

# *City of Brisbane*

## *Agenda Report*

**TO:** Honorable Mayor and City Council via the City Manager

**FROM:** William Prince, Community Development Director

**DATE:** Meeting of July 13, 2009

**SUBJECT:** Housing Element Update

**RECOMMENDATION:**

Review the Housing Alternatives Reference Chart and select an alternative or combination of options to satisfy the Regional Housing Needs Assessment.

Review the recommended changes to the goals, policies and programs of the Housing Element

**BACKGROUND:**

At your June 29, 2009 meeting, Council directed staff to provided supplemental information in a number of areas, including:

- Explanation of the calculation of housing unit densities;
- Clarification of the effect on single family homes of specifying a minimum density in the existing residential areas, specifically if a structure were damaged or destroyed by fire;
- Evaluation of a portion of the Brisbane Elementary School as a potential site for housing;
- More detailed information on the Southwest Bayshore subarea, including delineation of the Ng property and Mobile Home Park;
- The number of units included for Redevelopment Agency owned site at 163 Visitacion Ave.;
- Inclusion of Councilmember Barnes' suggested alternative in the Housing Alternatives Reference Chart;
- Finally, it was requested that staff obtain a response from Bay Conservation & Development District (BCDC) on the question of live-aboard boats at the Marina.

**DISCUSSION:**

Staff has provided a revised Housing Alternatives Reference Chart for further Council discussion. The revised Chart includes Councilmember Barnes' suggested alternative and, to provide better focus, some of the options have been removed. These options were primarily tied to Alternative A, which has also been removed from the chart, and included such items as rezoning portions of the Brisbane Acres to higher density and increasing the density in the R-2 district. The chart also reflects some minor changes to the numbers, including the addition of 2 low income and 3 moderate income housing units approved for the Ng property (although building permits have not yet been obtained) and the addition of two church sites that could count towards the RHNA numbers within the R-3 district if the minimum density of 20 units per acre is set for the district.

The current maximum density for the R-3 district is 29 units per acre, per Brisbane Municipal Code Section 17.10.040.B, and the current housing density district wide (excluding the two churches and the school sites) is 23 units per acre, see R-3 tables. The Planning Commission's option of setting a minimum density in the R-3 could be considered "low hanging fruit", since it would not necessarily increase the density beyond that already allowed in the district. The City Attorney has provided further clarification to address the Council's concern on the effect of single family homes becoming nonconforming structures.


Evaluation of the Brisbane Elementary School revealed that approximately 1.3 acres of the 4.9 acre site is in the R-3 zoning district, along San Bruno Avenue, and the remainder is in the R-1 zoning district. Staff has provided an aerial photograph showing a 0.3 acre area at the rear of the site that if zoned at a minimum of 20 units per acre could yield 6 units.

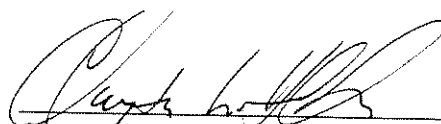
The Redevelopment Agency owned site, 163 Visitacion Avenue, is split zoned between the Neighborhood Commercial (NCRO-2) district and the R-2 district, and has frontage on both Visitacion Avenue and Monterey Street. It is approximately 11,876 sq ft and a total of 5 housing units have been included in the existing potential for this site, but no credit was included towards lower income categories since it did not meet the State's criteria.

At Council's request, staff has further delineated the options in the Southwest Bayshore (SCRO-1) district. These are shown as line items 12 to 15 on the Housing Alternatives Reference Chart.

Marina staff is continuing to research the question of live-aboard boats at the Marina.

**FISCAL IMPACT/FINANCING ISSUES:** None.

  
Department Head *Prince*

  
City Manager

**ATTACHMENT:**

1. Housing Alternatives Reference Chart
2. Housing Unit Density Calculation Examples (20 units min. vs. 29 units max.)
3. Alternative I: Aerial Photograph (Map)
4. Memorandum from City Attorney (6/13/09), Nonconforming Structures
5. Brisbane Elementary School Aerial Photograph
6. Parcel Book Map Pages, with Current Uses in the R-3 District Indicated
7. R-3 District Detail Tables
8. Parcel Book Map Pages, with Current Uses in the SCRO-1 District Indicated
9. SCRO-1 District Tables