Zoning District**

	Address	APN	Land Area (sq ft)	Year Built	Existing Housing Units	Existing Density Sq Ft/Unit	Existing Density Units/ Acre (rounded to nearest)	Rank (Highest to Lowest Existing Density)	Pot. New Units Maximum (29/acre (ie: Unit/ 1,500 sq ft)) ^A	Notes
100	San Bruno Ave	007-282-030	5902	1910	13	454	96	1	0	(E) Density is greater than the current maximum of 29 units per acre.
665	San Bruno Ave	007-362-080	4768	1972	8	596	73	2	0	
675	San Bruno Ave	007-362-070	5494	1972	8	687	63	3	0	
200	Monterey St	007-282-010	9172	1963	11	834	52	4	0	
693	San Bruno Ave	007-362-160	6098	1964	7	871	50	5	0	
733	San Bruno Ave	007-361-020	5341	1966	6	890	49	5	0	
685	San Bruno Ave	007-362-150	3703	1964	4	926	47	6	0	
300	Alvarado St	007-334-010	4727	1961	5	945	46	7	0	
10	Plumas St	007-223-040	4033	1965	4	1008	43	8	0	
21	Thomas Ave	007-350-270	10019	1974	10	1009	43	8	0	
31	Thomas Ave	007-350-280	10019	1977	10	1009	43	8	0	
41	Thomas Ave	007-350-290	10019	1977	10	1009	43	8	0	
71	Thomas Ave	007-350-260	12110	1974	12	1009	43	8	0	
141	San Francisco Ave	007-231-060	5576		5	1115	39	9	0	
394/ 394A	San Bruno Ave	007-332-010	2276	1960	2	1138	38	10	0	
448/ 448 ½	San Bruno Ave	007-334-030	2361		2	1180	37	11	0	
249/253	San Bruno Ave	007-291-130	2500	1965	2	1250	35	12	0	
301A & B	San Bruno Ave	007-292-040	2500	1931	2	1250	35	12	0	
372/ 372A	San Bruno Ave	007-332-020	2454		2	1227	35	12	0	
373	San Bruno Ave	007-292-090	2500	1959	2	1250	35	12	0	
21	Alvarado St	007-233-240	10580	1972	8	1322	33	13	0	
737	San Bruno Ave	101-970/980	14093	1984	8	1762	25	14	1	(E) Density is less than the current maximum of 29 units per acre.
30-50	Mariposa St	007-231-010	5340		3	1780	24	15	0*	
291/293/ 295	Santa Clara St	007-362-110	5330	2008	3	1777	24	15	0*	
20	Plumas St	007-223-020	10000	1921	5	2000	22	16	1	*Certain smaller sites, although less than 29 units per acre, have no new capacity with-out exceeding 29 units per acre.
209	San Francisco Ave	007-223-030	2146		1	2146	20	17	0*	
203	Klamath St	007-334-060	2343	1931	1	2343	19	18	0	(E) Density is less than the State's minimum of 20 units per acre:
338	San Bruno Ave	007-332-040	2334	1938	1	2334	19	18	0	

Address	APN	Land Area (sq ft)	Year Built	Existing Housing Units	Existing Density Sq Ft/Unit	Existing Density Units/Acre (rounded to nearest)	Rank (Highest to Lowest Existing Density)	Pot. New Units Maximum (29/acre (ie: Unit/1,500 sq ft)) ^A	Notes
125 San Francisco Ave	007-231-020	2286	1940	1	2286	19	18	0	however the conforming lot size is 5,000 sq ft, except lots having less than 4,950 is the minimum size for 3 units, per BMC 17.10.040. None of these lots are conforming for additional density.
200 San Bruno Ave	007-284-020	2405	1940	1	2405	18	19	0	
360 San Bruno Ave	007-332-030	2397	1949	1	2397	18	19	0	
460 San Bruno Ave	007-334-020	2408	1939	1	2408	18	19	0	
182 Monterey St	007-232-170	2500	1935	1	2500	17	20	0	
147 San Bruno Ave	007-232-140	2500	1934	1	2500	17	20	0	
161 San Bruno Ave	007-232-150	2500	1938	1	2500	17	20	0	
173 San Bruno Ave	007-232-160	2500	1937	1	2500	17	20	0	
225 San Bruno Ave	007-291-100	2500	1932	1	2500	17	20	0	
237 San Bruno Ave	007-291-120	2500	1935	1	2500	17	20	0	
285 San Bruno Ave	007-291-160	2500	1941	1	2500	17	20	0	
385 San Bruno Ave	007-292-100	2500	1941	1	2500	17	20	0	
336 San Bruno Ave	007-332-050	2711	1931	1	2711	16	21	0	
428/428A San Bruno Ave	007-334-040	5395		2	2726	16	21	0	
300 San Bruno Ave	007-332-070	2850	1948	1	2850	15	22	0	
400 San Bruno Ave	007-334-050	2825	1939	1	2825	15	22	0	
485 San Bruno Ave	007-292-150	2833	1946	1	2833	15	22	0	
225 Tulare St	007-361-100	3116	1948	1	3116	14	23	0	
223 Tulare St	007-361-110	3343	1928	1	3343	13	24	0	
212 San Bruno Ave	007-284-220	4058	1939	1	4058	11	25	0	
252 Tulare St	007-362-030	3952	1939	1	3952	11	25	0	
		224,317		177				2	

Notes:

The existing density based on the total land area for residential uses, excluding the two church sites and one school site, is **1 unit per 1856 sq ft or 23 units per acre**. That is 215 housing units (38 + 177) on 399,095 sq ft (179,778 sq ft + 224,317 sq ft).

If 58 more units were added to those sites with capacity, based on build-out to the minimum density of 20 units per acre, the density would be **1 unit per 1467 sq ft or 30 units per acre**. That is 273 housing units (38 + 58 + 177) on 399,095 sq ft of land area.

If 70 more units were added to those sites with capacity based on the existing maximum density of 29 units per acre (complete build-out of the existing R-3 zoning district based on the current BMC) the density would be **1 unit per 1,395 sq ft or 31 units per acre**. That is 286 housing units (38 + 69 + 2 + 177) on 399,095 sq ft of land area. The build-out density is higher than that currently allowed since there are properties that exceed the currently allowed maximum and would remain as existing non-conforming.

The two church sites, 285 Alvarado St. and 298 San Bruno Ave., and the Brisbane Elementary School Site, 500 San Bruno Ave., are not included in this table or the build-out numbers (See table H...d).

If an existing single family residence were damaged or destroyed it could be reconstructed or replaced with certain limitations, per BMC section 17.38.060.

Tables 1.b, 1.c and 1.d provide a complete inventory of the properties in the current R-3 zoning district.

**Table 1.d
Other Sites: R-3 Zoning District**

Address	APN	Land Area (sq ft)	Existing Use	Existing Housing Units	Pot. New Units Min. (20/acre (ie: Unit/ 2,178 sq ft)) ^B	Pot. New Units Maximum (29/acre (ie: Unit/ 1,500 sq ft)) ^A	Notes
285 Alvarado St	007-363-050	7224	Church	0	4	4	Split zoned property. The land area shown is that portion within the existing R-3 district.
298 San Bruno Ave	007-284-240	9345	Church	0	5	6	Split zoned property. The land area shown is that portion within the existing R-3 district.
500 San Bruno Ave	007-370-110 pm	58327	School	0	27	38	Split zoned property. The land area shown is that portion within the existing R-3 district. The entire property is 4.89 acres (213,008 sq ft +/-). This includes 4.61 acres owned by the Brisbane School District and 0.28 owned by the United States of America.
		74896		0	36	48	

Note:
The sites shown in this table were not included in the preceding tables for the R-3 district, since they had not been viewed as having a reasonable expectation of development to housing.
Tables 1.b, 1.c and 1.d provide a complete inventory of the properties in the current R-3 zoning district.