

# Housing Alternatives Reference Chart

(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 <sup>c</sup> (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) <sup>A</sup>	28 (22/6)		28 (22/6)						
		3. Rezone to R-2 with minimum densities specified - “Blocks 1 – 3” <sup>B</sup>	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 <sup>D</sup>	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) <sup>I</sup>		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) <sup>L,K</sup>	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) <sup>I</sup>		5 (8)	5 (8)		5 (8)	5 (8)	5 <sup>C</sup> (8)	
SCRO-1 SW Bayshore	81 (2/3) <sup>J</sup>	12. Rezone only the Southern Portion to R-3 (So. of the M.H. Park) (20 units/acre after up to 40% dedication) <sup>E</sup>	54 (85) <sup>I</sup>		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. <sup>F</sup>	65 (141) <sup>I</sup>				65 (141) <sup>I</sup>			65 (141) <sup>I</sup>	
		14. Rezone to R-3 North of Ng prop. & South of MHP (20 units/acre after 25% to 40% dedication to PS/OS). <sup>F</sup>	30 (111) <sup>I</sup>								
		15. Rezone to Mobile Home Uses Only the Existing Mobile Home Park (29 units/acre Minimum, No Ded.). <sup>F</sup>	31 (31) <sup>I</sup>								
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”) <sup>G</sup>	48 (48)								
		18. Rezone to R-3 (20 units/acre after 75% dedication {16.5 acres} to OS)-3000 Bayshore (“Levinson”) <sup>G</sup>	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. <sup>H</sup>	69 (69) <sup>H</sup>	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. <sup>H</sup>	72 (72) <sup>H</sup>				72 (72)				
		21. Rezone to Mixed Use (20 units/acre after 25% dedication {0.313 acres} to PS) - 25 Park Pl. <sup>H</sup>	19 (0-9) <sup>H</sup>	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. <sup>H</sup>	17 (0-9) <sup>H</sup>	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. <sup>H</sup>	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)					
<b>Total</b>	<b>279**</b>	<b>Total Units</b>	=	303 + 279 = <b>582**</b>	240 + 279 = <b>519**</b>	224 + 279 = <b>503**</b>	259 + 279 = <b>538</b>	137 + 279 = <b>416</b>	246 + 279 = <b>525</b>	216 + 279 = <b>495</b>	150 + 279 = <b>429</b>
VL- L ptn.	11	<b>Very Low and Low Income Portion</b>	=	246 + 11 = <b>257**</b>	220 + 11 = <b>231**</b>	238 + 11 = <b>249**</b>	259 + 11 = <b>270</b>	213 + 11 = <b>224</b>	256 + 11 = <b>267</b>	226 + 11 = <b>237</b>	229 + 11 = <b>240</b>
Mod. Ptn.	11	<b>Moderate Income Portion</b>	=	0 + 11 = <b>11</b>	6 + 11 = <b>17</b>	0 + 11 = <b>11</b>	0 + 11 = <b>11</b>	0 + 11 = <b>11</b>	0 + 11 = <b>11</b>	0 + 11 = <b>11</b>	0 + 11 = <b>11</b>
<b>Number of Units over the Total RHNA Target of 401 Units</b>			=	<b>181</b>	<b>118</b>	<b>102</b>	<b>137</b>	<b>15</b>	<b>124</b>	<b>94</b>	<b>28</b>
<b>Number of Units over the Target of 234 Units - Very Low, Low and Moderate Income Categories</b>			=	<b>34</b>	<b>14</b>	<b>26</b>	<b>47</b>	<b>1</b>	<b>44</b>	<b>14</b>	<b>17</b>