City of Brisbane
Agenda Report

TO: City Council via the City Manager

FROM: Interim Community Development Director

SUBJECT: Housing Element Update

DATE: Meeting of June 28, 2010

City Council Goals:

To preserve and enhance the livability and diversity of neighborhoods (Goal #14)
To preserve the unique character of Brisbane (Goal #16)

Purpose:

To provide direction to staff as needed to allow for completion of a draft Housing Element and its submission to the State of California Department of Housing and Community Development (HCD) for review.

Recommendation:

1. Complete the selection of sites to meet the RHNA requirements.

2. Direct staff to incorporate the City Council's determination regarding housing sites into the draft Housing Element, and authorize staff to submit the draft Housing Element to HCD for review.

Background:

There have been numerous events leading up to this point in the preparation of the draft housing element. The recommended mix of sites to accommodate the City's share of the regional housing need assessment (RHNA) has been the key topic of the past several meetings. In September 2005, Council conducted public placemaking workshops, facilitated by Fred Kent and the Project for Public Spaces, which focused on ways to activate key places in the City. The Baylands Speaker Series, beginning with the Urban Design workshops by Michael Freedman, in the summer of 2004, and culminating with Ecocities by Richard Register, in December 2007, addressed the various issues associated with building a sustainable community. This series was applicable to both the Baylands and Brisbane as a whole. In November 2007, Council received a

presentation on state housing law from attorney, Barbara Kautz with emphasis on the criteria applicable to sites identified to satisfy the affordable component of the Regional Housing Needs Assessment (RHNA). Council has also had the benefit of the 2005 Community Survey and community input over the course of a number of meetings.

Following the Planning Commission's review and recommendations in early 2009, the City Council held 5 public meetings on the Housing Element, from June 1st to September 28th, 2009. Over the course of these meetings, Council revised some of the Planning Commission's site alternatives based on community input. In conjunction with the September 28, 2009 report, a complete draft of the Housing Element was provided to the City Council. The body of that draft remains largely unchanged so the document has not been reprinted in its entirety. However, the draft policies and programs are attached for reference purposes, and recommended changes subsequent to September 28 2009 are shown in redline/strikeout.

Council also directed staff to revisit the sites to be rezoned to accommodate housing and to exclude establishing minimum densities within Central Brisbane and the Brisbane Acres. This was as a result of concerns raised about the impacts of increased density in these neighborhoods and rendering existing single family dwellings legal non-conforming. Consequently, this staff report includes a revised sites list. More detail on these sites is provided below in the Discussion section.

Before delving into a discussion of the alternative sites, a brief review of general plan consistency, sustainability goals, and key provisions of state housing law are presented, to guide that discussion.

General Plan Consistency

It is important to recognize that the housing element is a critical part of the general plan and the courts have established that all of elements of the plan must be consistent with each other. Basically, consistency means that the information, goals and policies in the various elements of the general plan cannot be contradictory.

In concert with the Land Use Element, the Housing Element plays a critical role in creating sustainable communities and regions by reducing vehicle miles travelled by providing sufficient housing in close proximity to jobs and commercial services. Doing so, encourages walking, bicycling and the use of public transit, as an alternative to the automobile. The benefits of creating such sustainable communities are tremendous. They include: cutting dependence on fossil fuels, reducing greenhouse gas emissions, creating healthier communities by promoting walking and bicycle use, stimulating local businesses and providing greater opportunities for the social interaction that builds closer bonds within the community and fosters democratic values. The development of a more sustainable community in Brisbane has been a fundamental vision during the discussions on the update of the general plan.

From the earliest public workshops on the general plan (August 2004), there has been a substantial public consensus that the existing general plan (1994) reflects the vision and values of the community and is still essentially valid. However, it was recognized that the plan needed to be updated to reflect the changes that have taken place, since it was adopted. The concept of

sustainability, or the necessity to establish a viable balance between the so called three "E's" of sustainability: environment, economy and (social) equity was generally agreed to as the over-all framework for the update of the plan. More than any other element, the housing element the housing element addresses issues of social equity, a necessary part of a sustainable community. The housing Element is one of the last major tasks necessary to the completion of the general plan update. The final touches on the draft Land Use Element and Noise Element will be then made to ensure consistency with the updated Housing Element. The selection of sites for housing is the last major issue to complete the draft Housing Element and the location of those sites should reflect the emphasis of the plan on promoting a more sustainable community.

Housing Element's Sustainability Goals

In order to promote a sustainable community, it is necessary to provide housing for a broad range of income levels and special needs. For example, persons with different skill levels (including unskilled) are needed to fill various jobs needed by the local economy. In order to support the local economy and reduce impacts on the environment from commuting, it is important that there be adequate housing opportunities for all income levels, to encourage those who work in the city to also live in the city. Unskilled, semi-skilled and skilled workers, as well as teachers and other public service professionals need relatively affordable housing opportunities, in order to live in the communities they serve. In addition, seniors, those with disabilities, and other less advantaged members of the community have special housing needs. The housing element has goals that are specific to the concern for social equity. These are:

> "Provide housing opportunities for all persons, regardless of age, sex, race, ethnic background income marital status disability family composition national orientation or sexual orientation."
>
> "Maintain a diverse population by responding to the housing needs of all individuals and households especially seniors and those with income constraints or special needs.

Other goals that demonstrate the relationship of the housing element to the land use and circulation/transportation elements include:

> "Encourage compact, in-fill, mixed-use and transit oriented development to reduced vehicle miles traveled and greenhouse gas emissions"
>
> "Provide housing opportunities for people who work in Brisbane to reduce vehicle miles traveled and greenhouse gas emissions."

Additional goals direct that new residential development be compatible with existing development, that energy efficient housing be encouraged and that development that is not in urbanized areas mitigates its infrastructure costs and impacts.

State Housing Law

Before moving on to the consideration of the alternative locations for housing, it is worth highlighting some of the key provisions in the state housing law regarding the selection of land

suitable for residential development, especially sites identified to meet the very low and low-income portion of the RHNA. Among the many other details, state law indicates that, "the inventory of land suitable for residential development shall be used to identify sites that can be used for housing within the planning period that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels (65583 (a)."

"The following densities shall be deemed appropriate to accommodate housing for lower income households" (at least for 20 units per acre for suburban counties, like San Mateo County). And, "at least 50% of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which non-residential use and mixed-uses are not permitted (GC65583.2 c (3) (B)."

In reference to sites designated for a minimum of 20 units per acre, "The program required shall accommodate 100% of the need for housing for the very low and low-income households ... on sites that shall be zoned to permit owner occupied and rental multifamily resident use by right during the planning period (GC65583.c)."

"No city shall by administrative, quasi-judicial or legislative or other action, reduce or require or permit the reduction of, the residential density for any parcel to or allow development of any parcel at, a lower density unless the city makes the following findings supported by substantial evidence of both the following: (1) The reduction is consistent with the adopted general plan including the housing element, (2) The remaining sites as identified in the housing element are adequate to accommodate the jurisdictions share of the regional housing need (65863 (b)."

"If a reduction in residential density for any parcel would result in the remaining sites in the housing element not being adequate to accommodate the jurisdiction's share of the regional housing need the jurisdiction may reduce the density on that parcel if it identifies sufficient additional, adequate, and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity (GC65863 (2) c).

Discussion:

Brisbane's RHNA requirements follow below:

Very low income: 91
Low income: 66
Moderate income: 77
Above moderate income (market rate): 167
Total: 401

While Council has indicated a desire not to exceed the RHNA total of 401 units, it would be difficult to satisfy the necessary minimum number of units for each income category while also not exceeding the 401 unit total. This is because, in addition to the required 234 very low, low and moderate income units (91+66+77= 234), the city already has land zoned for 206 market rate (above moderate) units, even though only 167 market rate units are needed in that category to meet the RHNA.

Table 34 (attached), taken from the draft Housing Element, provides a summary of sites suggested to satisfy the RHNA requirements. The left hand column (Current Land Use Area) shows the various land use subareas and the zoning district(s) that apply in that subarea (in parentheses). The capacity of the current zoning (based on either trends, actual applications, previous approvals, or the site size times the density allowed) to contribute to the housing need for each housing income category is shown by reading across (very low, low, moderate, above moderate). Further information is provided (going down the table) on the capacity that would be added by a rezone of specific sites or areas (southern end of Southwest Bayshore Blvd- 3832-4090) with the totals for both (existing and rezones) compared to the RHNA requirements two-thirds of the way down the table. The last part of the table shows other sites that could be considered.

Table 34 demonstrates that, in combination with the existing zoning on various parcels and the rezone of the Southwest Bayshore Boulevard area (to which the Council has already expressed general agreement), a rezone of the three parcels across from the community park (125 Valley, 25 and 43 Park Place) to 24 units per acre would satisfy the total RHNA requirement and the requirements for all income categories. The density of 24 units per acre is an increase over the previously discussed 20 units per acre, but allows for a more sustainable development than would be achieved by going further away from the City center with additional sites, while still being consistent with the existing character of Brisbane. For comparison, staff has calculated the existing density in the area immediately south of the Community Park, along San Francisco Avenue, to be approximately 30 units/acres.

Also, for Council's reference, the bottom portion of Table 34 provides information on six other parcels that were previously reviewed and what their contribution towards meeting the RHNA requirement would be, if rezoned with a minimum density of 20 units per acre.

This list of other parcels may be used as a short list should the Council need to add a site to the Housing Element, at a future time, in order to allow for approval of an application at a lower density than indicated in the Housing Element, or to enable the City to deny a project. This addresses a legal provision, cited earlier, that any action taken by the city that would reduce the residential density on any parcel and result in the housing element not being adequate to accommodate the jurisdictions share of the regional housing need, requires the city to identify sufficient additional adequate and available sites so that there is no net loss in residential unit capacity. So, if the city wanted to approve a reduced the number of units in a proposed project it would be vulnerable to legal to challenge, unless it can demonstrate that it has other sites to offset the loss from such a reduction in density. Therefore, providing more than the minimum RHNA, including sites with affordable densities, would provide the city much needed flexibility when dealing with such not so uncommon development situations.

Crocker Park Sites to Mixed Use

The Planning Commission and staff have recommended rezoning the three parcels around the City Park. Rezoning these three properties has struck a positive chord with the public as well. In addition to public support, the three property owner's have also expressed support for rezoning these sites to mixed use.

Rezoning these parcels would respond to public input received at the 2005 Placemaking workshops conducted by Fred Kent and the Project for Public Spaces. It is also consistent with the information received from various speakers on new urbanism, urban design, and public transportation at the speaker series forum and from resource materials supplied by staff at various meetings, during the update of the Central Brisbane subarea of the land use and circulation elements.

This alternative provides a number of opportunities to improve and greatly enhance the character of the village area and the land that borders the Community Park. The current "dead space" along the north and west edges of the Community Park could be redesigned to include additional park or public plaza space required as part of any future development. Given the central location of these sites, the development of this area with residential, retail commercial and new public amenities will encourage walking and bicycling to and from this destination. The synergy of these uses is also known to stimulate local businesses, create greater social interaction and greater participation in community events.

Given the previously cited state law provision that sites identified to satisfy the very low and low income RHNA requirement be zoned to allow such residential use "by right," it is important that a new "form based" zoning code be adopted, before these sites are allowed to develop. Form based codes stipulate the massing, height and setbacks and other aspects of design to ensure that development observes predetermined standards of design.

Impact on City Revenue: A concern was previously raised regarding the potential loss of revenue to the City if these properties were to be changed to mixed use. Staff has reviewed recent tax information from these sites and, due to confidentiality, the details of what individual sites produce in sales tax cannot be disclosed. However, according to the Finance Department the three parcels in question "do not generate significant sales tax." Publicly available property tax records show that the largest of the three sites, 125 Valley Drive, generates no property tax. This property is also currently used by a freight forwarder. The other two properties, 25 and 43 Park Place, combined currently generate approximately $44,600 in property taxes per year. Given this information, it is anticipated that mixed use development of these three parcels would generate significantly more revenue for the City than the current uses. Property taxes on the residential component could generate significant property taxes depending on the sale prices of the units. While there would be additional costs for essential services (fire, police, etc.), these cost would be incurred, regardless of where the housing is zoned. A location at the center of town may be more cost efficient then locations further out from the center of town. In addition, staff estimated that the commercial portion of the three sites could total around 60,000 sq ft, which would also generate property and sales taxes for the City.

A related concern was that the proposed rezoning represents the beginning a trend of rezoning Crocker Park parcels to accommodate housing that could result in a significant reduction in revenue from one of the City's primary tax bases. As explained previously, the city would likely be better off financially from the proposed rezone of these three parcels, not to mention the eventual removal of a freight forwarding use, adjacent to the center of the city. Rezoning is a legislative act and would always remain at the discretion of City Council, through a noticed public process.

Potential Traffic Conflicts: A concern was previously raised regarding potential conflicts between mixed use (including residential) and the truck traffic in Crocker Park, especially possible air and noise impacts. Such impacts would require environmental review and potential mitigation, as required by CEQA once an application for development was submitted. However, it is worth noting that the City's primary truck route is Bayshore Boulevard, and residential development in other locations along this corridor (Southwest Bayshore subarea) might be subject to greater impacts. While Valley Drive receives considerable truck traffic, Park Place receives a much lower volume of truck traffic. In any case, these issues and other issues would be vetted through the subsequent adoption of an implementing (form based) zoning ordinance as mentioned earlier.

It should be noted that dealing with potential impacts between Crocker Park uses and housing is largely a matter of good site planning and the physical distance between those uses. Historically, speaking the adjacency of Crocker Park to Central Brisbane has not been desirable. Having industrial type buildings across from the Community Park detracts from the character of Brisbane. The proposed use of the three sites for mixed-use and housing offers an opportunity to better address the interface between Crocker Park and Central Brisbane. Given the total acreage of the rezones, the street width of Park Place and the depth of the City Hall parcel, the design of a more effective non-industrial buffer between those uses is now, clearly possible. The eventual elimination of the three existing industrial buildings will effectively pull Crocker Park back from the center of the city and allow the establishment of more compatible uses. This will improve the character of Central Brisbane.

Site Density: Finally, staff has reviewed the density of the existing developed properties surrounding the Community Park, for comparison with the sites from Crocker Park proposed to be rezoned. These are opposite the Community Park along San Francisco Avenue. By comparison, the properties between Inyo St. and Alvarado St., along San Francisco Ave. have an average density of slightly over 30 units per acre, with much of this being in mixed use. For the three properties at the intersection of San Francisco Ave., San Bruno Ave, and Visitacion Ave. (1 San Bruno, Brisbane Hardware store and the senior's center), the housing density average is 32 units per acre.

South end of Southwest Bayshore to Residential

At the Council's September 28th meeting, one resident/owner from Southwest Bayshore spoke against rezoning this district. Should the Council rezone the Southern portion of Southwest Bayshore, a total of 7 single family homes, one duplex and 6 commercial properties will become legal nonconforming. There are 6 vacant properties in this portion of Southwest Bayshore.

As the Council may recall from its previous deliberations on the update of the Land Use element, this subarea was indicated as an area of concern. The primary concerns were its overall appearance and traffic safety. The desire was to make this area a more inviting entry into the City.

A major factor contributing to the concern for traffic safety is the large number of relatively small lots directly taking access to this main arterial roadway. However, there are circulation designs

that can mitigate much of this problem. An example of one approach is provided with the 30 unit condominium project approved at 3710-3760 Bayshore Boulevard, north of the mobile home park. This site will include a single frontage roadway so that the traffic from the new development is channeled to a controlled access point, rather than having many individual access points. This approach could be used for some, if not all, of the properties south of the mobile home park. So while rezoning would increase density, traffic safety might improve with the cooperation of the property owners and a cohesive plan for the district.

Other Considered Sites

A number of other alternatives were considered to accommodate the RHNA requirements. Certain areas, or sites, are no longer under consideration, such as the Central Brisbane R-2 and R-3 zoning districts (which were considered for establishing a minimum density). Other sites, that may still be considered, should additional sites be needed, are shown on Table 34, as "Also Considered". These are briefly discussed as follows:

Northwest Bayshore – "Levinson" and "Peking" Sites: As with the other proposed rezones, there are concerns about rezoning Northwest Bayshore. The two subject properties, 3000 Bayshore Boulevard ("Levinson") and 3100 Bayshore Boulevard ("Peking") are undeveloped and provide potential endangered species habitat, as indicated in the 2002 Open Space Plan. The properties also provide a sense of separation from Daly City and San Francisco, as well as respite from development, as one travels along Bayshore Boulevard. However, these properties are not currently dedicated to open space and already have development potential, given PD (Planned Development District) zoning. On the other hand, the sites are large enough to enable significant dedication of land to open space upon development, along with a significant number of housing units.

At previous meetings staff has indicated that housing located in this area would be largely separated from the rest of the community. Housing in this area relates more to the future Baylands development and Daly City than Central Brisbane. Because the outcome of the Baylands development is still uncertain at this time, there is an unanswered question of how development of housing at this location would relate to the Baylands development. Until that question is answered, it is difficult to make a case that this location is superior to locations closer to Central Brisbane.

Other Crocker Park Sites: Four other Crocker Park sites were also considered for rezoning, besides the Park Place and Valley Drive sites. These included 280 Old County Road, 91 Park Lane and 105 Park Lane, which were considered largely due to their proximity to Central Brisbane, and 99 North Hill Drive, which was considered due to its proximity to the Northeast Ridge development. If selected, these sites would have served essentially as extensions of these two subareas. If further consideration is to be given to these sites, staff recommends placing a higher priority on the three sites close in to Central Brisbane and a lower priority on 99 North Hill Drive, since it would be largely separated from Central Brisbane shops and services.

Form Based Codes

Form based codes are an alternative to conventional zoning regulations to foster predictable built results and a high-quality public realm by using a predefined physical form as the organizing principle for the code. Form based codes are suggested for any of the areas that are selected by Council for rezoning, since one of the State's requirements for credit for low and very low income affordable housing potential is that there would not be discretionary review of individual projects. Instead, the form based code would dictate how a development would relate to the public realm and its basic form before an application is submitted.

In general, form based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form, scale and character of a development. This is in contrast to conventional zoning which primarily specifies the maximum envelope of the building and types of uses, and leaves the rest to a discretionary permit review process.

The form-based codes would be drafted to achieve the community's vision following further study and community input. A new program has been added to the draft Housing Element to address this:

> *Program H.D.1.d For the new zoning districts intended to accommodate affordable housing, adopt form-based codes that provide objective, quantifiable development standards including, but not limited to, building form, architecture, public space and landscaping in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval.*

Note that State law requires that rezoning be adopted within 3 years and 120 days of the statutory deadline for adopting the Housing Element.

Fiscal Impact:

Finalization, adoption, and subsequent implementation of the Housing Element will involve additional staff time.

Measures of Success:

Adoption of a Housing founding to be compliant with state law by HCD.

Attachments:

1. Table 34 Summary of Housing Sites Inventory
2. Map: City of Brisbane Potential Housing Areas
3. Map: City of Brisbane Potential Housing Rezoning Areas
4. Aerial of Community Park Vicinity
5. Aerial of Southwest Bayshore
6. Aerial of Areas Also Considered for Potential Housing
7. Project for Public Spaces Placemaking Report Excerpts

8. Housing Element Excerpt of Goals, Policies and Programs (w/ changes since Sept 28, 2009 in strike-out/red-line)

Department Head

City Manager

Table 34.
Summary of Housing Sites Inventory

	Current Land Use Area ((E) Zoning District)	Sites[A]	Proposed Rezoning of Specified Sites	Size (Acres)	V. Low Income Units	Low Income Units	Mod. Income Units	Above Mod. Income Units	Total Units	Notes
CURRENT ZONING	**Mixed Use**									
	Central Brisbane (NCRO-2)	Various sites	NA	0.81	2[B]	2[B]		13	**17**	Includes units permitted since 1/1/07.
	Southwest Bayshore (SCRO-1): North End	3700, 3708 & 3710-3760 Bayshore Blvd.	NA	5.01	-	2[B]	3	45	**50**	
	Residential Only									
	Northeast Ridge (PD)	Various sites	NA	17.66	-	-	-	77	**77**	Includes units permitted since 1/1/07.
	Central Brisbane (R-1, R-2 and R-3)	Various sites	NA	8.95*	8		7	67	**82**	Includes permitted since 1/1/07. * SDU's based on trends, so acreage not included.
	Brisbane Acres (R-BA)	Various sites	NA	See App. F	-	-	-	4	**4**	Based on trends.
REZONE	**Mixed Use**									
	Crocker Park (TC-1)	25 Park Place	NCRO-3 (24 units/acre min.)	1.25	23[B]		-	-	**23**	25% dedication to public space. (Subtotal for this area is: 23 + 20 + 82 = 125 potential units)
		43 Park Place		1.11	20[B]		-	-	**20**	
		125 Valley Drive		4.54	82[B]		-	-	**82**	
	Residential Only									
	Southwest Bayshore (SCRO-1); South End	3832 to 4090 Bayshore Blvd (Includes all properties south of the mobile home park).	R-SWB (20 units/acre min.)	7.03	85		-	-	**85**	25% to 40% dedication to public space.
	Other									
	Crocker Park (TC-1)	50 Park Place (City Hall)	PFP	1.49	-		-	-	-	Rezone City Hall to PFP, to its existing use. Rezone 60 Park Pl. to PFP, NCRO or a lower intensity TC to preserve the existing low intensity uses, as a truck traffic buffer to new housing, or to allow for redevelopment to other low intensity, trade commercial, office, neighborhood serving retail, or school site.
		60 Park Place	TBD	1.92	-		-	-	-	
	INVENTORY TOTALS				**224[B,C]**		**10[C]**	**206**	**440**	
	RHNA REQUIREMENTS				**91**	**66**	**77**	**167**	**401**	
ALSO CONSIDERED[D]	**Mixed Use (Not included in totals)**									
	Crocker Park (TC-1)	280 Old County Road	NCRO-3 (20 units/acre min.)	1.46	22[B,D]		-	-	**22[D]**	25% dedication. Post Office location.
	Residential Only (Not included in totals)									
	Crocker Park (TC-1)	99 North Hill Drive	R-4 (20 units/acre min.)	1.69	34[D]		-	-	**34[D]**	Adjacent to Northeast Ridge.
		91 Park Lane	R-4 (20 units/acre min.)	1.85	38[D]		-	-	**38[D]**	
		105 Park Lane	R-4 (20 units/acre min.)	2.13	43[D]		-	-	**43[D]**	
	Northwest Bayshore (PD)	3000 Bayshore Boulevard	R-NWB (20 units/acre min.)	21.95	110[D]		-	-	**110[D]**	75% dedication to be required to address habitat/open space.
		3100 Bayshore Boulevard	R-NWB (20 units/acre min.)	9.49	48[D]		-	-	**48[D]**	

NOTES: A: See also, Table 35 for further breakdown of the Current Zoning inventory, by New Permitted Units since January 1, 2007 and Potential Units; and Appendices E & F for the detailed Sites Inventory.
B: Housing units in mixed use developments may count toward the lower income RHNA; however at least half of the very low and low income housing need must be designated for residential uses only.
C: Housing units affordable to the very low and low income, as defined by the state, are also affordable to moderate income households.
D: A number of other alternatives were considered for potential new housing units including, but not limited to, requiring a minimum density in the existing R-2 and R-3 Districts. Not all of these are shown here, but rather just the final group of sites that may be considered should the City determine that additional site(s) are needed. These units are not included in the totals.

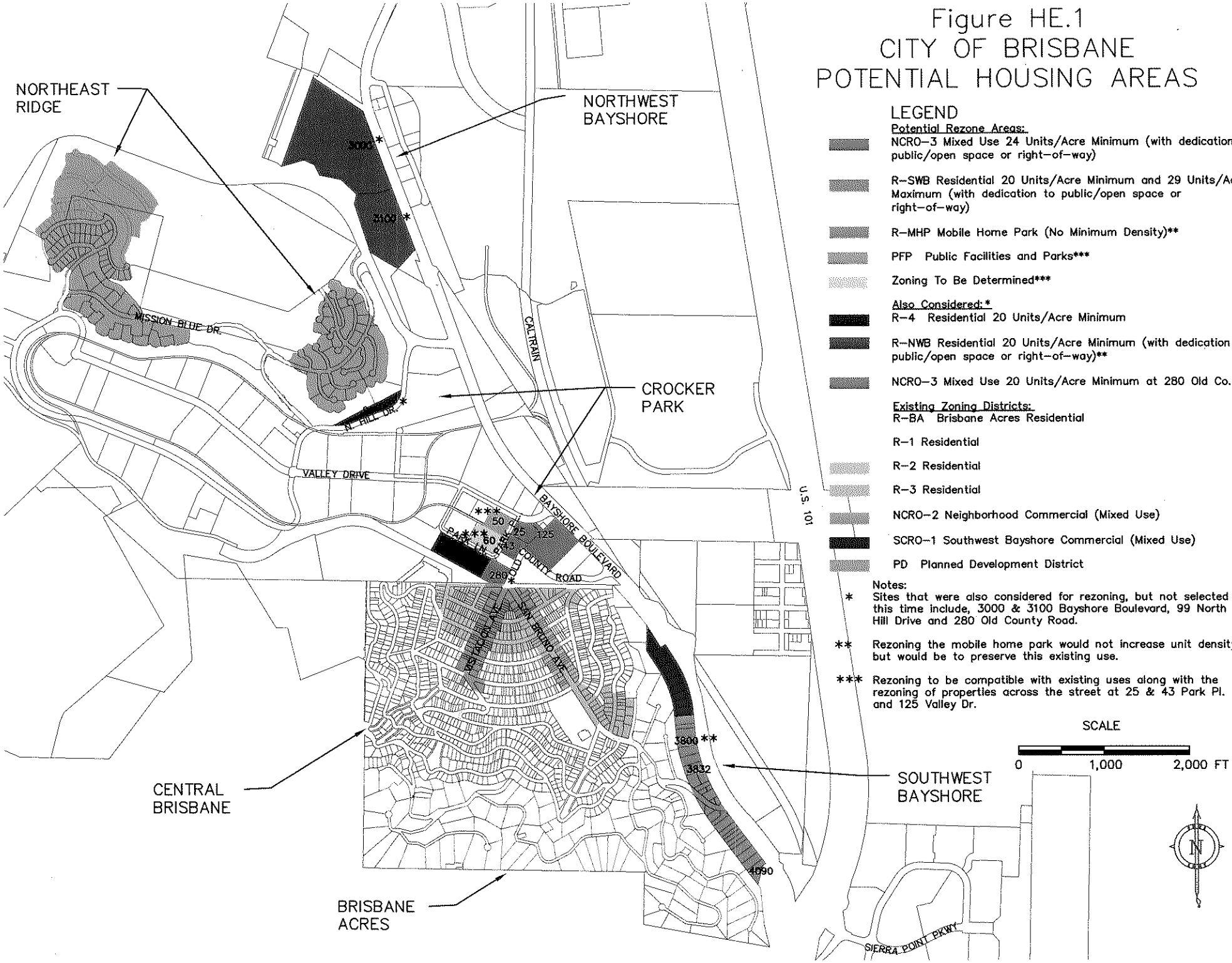


Figure HE.1
CITY OF BRISBANE
POTENTIAL HOUSING AREAS

LEGEND

Potential Rezone Areas:

- NCRO–3 Mixed Use 24 Units/Acre Minimum (with dedication to public/open space or right–of–way)
- R–SWB Residential 20 Units/Acre Minimum and 29 Units/Acre Maximum (with dedication to public/open space or right–of–way)
- R–MHP Mobile Home Park (No Minimum Density)**
- PFP Public Facilities and Parks***
- Zoning To Be Determined***

Also Considered: *

- R–4 Residential 20 Units/Acre Minimum
- R–NWB Residential 20 Units/Acre Minimum (with dedication to public/open space or right–of–way)**
- NCRO–3 Mixed Use 20 Units/Acre Minimum at 280 Old Co. Rd.

Existing Zoning Districts:

- R–BA Brisbane Acres Residential
- R–1 Residential
- R–2 Residential
- R–3 Residential
- NCRO–2 Neighborhood Commercial (Mixed Use)
- SCRO–1 Southwest Bayshore Commercial (Mixed Use)
- PD Planned Development District

Notes:

* Sites that were also considered for rezoning, but not selected at this time include, 3000 & 3100 Bayshore Boulevard, 99 North Hill Drive and 280 Old County Road.

** Rezoning the mobile home park would not increase unit density, but would be to preserve this existing use.

*** Rezoning to be compatible with existing uses along with the rezoning of properties across the street at 25 & 43 Park Pl. and 125 Valley Dr.

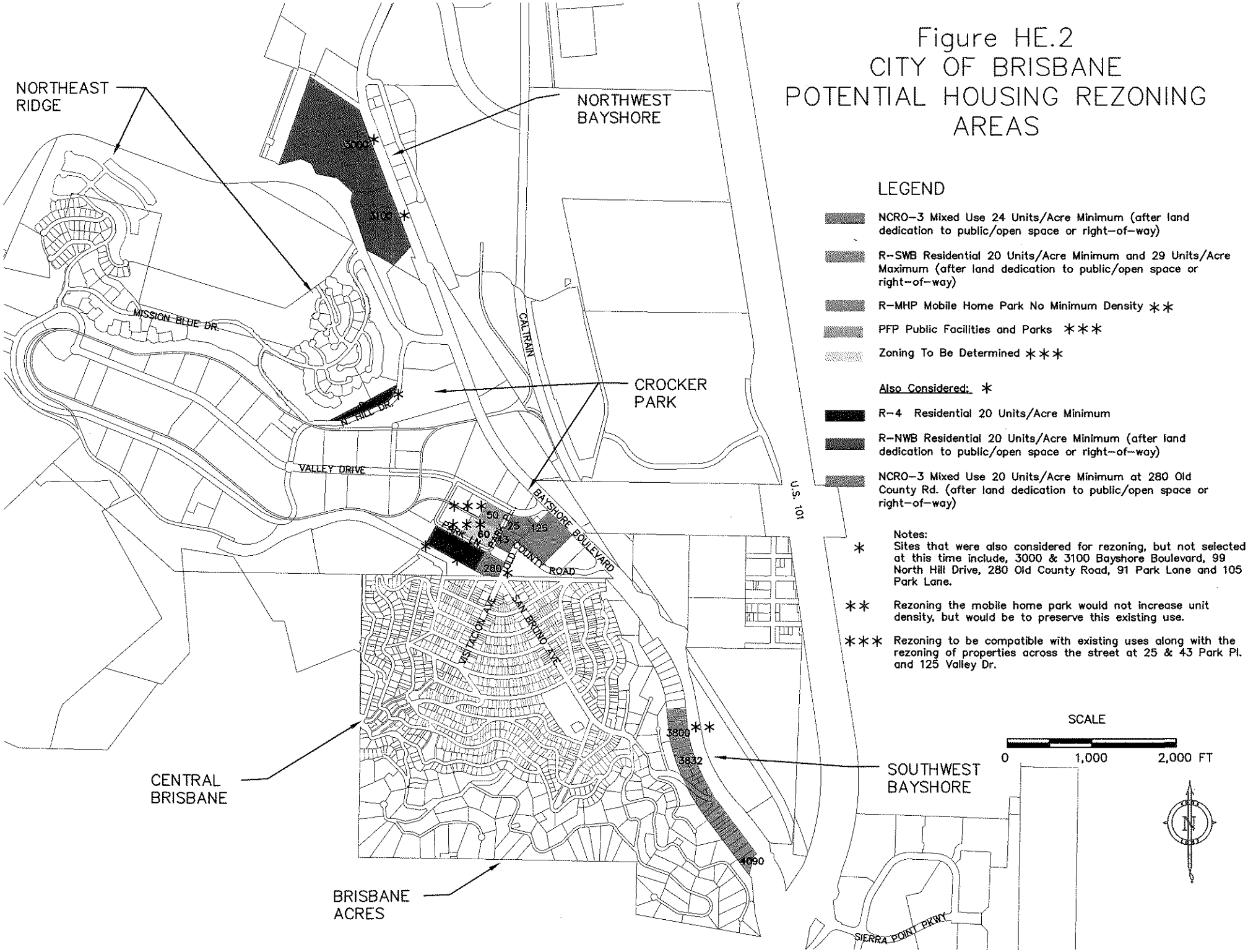


Figure HE.2
CITY OF BRISBANE
POTENTIAL HOUSING REZONING AREAS

LEGEND

- NCRO–3 Mixed Use 24 Units/Acre Minimum (after land dedication to public/open space or right–of–way)
- R–SWB Residential 20 Units/Acre Minimum and 29 Units/Acre Maximum (after land dedication to public/open space or right–of–way)
- R–MHP Mobile Home Park No Minimum Density **
- PFP Public Facilities and Parks ***
- Zoning To Be Determined ***

Also Considered: *

- R–4 Residential 20 Units/Acre Minimum
- R–NWB Residential 20 Units/Acre Minimum (after land dedication to public/open space or right–of–way)
- NCRO–3 Mixed Use 20 Units/Acre Minimum at 280 Old County Rd. (after land dedication to public/open space or right–of–way)

Notes:

* Sites that were also considered for rezoning, but not selected at this time include, 3000 & 3100 Bayshore Boulevard, 99 North Hill Drive, 280 Old County Road, 91 Park Lane and 105 Park Lane.

** Rezoning the mobile home park would not increase unit density, but would be to preserve this existing use.

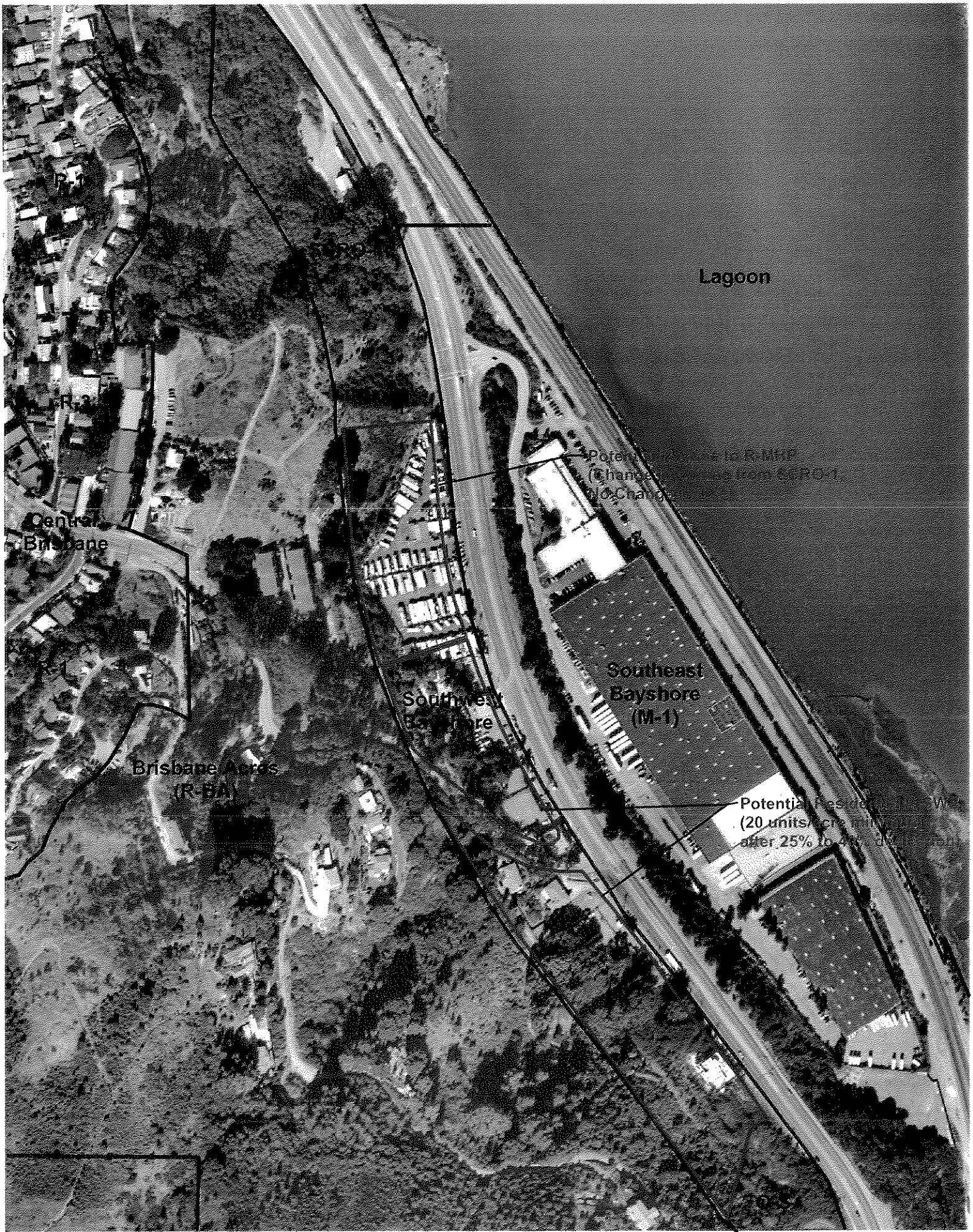
*** Rezoning to be compatible with existing uses along with the rezoning of properties across the street at 25 & 43 Park Pl. and 125 Valley Dr.



Aerial of Community Park Vicinity

* Existing Community Amenity or Service

Feet
0 75 150 300



Aerial of Southwest Bayshore & Vicinity

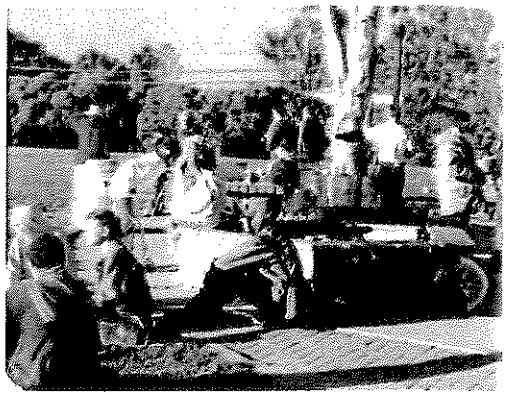


Areas Also Considered for Potential Housing

Feet

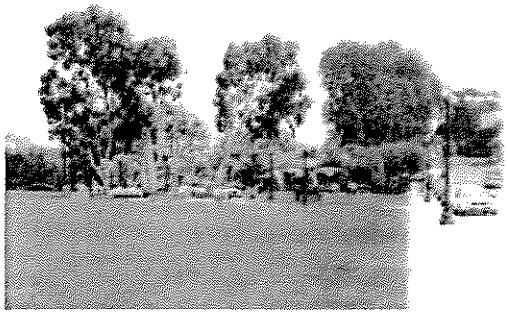
Excerpts from: "Brisbane is Awesome! Defining The Core Places in Downtown Brisbane, Place Evaluation Workshop Results" Dec. 2005, by PPS

- Create a Visitacion Avenue business or merchants association to ensure proper care is given to the business district. The business association can work with the City on retail recruitment, on instituting policies (such as rent stabilization, façade improvement grants, loans to help businesses expand) to help merchants prepare to enhance their economic viability and remain competitive. They also can coordinate and offer special promotions, events, marketing campaigns, and beautification efforts.
- Establish a lunch-time shuttle bus to bring office workers from Sierra Point and Crocker Industrial Park downtown without having to deal with driving and parking.



Community event at the park.

SITE 2: THE COMMUNITY PARK INCLUDING CONNECTIONS TO THE SURROUNDING STREETS AND USES

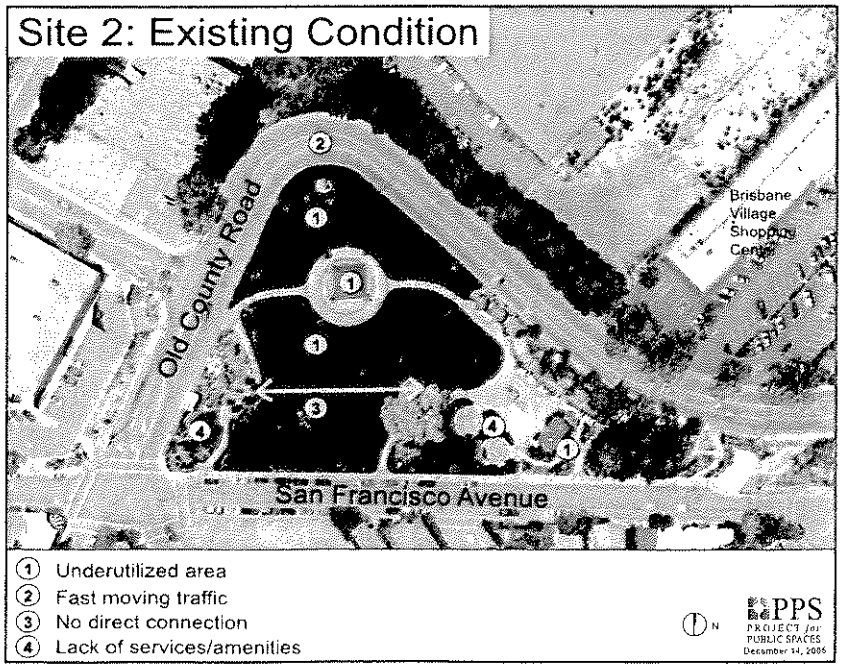


Southern edge of park, along San Francisco Avenue.

Evaluation of the Place

The Community Park is seen as the lynchpin of Brisbane, the heart of the town center – the place which all others surround. The connections between the park and other key central areas can be described as a star – one of the City's longstanding themes - with the center being the park and other places radiating towards it. This place is the pride of Brisbane, its natural gathering spot, and the place that could best define the town.

Participants rated this area as one of the most successful in Brisbane due to its location, the activities available in the park, and the views from and to the park. People like the large green openness of the meadow and the smaller, more intimate garden space behind the restroom building. The public bathroom provides an important amenity for the area. In addition, the park is very well maintained and regularly programmed with concerts and special events. It is also heavily used for picnicking, to the point that picnic tables are often unavailable at peak times.

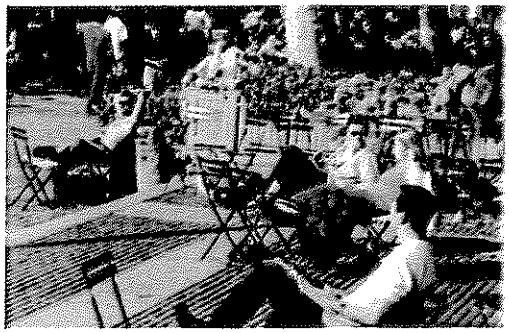




Delineate a crosswalk to connect the park to surrounding areas.



Improve the signage in the park; consider it the main information point for people entering Brisbane.



Add movable seating in the park.

There was some concern that the park lacks a sense of play and vitality, that it was too formal in its design to encourage as much spontaneous use as might be desired. The climate provides ample challenges for the park; many people are dissuaded by the wind. And while the openness of the park is an asset in some instances, there is also a lack of intimate spaces where one can go and feel alone in the park. It is not large enough to support recreational activities such as soccer matches or baseball games, but feels too formal for games of Frisbee or volleyball.

Short Term Improvements

Improvements recommended by workshop participants for implementation in the short term which would improve the inner park as well as the outer park:

Physical Improvements

Access and Linkages

- Delineate a crosswalk to connect the skate park, bus stop, and Community Park. Consider raised brick crosswalks with lighting. A stop sign could be added here, if traffic volumes warranted it.
- Improve connections to City Hall and Brisbane Village Shopping Center with crosswalks and by thinning out the wall of trees that currently block site lines between these areas.

Amenities

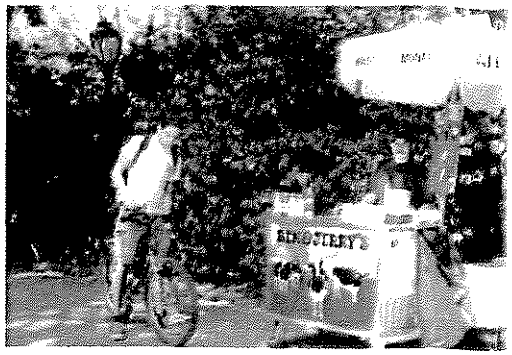
- Manage the climate with a series of amenities such as heat lamps in the gazebo, shade trees, and wind blocks and screens. The windshield could be semi-permanent and the heaters could be turned on during different events. These changes would lengthen the season and hours of the day when the park could be used.
- Add more amenities, such as benches, moveable and creative seating, and tables with chess and checker tops, recycling bins and trash cans.
- Install an information kiosk in the park. Include information about local attractions and events, as well as maps noting

hiking trails and highlighting the key places in Brisbane. This could also serve as a telescope/mountain viewing station. It could be staffed during special events as well and used to sell tickets, as appropriate.

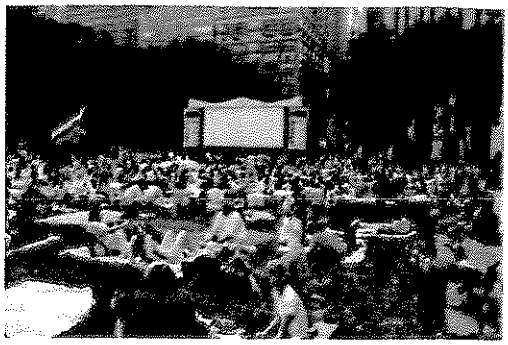
- Paint murals on the surrounding building walls to improve connections with the park.
- Improve the circulation paths within the park to make paths go where people want to walk, such as to the gazebo and from the gazebo to the playground.

Programmatic Improvements

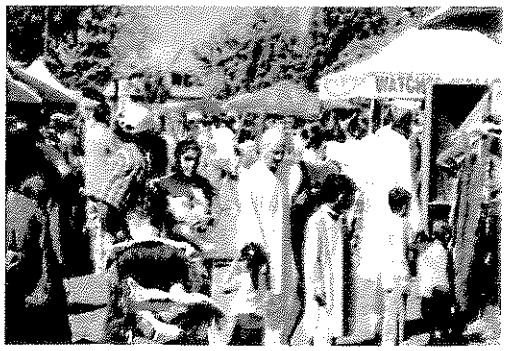
- Regrade the center lawn to create usable, flexible sport space, to facilitate badminton, croquet or volleyball games. Designate areas in the park for bocce ball, cricket and horseshoes.
- Work with the City's Recreation Department and the Teen Center to start up a teen market Thursday or Friday nights, for teens to come and sell/exchange their goods and participate in a community activity designed especially for them.
- Introduce a food vendor to the park—anything from a popcorn or cappuccino cart to a kiosk with food. Consider both temporary and permanent options. A permanent kiosk could provide information, food and drink options. Encourage collaboration among local food merchants and assist them with setting up a cart to come to the park during lunchtime on weekdays, and during special events.
- Program weekly classes for painting, knitting, or other activities. Pair up with the senior and teen centers to find instructors and/or participants.
- Schedule movies in the park on a regular basis.
- Create more senior and adult attractions such as gaming and chess tables.
- Have a the merchants association operate a cooperative lunch cart that would provide a variety of food options in the Community Park.
- Eliminate the wall of trees between the park and the State Teachers Retirement System property,.
- Harness the wind in the area by installing windmills in the park, and use the energy to finance park management. Artists could be commissioned to design the windmills.



Food vendor.



Program summer movies in the park.



Markets in the park.



Landscaped buffer between the park and Old County Road.

Long Term Physical and Design Improvements

The elements that could be incorporated in the longer term include:

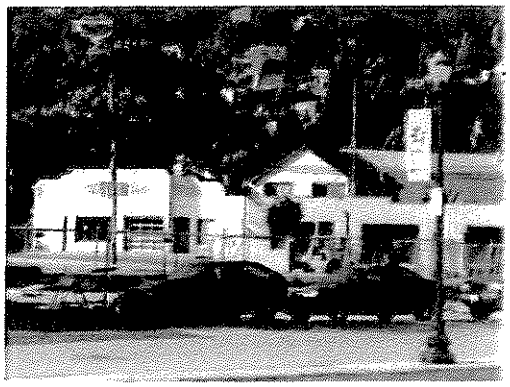
- Plant the painted median along Old County Road. This also will slow cars and will make it safer for pedestrians to cross the street by providing them with a refuge where they can wait.
- Build a landscaped buffer between the park and the Old County Road to provide a protected edge for the east side of the park, making sure it is not too high to cut off sight-lines.
- Transform this area into a civic plaza by reconfiguring or removing the section of Old County Road that circles the park so that it no longer separates the park from its edges but connects it and the park to City Hall. An alternative to that is to brick the streets to slow down traffic on Old County Road. (See attached sketch on page 36).
- Reprogram surrounding buildings around new civic plaza for community use, (i.e. the warehouse next to the State Teachers Retirement System property, whose lease is up in two year) such as a new library/community center and charter high school.



Intersection, from Old County Road looking southwest up Visitacion Avenue.



The town Post Office.



Site of the future One San Bruno Development.

SITE 2A: INTERSECTION OF SAN FRANCISCO AVENUE, SAN BRUNO AVENUE AND VISITACION AVENUE AND THE SOUTHWEST CORNER OF THE PARK

Evaluation of the Place

This intersection has the potential to become a true retail and entertainment "hot spot" for Central Brisbane. Here lies the confluence of the Post Office, the Community Park, a bus stop, the main commercial street in town (Visitacion Avenue), the Teen Center, the Senior Center, and One San Bruno, a future mixed use redevelopment site, and a hardware store. A key issue facing this intersection is the lack of a reason to stop and enjoy the space. The Post Office is designed for a suburban setting, and does little to attract anyone on foot because the building is set back behind its parking lot. Neither the senior center nor teen center have any "front lawns" or outdoor space where patrons can gather; the narrow sidewalks, speed of cars and width of the

ENTRANCE TO
BRISBANE
2010!
Truck Route
Only
Parking
Parking
Parking

LONG-TERM VISION

BRISBANE COMMONS: A NEW TOWN CENTER

(See concept sketches A and B)

Redefining the future of Brisbane by creating a new town center and organizing existing uses around a central square is a key idea to emerge from the workshop. This has the capacity to completely transform the City of Brisbane and link the old town center to Bayshore Boulevard and with new development to the east.

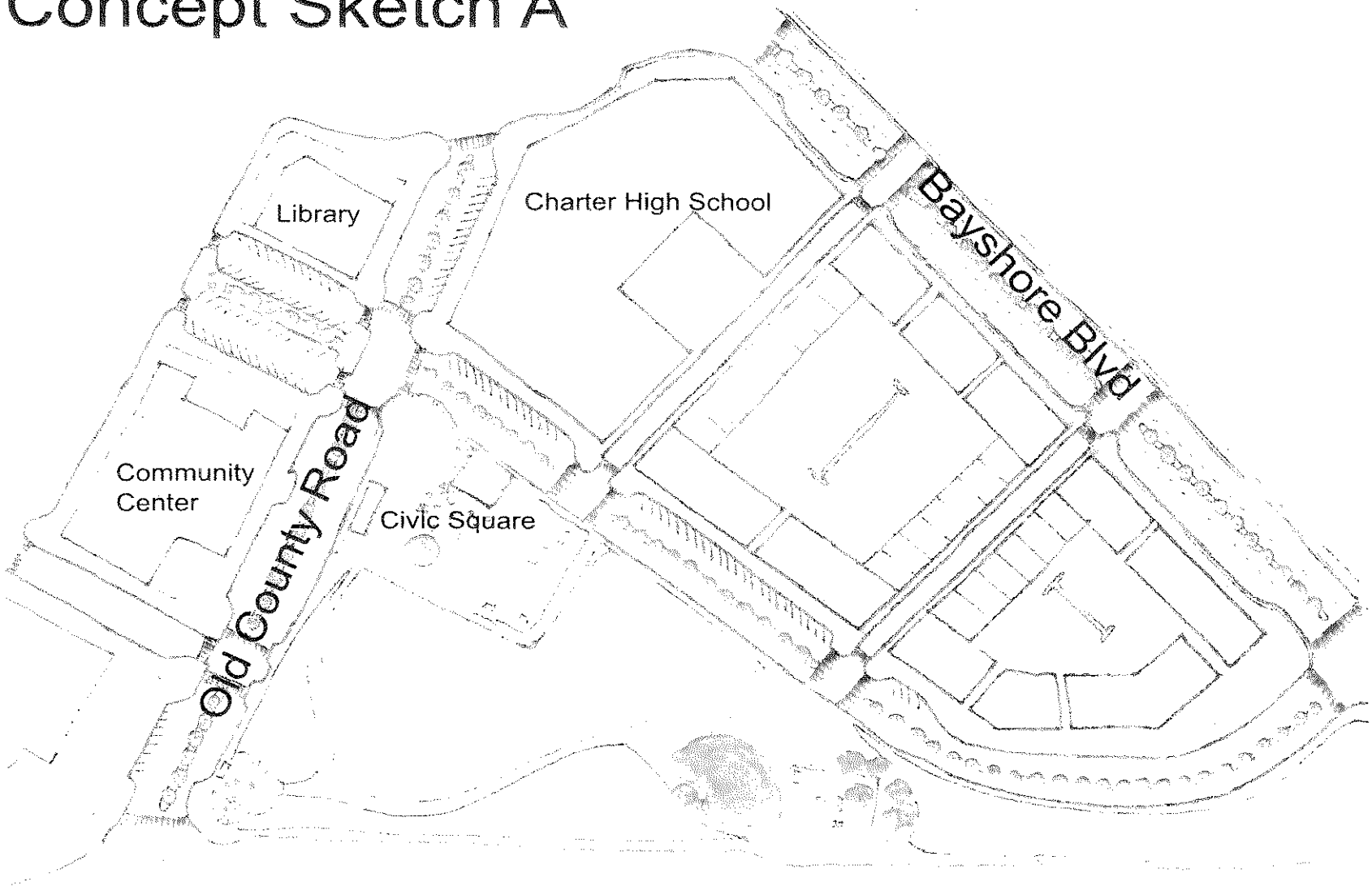
This new town center would have the Community Park (Brisbane Commons) at its center, extending to Bayshore Boulevard, and replacing the Brisbane Village Shopping Center shopping center with a pedestrian scaled mixed-use town center. Flank the park to the east with a new retail street, to the north by community buildings.

The following changes to the area surrounding the Park would be needed to begin to shape this town center:

- Purchase the building and property owned by the State Teachers Retirement System and potentially make them the new home of the library, community center, new art center, or a charter high school. A charter high school was called for in the 1994 General Plan, in place of the State Teachers Retirement System building.
- One option (concept sketch A) is to shift Old County Road to the northeast, creating a new small retail street that links the new commercial area with the community buildings to the north. Visitacion Avenue would continue north to Valley Drive.
- The second option (concept sketch B) is to end Old County Road at the extended Visitacion Avenue, creating a new northern corner in the park.
- New development would have active ground floor uses, such as retail and restaurants that would align with the sidewalk, with second story offices or residences.

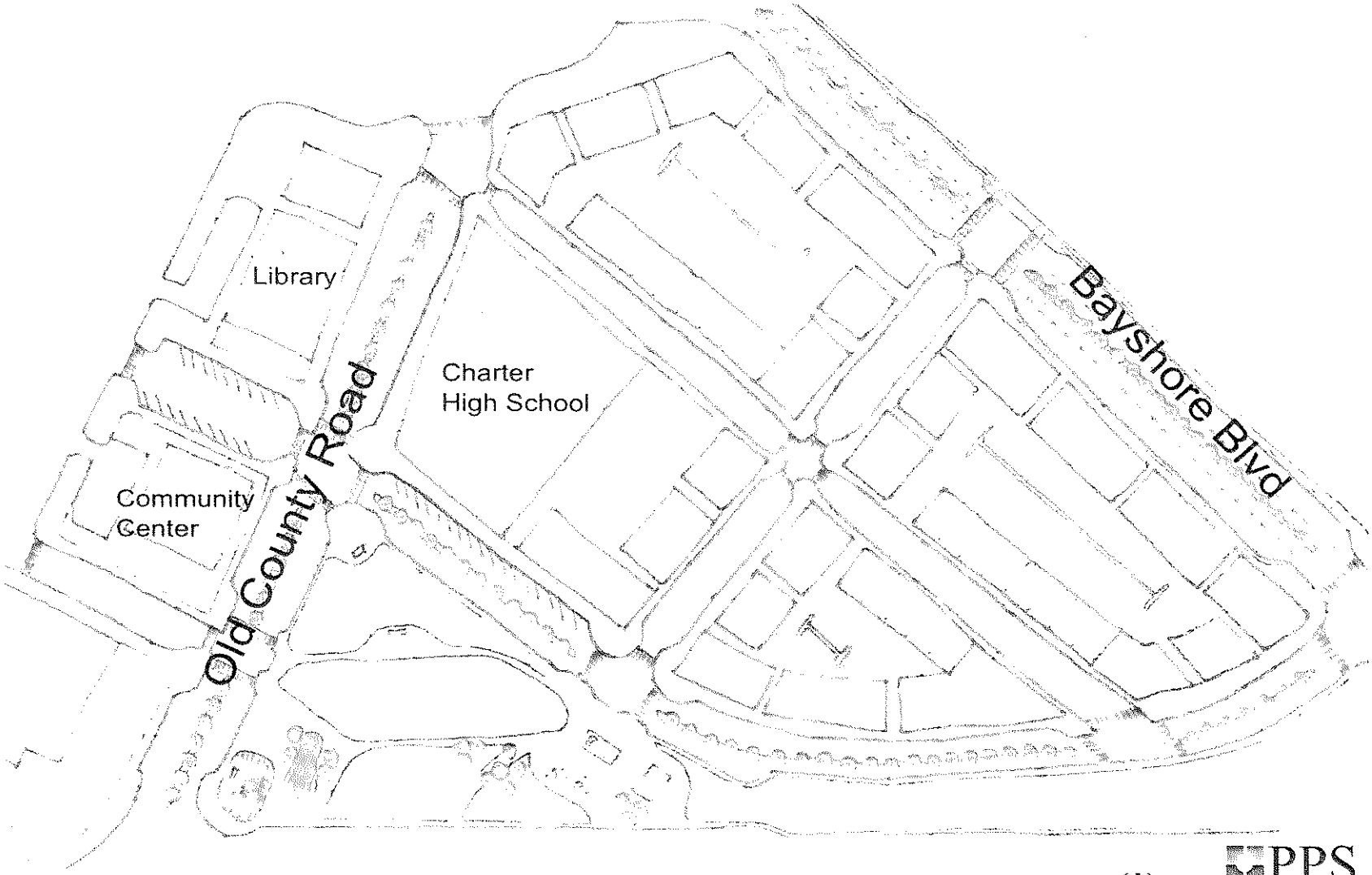
- Parking would be hidden behind the building structures as well as on-street.
- Calming traffic through this area will be of paramount importance to making it work as a town center. Delineating one specific truck route to limit the amount of truck traffic through the area, improving way finding for truck-traffic into Brisbane, and even specifying Old County Road for "residential access only" are three recommended measures. Introducing a shuttle to reduce the lunch-time traffic and cobbling or bricking streets around the Park area to reduce vehicular speed are also recommended.
- Additional streets could provide access points off of Bayshore Boulevard through the new town center.
- Retail uses should also face outwards towards Bayshore Boulevard on the east side, transforming Bayshore Boulevard into a main street environment.
- Two-story townhomes could be built, facing onto the enlarged Town Green or along a new mews street within the new development.

Concept Sketch A



PPS
PROJECT for PUBLIC SPACES
December 14, 2005

Concept Sketch B



PPS
PROJECT *for*
PUBLIC SPACES
December 14, 2005

NEXT STEPS

The citizens of Brisbane seek to strengthen and improve the key places of the town to reflect the character of their community, and the City is striving to ground the community as it takes on new development challenges, to ensure that the goals of the General Plan are carried through, and to guide all facets of the City's growth, it's urban design, and land use planning.

A number of next steps clearly presented themselves as outcomes of this workshop, which could be explored concurrent with the research into funding mechanisms and sources:

- Research the feasibility of and develop a series of traffic circulation guidelines and goals geared toward decreasing speed on Bayshore Boulevard, increasing connections between Central Brisbane and Sierra Point, and public transportation connections with the regional systems in the Bay area.
- Establish a Visitacion Business Merchants Association to maintain and improve the main business corridor in town. They could have a hand in setting up community events in the park and providing a lunch-time vending cart with a number of options for people to enjoy at the park.
- Undertake a master planning effort for creation of a Central Square in Central Brisbane that would focus on relating all major public institutions to one another, the possible creation of a charter high school, the redevelopment of Brisbane Village Shopping Center into a more pedestrian-scaled shopping area, and the success of local business partnerships with merchants on Visitacion Avenue. This would require marketing, education, and partnering with existing and potential property owners.
- More attention needs to be focused upon guiding the build-out of Sierra Point through the development and implementation, by the City, of urban design guidelines and a site plan framework describing a series of desirable alternatives for creating a walkable mixed use community circumscribed around a new, vibrant public park or central square. At the same time, the ideas presented here need to be analyzed in terms of their feasibility for implementation and prioritized.

Housing Element Excerpt of Goals, Policies and Programs (June 28, 2010).

Colored text and strike-outs represents edits made since the September 28, 2009 draft.

~~VI.~~1.3 Housing Policies and Programs

The policies and programs are tied directly to the City's goals and are as follows:

Goal H.A Provide housing opportunities for all persons, regardless of age, sex, race, ethnic background, income marital status, disability, family composition, national origin, or sexual orientation.

Policy H.A.1 Promote equal housing opportunities.

Program H.A.1.a Continue to provide information on discriminatory and unfair housing practices (from the California Department of Fair Employment and Housing) and housing related services and industries to the public through the City's website.

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Program H.A.1.b Continue to inform Brisbane residents and businesses, developers, non-profit housing development organizations and other groups about housing policies and opportunities in Brisbane. Use local publications such as the Brisbane Star and the Chamber of Commerce newsletter, bulk mailing, flyers, the City's website and other means of distributing information on City housing policies, local achievements, programs of other agencies, housing information and counseling programs, and State housing laws.

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Goal H.B Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs.

Policy H.B.1 Require a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior and special needs dwelling units in multi-family developments.

Program H.B.1.a ~~Complete any~~Maintain existing zoning and complete necessary rezoning to provide adequate sites to accommodate the Regional Housing Needs Allocation, as referenced in Sections III.1 and III.2, no later than 3 years and 120 days of the statutory deadline for adoption of the Housing Element [per Government Code Section 65583(c)(1)(A)].

Time Frame: October 2012
Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

~~*Program H.B.1.b Revise the R-2 and R-3 District regulations to adopt a minimum density of 20 units per acre (1 dwelling unit per 2,178 sq. ft.); the maximum density in the R-2 district shall also be increased to allow for the new minimum.*~~

~~*Time Frame: October 2012 (see Program H.B.1.a)*~~
~~*Responsibility: Community Development Department, Planning Commission, City Council*~~
~~*Funding Source: City funds*~~

~~*Program H.B.1.c Revise the height limit in the Central Brisbane R-2 and R-3 Districts to 30 ft. for developments with 3 or more units.*~~

Program H.B.1.b For those new zoning districts, adopt development regulations (including open space, public space and/or habitat easement standards as appropriate) to accommodate the applicable densities, as referenced in Sections III.1 and III.2.

Time Frame: October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.1.c DELETED.

Program H.B.1.d ~~*Expand the boundaries of the R-3 District to include the following properties on the first block of San Bruno Avenue:*~~*DELETED.*

- ~~*23 San Bruno Avenue (APN 007-223-080)*~~
- ~~*35 San Bruno Avenue (APN 007-223-090)*~~
- ~~*36 San Bruno Avenue (APN 007-222-030)*~~
- ~~*50 San Bruno Avenue (APN 007-222-050)*~~
- ~~*99 San Bruno Avenue (APN 007-223-100)*~~
- ~~*200 Mariposa Street (APN 007-222-010)*~~

~~*Time Frame: October 2012 (see Program H.B.1.a)*~~
~~*Responsibility: Community Development Department, Planning Commission, City Council*~~
~~*Funding Source: City funds*~~

Program H.B.1.e ~~*Rezone the southern portion of the SCRO-1 District to a new R-SWB Southwest Bayshore Residential District, starting immediately south of the mobilehome park, from 3832 Bayshore Boulevard (APN 007-553-180) to 4090 Bayshore Boulevard (APN 007-560-010). Rezoning shall include the following:*~~*DELETED.*

- ~~*Reduction in the minimum lot size to 7,000 sq ft.*~~
- ~~*A requirement of 40 percent dedication of land to habitat easements, open space and/or public space upon development of lots over 10,000 sq ft.*~~

- ~~*A requirement of 25 percent dedication of land to habitat easements, open space and/or public space upon development of lots of 7,000 sq ft to 10,000 sq ft.*~~
- ~~*A 20 unit per acre minimum housing density and 29 unit per acre maximum on the net acreage, after dedication.*~~

~~*Time Frame: October 2012 (see Program H.B.1.a)*~~
~~*Responsibility: Community Development Department, Planning Commission, City Council*~~
~~*Funding Source: City funds*~~

Program H.B.1.f ~~*Retain the 35 ft. height limit in the R-SWB District to accommodate development at the minimum required density*~~*DELETED.*

~~*Time Frame: October 2012 (see Program H.B.1.a) Responsibility: Community Development Department, Planning Commission, City Council*~~
~~*Funding Source: City funds*~~

Program H.B.1.g ~~*Rezone the existing mobilehome park property at 3800 Bayshore Boulevard from the SCRO-1 District to a new R-MHP Mobilehome Park District for mobilehome park uses only, at 29 units per acre minimum, including the following parcels:*~~ *DELETED.*

- ~~*APN 007-350-010*~~
- ~~*APN 007-350-020*~~
- ~~*APN 007-350-030*~~
- ~~*APN 007-553-010*~~
- ~~*APN 007-553-020*~~

~~*Time Frame: October 2012 (see Program H.B.1.a)*~~
~~*Responsibility: Community Development Department, Planning Commission, City Council*~~
~~*Funding Source: City funds*~~

Program H.B.1.h Amend the Design Permits chapter of the Municipal Code to include the findings required by Government Code Section 65589.5(d), (i) & (j) & Section 65583.2(i) regarding proposed housing developments for very low, low or moderate-income households and emergency shelters; and clarify in the Design Permit subsections under the applicable zoning district chapters that any design review for those districts intended to accommodate affordable housing would comply with the restrictions set by AB 2348 (also see Program H.D.1.d).

Time Frame: Within 1 year [Government Code Section 65583(a)(4)]
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.1.i Revise the General Plan's applicable land use designations to reflect the net acre density (excluding land area devoted to public rights-of-way for streets and utilities) to be consistent with all zoning districts to be revised per the Housing Element. Revise the

Land Use Element's policies and programs so as to be consistent with Government Code Section 65583.2 regarding affordable housing.

Time Frame: As part of the General Plan update, but no later than October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.1.j Monitor market-rate rents for secondary dwelling units to determine whether they remain affordable; if not, consider what actions may be legally taken to make the primary or secondary unit affordable for occupancy by a low- or moderate-income household.

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Program H.B.1.k Amend the definition of "dwelling" in BMC Section 17.02.235 to specifically include "transitional housing" and "supportive housing" as examples (per SB 2), along with "manufactured housing and mobilehomes" (per 1999-2006 Housing Element Program H1e).

Time Frame: Within 1 year [Government Code Section 65583(a)(4)], concurrent with Program H.B.1.h
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.1.l Allow "supportive housing single-room occupancy units" as a conditional use in the SCRO-1 District (per AB 2634).

Time Frame: October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Policy H.B.2 Retain existing affordable ("at risk") housing units.

Program H.B.2.a Preserve affordable units that are at risk of being converted to market rate by:

- *Establishing an early warning/monitoring system*
- *Allocation of potential funding sources*
- *Providing for tenant education and assistance*

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Policy H.B.3 Encourage development of affordable housing specifically designed for seniors

and persons with disabilities or other special needs.

Program H.B.3.a Identify suitable sites for housing for seniors and persons with disabilities or other special needs.

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Program H.B.3.b To encourage housing for seniors, reduce the parking requirements for units designed and dedicated for use by elderly persons.

Time Frame: December 2011
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.3.c Encourage housing units designed for persons with disabilities by reducing parking requirements for those units.

Time Frame: December 2011, concurrent with Program H.B.3.b
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.3.d ~~Amend~~Adopt a general provision to allow ministerial approval by the Community Development Director, subject to a minimal fee, of exceptions to the Zoning Ordinance for reasonable accommodation for housing for persons with disabilities per Government Code Section 65583(c)(3), and specifically amend the height limit exceptions in the zoning ordinance to allow for approval of Accessibility Improvement Permits for elevators and accessible-van garages needed by persons with disabilities to exceed the applicable height limit.

Time Frame: December 2010
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.3.e Include convalescent homes as a conditional use in the R-SWB District.

Time Frame: October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.3.f Encourage participation in the Human Investment Program (HIP)'s shared housing program which helps find suitable housing for the elderly, single-parent families and persons with special needs, through financial support, publicity and referrals.

Time Frame: Ongoing

Responsibility: City Manager's Office
Funding Source: City funds

Program H.B.3.g Encourage developers to provide housing units designed and dedicated for use by large families with low- and very-low incomes and other households with special needs when they request density bonuses.

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Program H.B.3.h Cooperate with the County of San Mateo in developing programs to provide shelter and services to the homeless by participating in the San Mateo County Continuum of Care and the Housing Endowment and Regional Trust.

Time Frame: Ongoing
Responsibility: City Manager's Office, City Council
Funding Source: City funds

Program H.B.3.i Include emergency shelters as a permitted use (within 1 year of adoption of the Housing Element as required by SB2) in the Southwest Bayshore R-SWB district and include the following in the regulations:

- *Exempt emergency shelters from design review.*
- *Adopt objective development standards for emergency shelters that address: 1) maximum number of beds or persons permitted to be served nightly by the facility, 2) off-street parking based on demonstrated need similar to other residential uses, 3) size and location of exterior and interior on-site waiting and client intake areas, provision of on-site management, 4) proximity to other emergency shelters (cannot be required to be more than 300 ft. apart), 5) length of stay (consistent with financing programs or 6-month limit per Health and Safety Code Section 50801), 6) lighting, and 7) security during hours that the emergency shelter is in operation (the development standards for emergency shelters would otherwise be the same as for residential uses within this District).*
- *Adopt an off-street parking standard for emergency shelters "...based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential within the same zone" [per Government Code Section 65583(a)(4)(ii)].*

Time Frame: Within 1 year [Government Code Section 65583(a)(4)]
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.3.j Establish specific procedures to grant priority water and sewer service to housing with units affordable to lower-income households in accordance with State law.

Time Frame: ~~July 2010~~Within 1 year
Responsibility: Public Works Department

Funding Source: City funds

Policy H.B.4 Discourage the conversion of existing apartment buildings to condominiums or cooperatives unless it is demonstrated that such conversion would not adversely affect the rental market or that the conversion would provide unique housing opportunities for very-low-, low- and/or moderate-income households.

Program H.B.4.a Refine the current Zoning Ordinance standards for condominium conversions of existing rental units to reflect current law and City policy.

Time Frame: December 2013
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.4.b ~~Implement~~Update the inclusionary housing ordinance so as to comply with California Civil Code Sections 1954.51-535.

Time Frame: ~~Ongoing~~Within 1 year
Responsibility: Community Development Department
Funding Source: ~~Private Developers~~City funds

Policy H.B.5 Encourage utilization of the density bonus program to provide housing affordable to extremely-low, very-low- and/or low-income households.

Program H.B.5.a Amend the Affordable Housing Ordinance (BMC Chapter 17.31) to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that do not qualify under Government Code Section 65915 due to their small size or other limitations, as well as to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications for a density bonus (as provided by AB 2280).

Time Frame: ~~July 2010~~Within 1 year
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Policy H.B.6 Examine ways in which housing construction costs may be reduced.

Program H.B.6.a Study hillside development to see if housing development costs can be reduced on hillside lots through the use of innovative design and grading practices.

Time Frame: On going
Responsibility: Community Development Department
Funding Source: City funds

Policy H.B.7 Seek private and public funding sources for affordable housing construction.

Program H.B.7.a Encourage housing developers to participate in available affordable housing programs sponsored by governmental agencies, such as:

- *Mortgage Credit Certificate Programs*
- *State and Federal Homeownership Assistance Programs*
- *State Multifamily Housing Program*
- *Other programs as they become available*

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Program H.B.7.b Encourage housing developers to work in concert with nonprofit housing development organizations and lending institutions to incorporate affordable housing units in development projects.

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Program H.B.7.c Support the Human Investment Program (HIP)'s program to provide counseling to older homeowners on home equity conversion opportunities.

Time Frame: Ongoing
Responsibility: City Manager's Office, City Council
Funding Source: City funds

Policy H.B.8 Encourage owners of rental housing to participate in the Section 8 rent subsidy program and other rental assistance programs as they become available.

Program H.B.8.a Remain in close communication with the County Housing Department and the County Housing Authority to be informed about the availability of rent subsidies and to inform them of the availability of units for rental assistance programs.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Policy H.B.9 Study alternatives for use of the City's Redevelopment Low and Moderate Income Housing Fund to provide affordable housing for extremely-low-, very-low-, low- and moderate-income households, and support affordable housing ~~programs~~proposals as opportunities arise and funds become available.

Program H.B.9.a Develop an ongoing relationship with nonprofit housing development corporations in order to take advantage of opportunities to supplement Redevelopment Low and Moderate Income Housing Funds to create affordable housing.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Program H.B.9.b Purchase appropriate vacant sites to land bank for future affordable

housing projects.

Time Frame: Ongoing
Responsibility: Redevelopment Agency, City Council
Funding Source: Redevelopment Agency funds

Program H.B.9.c Implement the public facilities and parks (PFP) land use designation in the General Plan so that the City has the first opportunity to consider surplus lands owned by public agencies as potential housing sites

Time Frame: December 2013
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.9.d Acquire and rehabilitate vacant/abandoned/deteriorated residences and make them available as affordable housing.

Time Frame: Ongoing
Responsibility: Redevelopment Agency, City Council
Funding Source: Redevelopment Agency funds

Program H.B.9.e Examine how Redevelopment Low and Moderate Income Housing Funds and municipal and assessment bonds could be used to subsidize development costs in privately financed residential and mixed-use projects.

Time Frame: Ongoing
Responsibility: Redevelopment Agency, City Council
Funding Source: Redevelopment Agency funds

Program H.B.9.f Continue and expand the City's first-time homebuyer program using low- and moderate-income housing funds to subsidize mortgage finance costs.

Time Frame: Ongoing
Responsibility: City Manager's Office, Redevelopment Agency, City Council
Funding Source: Redevelopment Agency funds

Program H.B.9.g Collaborate with the County of San Mateo and other agencies with very-low-, low- and moderate-income rehabilitation programs to expand the scope and eligibility for assistance.

Time Frame: Ongoing
Responsibility: City Manager's Office, City Council
Funding Source: City funds

Program H.B.9.h Assist self-help and sweat equity construction and rehabilitation projects.

Time Frame: Ongoing
Responsibility: Community Development Department, Redevelopment Agency, City Council

Funding Source: City funds, Redevelopment Agency funds

Program H.B.9.i Use Redevelopment Low and Moderate Income Housing Funds to provide leverage for state and federal programs for affordable housing that require a local match.

Time Frame: Ongoing
Responsibility: Redevelopment Agency, City Council
Funding Source: Redevelopment Agency funds

Program H.B.9.j Provide financial assistance in the form of loans or grants to retrofit existing units for special needs households.

Time Frame: Ongoing
Responsibility: Redevelopment Agency, City Council
Funding Source: Redevelopment Agency funds

Program H.B.9.k Evaluate City fee schedules for processing development applications and consider providing a subsidy for projects providing affordable extremely-low-, very-low- and low-income housing.

Time Frame: Ongoing
Responsibility: Community Development Department, Finance Department, City Council
Funding Source: City funds

Program H.B.9.l Encourage the State of California and the Federal Government to restore and enhance subsidy programs for affordable housing similar to those that have proven successful in the past in assisting low- and very-low- income households and households with special needs, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs.

Time Frame: Ongoing
Responsibility: City Manager's Office, City Council
Funding Source: City funds

Program H.B.9.m Encourage the State of California to amend Housing Element and Redevelopment Law to allow cities to combine their Redevelopment Low and Moderate Income Housing Funds to fund joint projects at the most suitable locations for affordable housing.

Time Frame: Ongoing
Responsibility: City Manager's Office, City Council
Funding Source: City funds

Goal H.C Preserve Brisbane's residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing.

Policy H.C.1 Promote rehabilitation of substandard residential structures while maintaining their affordability to very-low-, low- and moderate- income households.

Program H.C.1.a Establish a voluntary code inspection program to identify basic safety and sanitation problems. Within this program, disseminate information about basic safety improvements, such as fire extinguishers and smoke detectors.

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Program H.C.1.b At least once a year, actively publicize and encourage the use of County, State and Federal programs for low-interest rehabilitation loans by owners of older residential units. Work with the San Mateo County Housing Rehabilitation Program to develop a promotional strategy. Seek available State and Federal funds.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Program H.C.1.c Re-examine the zoning ordinance regulations pertaining to nonconforming residential uses and structures to determine if further amendments to the regulations could facilitate private sector maintenance and improvement of these properties; ~~include an exception to permit additions to nonconforming single family residences of up to a cumulative total of 400 sq. ft.~~

Time Frame: ~~December 2013~~Ongoing
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.C.1.d Encourage maintenance of existing units in the NCRO-2 Downtown Brisbane Neighborhood Commercial District through the use of County, State and Federal rehabilitation funds.

Time Frame: Ongoing
Responsibility: Community Development Department, City Manager's Office
Funding Source: Outside agencies, as indicated

Goal H.D Ensure that new residential development is compatible with existing development and reflects the diversity of the community.

Policy H.D.1 Retain the small town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts.

Program H.D.1.a Continue to develop master plans to maintain and upgrade public infrastructure in residential neighborhoods. Seek grants and other special funds to supplement utility and gas tax funds to implement improvement projects.

Time Frame: Ongoing
Responsibility: Public Works Department

Funding Source: City funds

Program H.D.1.b Amend the R-2 and R-3 Districts regulations to allow dwelling groups (as defined by Brisbane Municipal Code Section 17.02.240) as a permitted use (instead of a conditional use). Also allow dwelling groups in the R-SWB District.

Time Frame: October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.D.1.c Revise the SCRO-1 District setback requirements to be similar to the R-3 District standards for residential uses, while specifying appropriate setbacks for commercial uses similar to those for the TC-1 District, with exceptions possible through Use Permit approval.

Time Frame: October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.D.1.d ~~Amend~~ For the ~~Design Permit provisions applicable to multiple family dwellings for the~~new zoning districts intended to accommodate affordable housing, ~~so as to comply with Government Code Section 65583.2(i);~~ adopt form-based codes that provide objective, quantifiable development standards including, but not limited to, building form, architecture, public space and landscaping in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval~~; and amend the Design Permit subsections under the applicable zoning district chapters to clarify that any design review for those districts intended to accommodate affordable housing would comply with the restrictions set by AB 2348~~ (also see Program H.B.1.h).

Time Frame: October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Goal H.E Encourage compact, in-fill, mixed use and transit oriented development to reduce vehicle miles traveled and greenhouse gas emissions.

Policy H.E.1 Encourage housing that supports transit oriented development (TOD) and smart growth to minimize automobile trips, and reduce greenhouse gases.

Program H.E.1.a Consider revisions to the Zoning regulations to include mixed-use and live-work housing where appropriate.

Time Frame: Ongoing
Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.E.1.b Continue to allow residential uses above or behind storefront uses in the NCRO-2 Downtown Brisbane Neighborhood Commercial District and encourage residential uses in new mixed-use developments in designated zoning districts.

Time Frame: Ongoing
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.E.1.c Replace the General Plan's Subregional/ Commercial/ Retail/ Office land use designation for the southern portion of the Southwest Bayshore subarea, including the mobile home park, with the appropriate residential designations.

Time Frame: As part of the General Plan update, but no later than October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.E.1.d Consider changes to the zoning ordinance for multifamily housing as part of transit oriented development (within ¼ mile of a transit stop), such as:

- *Reduce parking minimums and establish parking caps*
- *Increase building height limits*
- *Provide for flexible setbacks and increased lot coverage*
- *Promote adaptive reuse of existing buildings*
- *Allow TOD housing that meets the requirements of the zoning ordinance without the requirement of a use permit.*

Time Frame: Ongoing
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Goal H.F Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.

Policy H.F.1 Continue to implement the green building program.

Program H.F.1.a Periodically review and update the green building ordinance as new information becomes available.

Time Frame: Ongoing
Responsibility: Community Development Department, City Council
Funding Source: City funds

Policy H.F.2 Assist in publicizing energy conservation programs and weatherization services that provide low or no cost energy conservation inspections and assistance

Program H.F.2.a Provide information about home energy conservation programs and the financial benefits of energy conservation through the City's website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Program H.F.2.b Encourage energy conservation retrofitting of existing homes in conjunction with home repairs and renovation by providing accessible public information on code requirements and recommended improvements

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Program H.F.2.c Pursue funding opportunities and provide public information on programs to increase the energy efficiency of existing homes and the production of renewable energy.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Policy H.F.3 Publicize water conservation programs and develop local measures to assist very-low-, low- and moderate-income households manage their utility costs

Program H.F.3.a Provide information about water conservation programs and the financial benefits of water conservation through the City's website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information

Time Frame: Ongoing
Responsibility: City Manager's Office, Public Works Department
Funding Source: City funds

Program H.F.3.b Consider opportunities to make low-flow and other conservation devices available to very-low-, low- and moderate-income households and provide available counseling on conservation measures for landscape irrigation

Time Frame: Ongoing
Responsibility: City Manager's Office, Public Works Department
Funding Source: City funds

Policy H.F.4 Promote sustainable development that addresses affordability through the use of solar sensitive design in new housing development projects

Program H.F.4.a Enforce Title 24 energy conservation requirements and require project

design to take advantage of natural heating and cooling and the benefits of solar access to the extent possible given site constraints.

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Goal H.G Provide housing opportunities for people who work in Brisbane to reduce vehicle miles traveled and green house gas emissions.

Policy H.G.1 Require new employers generating 100 or more daily commute trips to offer relocation assistance to employees who agree to relocate to Brisbane.

Program H.G.1.a Inform local employees about available housing units and housing assistance programs through the City website and their place of employment.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Program H.G.1.b Monitor, through periodic survey of local employers and employees, the implementation of the relocation assistance policy.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Goal H.H Ensure that housing development that is not in urbanized areas mitigates the infrastructure cost and impacts of development.

Policy H.H.1 Assure that new development absorbs the cost of mitigating the environmental, social and service impacts it brings to the community

Program H.H.1.a For new development applications, condition approvals so that proper fees and charges are levied to cover the costs of the development to the community. Consider subsidizing fees for projects which provide a significant proportion of housing units affordable to very-low- and/or low-income households

Time Frame: Ongoing
Responsibility: Community Development Department, Public Works Department, Fire Department, Police Department, City Manager's Office, Planning Commission, City Council
Funding Source: Private funds, City funds

Program H.H.1.b Require fiscal impact studies for residential projects that could have a significant effect on the City's ability to provide services

Time Frame: Ongoing

Responsibility: Community Development Department, Finance Department, City Manager's Office
Funding Source: Property owners and developers

Policy H.H.2 Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts.

Program H.H.2.a Work with responsible agencies to protect identified environmentally sensitive areas, including, but not limited to, wetlands, riparian habitat, critical wildlife habitat, geologically hazardous areas, areas subject to flooding, visually prominent or sensitive areas, and electric transmission line corridors.

Time Frame: Ongoing
Responsibility: Community Development Department, Public Works Department
Funding Source: City funds

Program H.H.2.b Revise the zoning ordinance regulations to permit clustered development in the Brisbane Acres subarea, consistent with the San Bruno Mountain Area Habitat Conservation Plan, to place housing development where it can be best served by infrastructure and public safety services.

Time Frame: December 2011
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.H.2.c Clarify the R-BA District's density transfer provisions so that if multiple properties are acquired for dedication as open space through density transfer, the combined area would be used to calculate the number of transfer units, not each property individually (BMC Section 17.12.050.A.1).

Time Frame: December 2011, concurrent with Program H.H.2.b
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.H.2.d Clarify the R-BA District's density transfer provisions to recognize the density transfer value of undeveloped "paper streets" in the upper Brisbane Acres, once it can be established that they are not subject to claims of access rights by necessity from any remaining private property owners in the upper Brisbane Acres, even though the Open Space Plan did not specifically designate them as having open space value (BMC Section 17.12.050.A.2).

Time Frame: December 2011, concurrent with Program H.H.2.b
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Goal H.I Avoid unreasonable government constraints to the provision of housing.

Policy H.I.1 Seek to reduce regulatory constraints on the development of new housing, especially infill housing and housing that adds to the mix of types, size, tenure and affordability.

Program H.I.1.a Continue to evaluate and implement changes to the zoning ordinance and permitting process to simplify and streamline approval of projects that meet the City's housing goals.

Time Frame: Ongoing
Responsibility: Community Development Department, Public Works Department, Fire Department, Planning Commission, City Council
Funding Source: City funds

Program H.I.1.b Revise the residential parking requirements so as to be based upon floor area and/or number of bedrooms, consistent for single-family dwellings, secondary dwelling units, duplexes and multi-family dwelling units.

Time Frame: December 2011, concurrent with Program H.B.3.b
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.I.1.c Consider revising the parking requirements for secondary dwelling units to encourage smaller, more affordable units.

Time Frame: December 2011, concurrent with Program H.B.3.b
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.I.1.d Amend the Zoning Ordinance to provide a permit process parallel to the modification permitted in the Subdivision Ordinance (Brisbane Municipal Code Section 16.36.040) to allow property to be split into sites that meet the minimum lot area standard even if they do not meet the minimum lot dimension standards.

Time Frame: December 2013
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.I.1.e Clarify the "substandard lot" provisions of the Zoning Ordinance, and update the merger ordinance.

Time Frame: December 2013
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.I.1.f Evaluate City staffing requirements with regard to improving procedures

for processing development applications.

Time Frame: Annually, as part of the budget process
Responsibility: Community Development Department, City Manager's Office, City Council
Funding Source: City funds

Program H.I.1.g Deliver the Housing Element, with a cover letter noting the City's share of the regional housing need, to the San Francisco Public Utilities Commission, the City of Brisbane's water and sewer provider, immediately upon adoption. Send any future Housing Element updates or amendments within 1 month of adoption.

Time Frame: Upon adoption
Responsibility: Community Development Department, Public Works Department
Funding Source: City funds

Program H.I.1.h Prepare an annual report to the City Council and California Department of Housing and Community Development on progress made in implementing the General Plan and Housing Element policies and programs per Government Code Section 65400. Include a review for internal consistency and compliance with Government Code Sections 65302(d)(3) and 65302(g)(2) as amended by Chapter 369, Statutes 207 [AB 162].

Time Frame: Annually
Responsibility: Community Development Department
Funding Source: City funds

Policy H.I.2 Identify and seek to remove unnecessary constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies.

Program H.I.2.a As issues arise regarding constraints on affordable housing posed by the authority of other agencies, act to make the agencies aware of the constraints and encourage them take appropriate action.

Time Frame: Ongoing
Responsibility: Community Development Department, City Manager's Office, City Council
Funding Source: City funds

Program H.I.2.b Work with the League of California Cities to identify and address constraints on housing due to the preemption of other agencies.

Time Frame: Ongoing
Responsibility: Community Development Department, City Manager's Office
Funding Source: City funds