

**CENTRAL BRISBANE
EXISTING DWELLING UNIT DENSITIES
FOR PROPERTIES WITH 20 UNITS per ACRE OR MORE**

Address #	Street	Zoning	Year Built	Dwelling Units	Land Area (sq. ft.)	Land Area (sq. ft.)/ Unit	Density (Units/Acre)	Notes
21	Alvarado St.	R-3	1974	8	10,580	1,322	33	
300	Alvarado St.	R-3	1961	5	4,727	945	46	
30-40-50	Mariposa St.	R-3	1991	3	5,316	1,772	25	Triplex with units averaging approximately 1,437 sq ft, plus 5 garage spaces, in 3 stories.
418-420	Monterey St.	NCRO-2	2009	2	4,150	2,075	21	Duplex with 1085 sq. ft. and 1052 sq. ft. units, plus 4 garage spaces, in 3 stories. Site tied with Melissa's Taqueria as mixed use on an "L" shaped site, but density reflects residential portion only.
200	Monterey St.	R-3	1963	11	9,450	859	51	
10	Plumas St.	R-3	1965	4	4,033	1,008	43	
80/ 108 & 118	Plumas St./Mariposa St.	R-3	2016	3	5,000	1,667	26	Triplex with units of 1,164, 1,200 & 1,236 sq ft of living space, plus 6 garage spaces, in 2 stories.
1	San Bruno Ave.	NCRO-2	2008	15	14,900	993	44	Mixed Use with 15 dwelling units ranging from approximately 817 to 1,226 sq ft above an approximately 3,700 sq ft commercial space and 30 space parking garage. Building is 2 to 3 stories.
35	San Bruno Ave.	NCRO-2	1964	20	10,000	500	87	
100	San Bruno Ave.	R-3	1910	13	5,500	423	103	Converted Hotel. No parking provided on site.
249 – 253	San Bruno Ave.	R-3	1965	2	2,500	1,250	35	
372-372A	San Bruno Ave.	R-3	-	2	2454	1,227	35	
373	San Bruno Ave.	R-3	1959	2	2,500	1,250	35	
394-394A	San Bruno Ave.	R-3	1960	2	2,276	1,138	38	
448-448 ½	San Bruno Ave.	R-3	-	2	2,361	1,180	37	
665	San Bruno Ave.	R-3	1972	8	4,768	596	73	
675	San Bruno Ave.	R-3	1972	8	5,494	686	63	
685	San Bruno Ave.	R-3	1964	4	3,703	926	47	
693	San Bruno Ave.	R-3	1964	7	6,200	886	49	

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733	San Bruno Ave.	R-3	1966	6	5,538	923	47	
737	San Bruno Ave.	R-3	1984	8	13,000	1,625	27	
141	San Francisco	R-3	-	5	5,576	1,115	39	
291-293-295	Santa Clara St.	R-3	2008	3	5,330	1,777	24	Triplex with units ranging from approximately 1,232 to 1,305 sq ft, plus 6 garage spaces, 2 to 3 stories.
21	Thomas Ave.	R-3	1974	10	10,019	1,002	43	
31	Thomas Ave.	R-3	1977	10	10,019	1,002	43	
41	Thomas Ave.	R-3	1977	10	10,019	1,002	43	
71	Thomas Ave.	R-3	1974	12	12,110	1,009	43	
272-284	Visitacion Ave.	NCRO-2		6	5,000	833	52	Mixed Use
34	Visitacion Ave.	NCRO-2		20	10,000	500	87	
202	Visitacion Ave.	NCRO-2		4	2,500	625	70	
325	Visitacion Ave.	NCRO-2		6	7,736	1,289	34	Mixed Use
395	Visitacion Ave.	NCRO-2		14	7,335	524	83	
2-8/ 3	Visitacion Ave./ Inyo St.	NCRO-2	2000	14	15,766	1,126	39	“Visitacion Gardens”, senior apartments, including 14 dwelling units, in 2 stories, ranging from approximately 574 sq. ft. to 708 sq. ft., plus office, indoor and outdoor common areas and 14 covered and uncovered parking spaces. Units are affordable to moderate, low and very low income.
				Total Units = 249	Total Area = 225,860 sq ft, or 5.2 acres	Ave. Land Area/Unit = 1,062 sq. ft.	Ave. Density = 47 un./ac.*	

Highlighted cell = Photo attached