






Alternative H: Lipman School Site, 125 Valley Drive & R-3 Minimum Density/Expansion



-  Rezone Split Parcels and 1/2 of First Block of San Bruno Ave. to R-3
-  Rezone from Commercial to Mixed Use (20 units/acre minimum after 25% land dedication)
-  Rezone 4 acres of school site from R-1 to R-3 (20 units/acre minimum)
-  Establish a Minimum Density (20 units/acre) in the Existing R-3 Zoning District
-  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 condemnation of a Humboldt Rd. residential property. Access from below would likely impact the parking lot or ball field.

