






Alternative I: Lipman School,
1/2 Block of San Bruno Ave.
SW Bayshore Blvd.

-  Rezone 1/2 of First Block of San Bruno Ave. to R-3 (20 Units/Acre minimum)
-  Rezone 4 acres of school site from R-1 to R-3 & SCRO-1 (except the Mobile Home Park) to R-3 (20 units/acre minimum)
-  Current Zoning district Boundary (approximate)

Note: The Lipman School site is approximately 11 acres, half of which is developed with school facilities (building, ballfields, tennis courts, and parking). The remainder of the site is largely unimproved hillside and contiguous with the Owl & Buckeye Canyons subarea; so there may be native habitat concerns. Access to the site from Trinity Rd. appears too steep. Access from Humboldt Rd. would require acquisition of a portion of a Humboldt Rd. residential property. Access from below would likely impact the parking lot or ball field.

This alternative would require a 20 unit/acre minimum on the first 1/2 block of San Bruno Ave, but not on the existing R-3 district.

