



CITY of BRISBANE

Planning Commission Meeting Agenda

Thursday, November 14, 2024 at 7:30 PM • Hybrid Meeting
• Brisbane City Hall 50 Park Place, Brisbane CA

The public may observe/participate in Planning Commission meetings using remote public comment options or attending in person. Planning Commissioners shall attend in person unless remote participation is permitted by law. The Commission may take action on any item listed on the agenda.

TO ADDRESS THE COMMISSION

In Person:

Location: 50 Park Place, Brisbane, CA 94005, Community Meeting Room

Masks are no longer required but are highly recommended in accordance with California Department of Health Guidelines. To maintain public health and safety, please do not attend in person if you are experiencing symptoms associated with COVID-19 or respiratory illness.

To address the Planning Commission on any item on or not on the posted agenda, fill out a Request of Speak Form located in the Community Meeting Room Lobby and submit it to the City staff.

Remote Participation:

Members of the public may observe/participate in the meeting by logging into the Zoom webinar listed below. Planning Commission Meetings may also be viewed live and/or on-demand via the City's YouTube channel at youtube.com/brisbaneca, or on Comcast Channel 27. Archived videos may be replayed on the City's website, brisbaneca.org/meetings. Please be advised that if there are technological difficulties, the meeting will nevertheless continue.

The agenda materials may be viewed online at brisbaneca.org/meetings at least 24 hours prior to Special Meetings, and at least 72 hours prior to a Regular Meeting.

Remote Public Comments:

Meeting participants are encouraged to submit public comments in writing in advance of the meeting to jswiecki@brisbaneca.org. Remote meeting participants may address the Planning Commission via Zoom Webinar using the link or the call in number listed below. Note, the above email will not be monitored during the meeting and emails received during the meeting will not be responded to or brought to the attention of the Planning Commission during the meeting.

Zoom Webinar: (please use the latest version: zoom.us/download)
brisbaneca.org/pc-zoom

Webinar ID: 970 0458 3387

Call In Number: +1 (669) 900-9128

SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact the Community Development Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

WRITINGS THAT ARE RECEIVED AFTER THE AGENDA HAS BEEN POSTED

All written communications are provided to the Planning Commission. Any written communication that is received after the agenda has been posted but before 4 p.m. of the day of the meeting will be available for public inspection at the front lobby in City Hall and online at brisbaneca.org/meetings. Any writings that are received after 4 p.m. of the day of the meeting will be distributed to the Planning Commission and made available for public inspection at the front lobby and on the internet the day after the meeting (brisbaneca.org/meetings).

Commissioners: Funke, Gooding, Lau, Patel, and Sayasane

CALL TO ORDER

ROLL CALL

ADOPTION OF AGENDA

CONSENT CALENDAR

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.

None

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

NEW BUSINESS

- A. [**PUBLIC HEARING: SW Corner Hwy 101 and Beatty Avenue; 2024-UP-4; C-1 Commercial Mixed-Use District; Interim Use Permit to allow an existing billboard to remain for 5 years: and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15301\(g\); Clear Channel Outdoor, applicant; Oyster Point Properties, owner.**](#)

OLD BUSINESS

- B. [**WORKSHOP: Density Bonus and Inclusionary Housing Ordinance Workshop**](#)

The purpose of this workshop is to review possible proposed changes to the draft Density Bonus and Inclusionary Housing Ordinance previously reviewed and recommended for approval by the Planning Commission in 2019.

ITEMS INITIATED BY STAFF

ITEMS INITIATED BY THE COMMISSION

ADJOURNMENT

- C. Cancellation of the regular meetings of November 28, 2024, December 12, 2024 and December 26, 2024 and adjournment to the regular meeting of January 9, 2025.

APPEALS PROCESS

Anyone may appeal the action of the Planning Commission to the City Council. Except where specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days following the Planning Commission's decision. Exceptions to the 15-day filing period include the following: appeals shall be filed with the City Clerk within 6 calendar days of the Planning Commission's action for use permits and variances and 10 calendar days for tentative maps and advertising sign applications. An application form and fee are required to make a formal appeal. For additional information, please contact the City Clerk at 415-508-2110.

File Attachments for Item:

A. PUBLIC HEARING: SW Corner Hwy 101 and Beatty Avenue; 2024-UP-4; C-1 Commercial Mixed-Use District; Interim Use Permit to allow an existing billboard to remain for 5 years: and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15301(g); Clear Channel Outdoor, applicant; Oyster Point Properties, owner.



PLANNING COMMISSION AGENDA REPORT

Meeting Date: November 14, 2024

From: Ken Johnson, Senior Planner

Subject Freeway 101 at Beatty Avenue; 2024-UP-4; C-1 Commercial Mixed-Use District; Baylands Interim Use Permit for Existing Billboard to Remain for 5 Years; and finding that this project is categorically exempt from environmental review under CEQA Guidelines Section 15301(g); Clear Channel Outdoor, applicant; Oyster Point Properties, owner.

REQUEST: The applicant requests approval of an Interim Use Permit for an existing billboard (“nonappurtenant advertising structure” per Brisbane Municipal Code Section 17.36.020.A.14) to remain for an additional five years. The structure, oriented to Highway 101, is located approximately 100 ft. south of Beatty Avenue at Hwy 101. The structure consists of two illuminated 23 ft. by 60 ft. sign faces, each at a 65-degree angle to the freeway with a total height of 55 ft. The requested approval would supersede the previously approved Use Permit UP-4-19. The first use permit was UP-4-82 and approvals have been granted for this use dating back to 1983.

RECOMMENDATION: Approve Interim Use Permit application 2024-UP-4 via adoption of Resolution 2024-UP-4 containing the findings and conditions of approval (See Attachment A).

ENVIRONMENTAL DETERMINATION: Existing off-premise signs are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301(g) - this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

BACKGROUND: On February 28, 1983, as part of a legal settlement of a lawsuit concerning enforcement of the City’s billboard prohibition, six existing billboards along Bayshore Boulevard were removed and the City Council conditionally approved Use Permit UP-4-82 for the subject billboard. The original use permit was granted for a term of six years, and the applicant was allowed to apply for additional extensions, through the Planning Commission.

In regard to subsequent extensions, the original permit specified that “in considering [the owner’s] application for such extension, Brisbane will give due consideration to the character of the neighborhood and environs in which the structure is located and whether there has been a material change therein such that the structure is no longer compatible with the character of said neighborhood.”

APPLICABLE CODE SECTIONS: The existing billboard is a “nonconforming sign” per Brisbane Municipal Code Sections 17.36.020.A.15 & 17.36.030.C, which is allowed to remain per BMC Section 17.36.080. BMC Chapter 17.41, adopted June 10, 1996, establishes the process for approving interim uses in the Baylands subarea.

ANALYSIS AND FINDINGS: General Plan Policy 332 provides for approval of interim uses in the Baylands Subarea. BMC Section 17.41.020 defines "interim use" as one that is not expressly authorized under the redevelopment plan, any specific plan or the zoning regulations, provided that the use is not expressly prohibited in the General Plan or BMC Section 17.41.030. General Plan Program 35f states, "Prohibit new commercial billboard sites and seek to remove those currently in place." The lawsuit settlement discussed above resulted in the removal of six billboards, and established terms for evaluating future extensions of the billboard in question, and these terms still apply. In evaluating the extension there has not been a material change in the character of the Baylands subarea and the billboard remains compatible with the immediately surrounding neighborhood. No specific plan for the Baylands has yet been adopted, and no changes in the character or uses in the vicinity have taken place.

The draft Baylands Specific Plan has been submitted and the Baylands Draft EIR is under preparation. Public hearings on these documents are anticipated to occur in 2025, and a specific plan needs to be adopted in 2026 to comply with Housing Element requirements. Actual redevelopment of the area in accordance with an adopted specific plan would be even further out, but is possible within the 5-year time frame of this permit application. As further discussed below, conditions of approval E and F would require removal of the billboard at the sign owner's expense, should that be required during the effective period of the permit.

BMC Sections 17.41.060.A-F require findings that the interim use will not be detrimental to the public health, safety or welfare, or injurious to nearby properties or improvements; that the interim use will not create any significant environmental impacts; that the interim use will not obstruct or delay redevelopment; that all required public utilities and other infrastructure are or will be available; and that the use will be a benefit to the property and/or the public.

Not Detrimental or Injurious to Neighborhood or City—Considering the conditions of approval for removal and with no material changes having occurred in the Baylands subarea, allowing the billboard to remain for an additional term would not be detrimental to the neighborhood. A 5-year term is requested by the applicant and is reasonable, given the uncertainty of the timing of development that might occur in the subject area.

No Significant Environmental Impacts—Extension of the permit will not result in any physical changes to the existing structure. The operation of existing facilities are categorically exempt under California Environmental Quality Act per Section 15301 of the State CEQA Guidelines.

No Obstruction to Redevelopment-- In considering approval of the Interim Use Permit, the Planning Commission must find that the use "...will not obstruct, interfere with, or delay the intended redevelopment of the property..." (BMC Section 17.41.060.C). The billboard is located within the Brisbane Baylands proposed specific Plan area, in proximity to the planned Hwy 101/Geneva Ave interchange. Based on interchange design work undertaken to date, the existing billboard could potentially be impacted by future interchange improvements and/or

related grading. However, there is no established schedule for the construction of interchange improvements.

Final interchange design, funding and construction would involve a multi-year program. In order to ensure that the sign will not interfere with the interchange project if it proceeds during the term of the interim use permit, conditions of approval E and F are included. The owner of the sign shall remove within 30-days notice by the City if it is identified as an obstacle to public improvements.

Availability of Required Utilities and Infrastructure—The site is adequately served, given the use's limited needs, of electrical service for lighting only.

Benefits to the Property and the Public--BMC Section 17.41.060E requires that the use will provide a benefit to the property, such as the elimination of blight or hazardous conditions, and/or a benefit to the public, such as jobs, revenues, needed goods or services. In this case, the benefit provided to the public is the payment of an annual business license fee to the City of Brisbane. The Finance Department reported that in 2023, Clear Channel paid an annual business license fee of \$52,878 for this billboard.

Local Employment Program -- A local employment program per BMC Section 17.41.060.F is not feasible for this use.

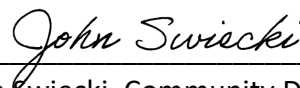
Finally, this application was provided to the Dept of Public Works and CalTrans and no objections were raised over the continuation of the proposed use.

ATTACHMENTS

- A. Draft Resolution 2024-UP-4
- B. Applicant's Vicinity Map and Plan Sheet
- C. Applicant's Photos



Ken Johnson, Senior Planner



John Swiecki, Community Development Director

ATTACHMENT A

Draft
RESOLUTION 2024-UP-4

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
 CONDITIONALLY APPROVING INTERIM USE PERMIT 2024-UP-4
 TO PERMIT BILLBOARD (NONAPPURTENANT ADVERTISING STRUCTURE)
 TO REMAIN AT THE SOUTHWEST CORNER OF U.S.101 AND BEATTY AVENUE

WHEREAS, Clear Channel Outdoor, the applicant, applied to the City of Brisbane for Use Permit approval for an existing billboard along the 101 Freeway at Beatty Avenue, such application being identified as Interim Use Permit 2024-UP-4; and

WHEREAS, on November 14th, 2024, the Planning Commission conducted a hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act, per Section 15301(g) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Interim Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of November 14, 2024, did resolve as follows:

Interim Use Permit Application 2024-UP-4 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this fourteenth day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

 ROEL FUNKE
 Chairperson

ATTEST:

 JOHN A SWIECKI, Community Development Director

ATTACHMENT A
continued**EXHIBIT A**

Action Taken: Conditionally approved Interim Use Permit 2024-UP-4 per the staff memorandum with attachments, via adoption of Resolution 2024-UP-4.

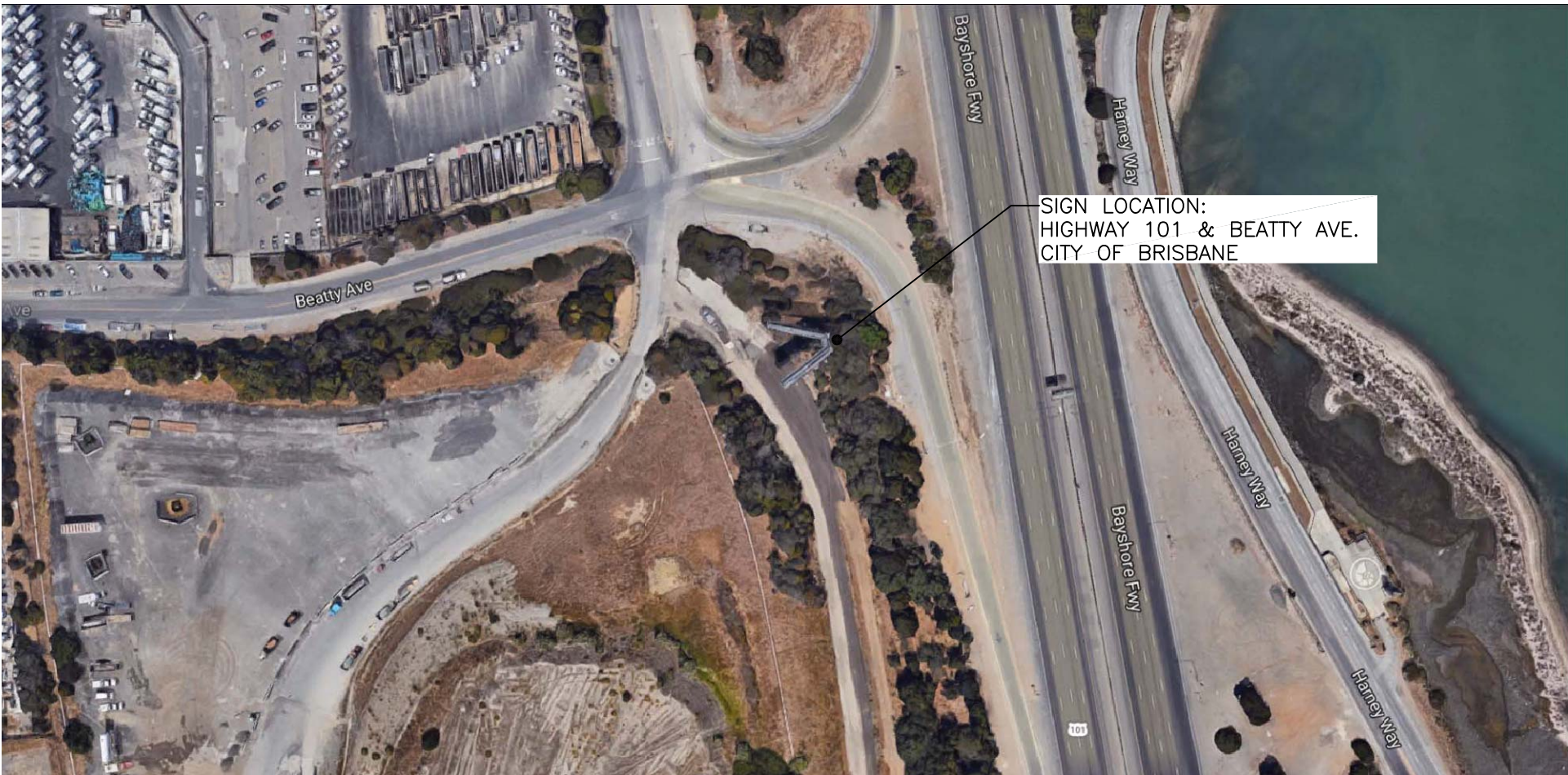
Findings:

1. Approval of the use permit is consistent with General Plan Policy 332 and Program 35f, in that the 1983 legal settlement agreement allowed for continuation of the subject billboard with the removal of six others.
2. The proposed interim use and the conditions under which it would be operated will not be detrimental to the public health, safety or welfare, or injurious to properties or improvements in the vicinity, in that there has been no material change in the character of the environs of the billboard such as to necessitate its removal, as detailed in the staff memorandum;
3. The proposed interim use will not create any significant unmitigated adverse environmental impacts, as detailed in the staff memorandum;
4. The proposed interim use will not obstruct, interfere with, or delay the intended redevelopment of the property in accordance with the uses anticipated in the General Plan or any adopted specific plan applicable to the site; in that, if redevelopment of the project site under any Specific Plan that might be approved by the City Council is to occur within the requested term of the Interim Use Permit, conditions of approval E and F require removal by the sign owner;
5. All public utilities and other infrastructure improvements required in order for the interim use to be conducted in a safe, sanitary, and lawful manner are either available at the site or shall be installed by the applicant, prior to occupancy, in a manner approved by the City Engineer, given the conditions of approval, as detailed in the staff memorandum;
6. The use will provide a benefit to the public, by generation of revenues in that outdoor advertising businesses pay an annual business license fee.
7. Given the type of use, it is not reasonably possible to establish a program to encourage employment of Brisbane residents in the construction and operation of the use.

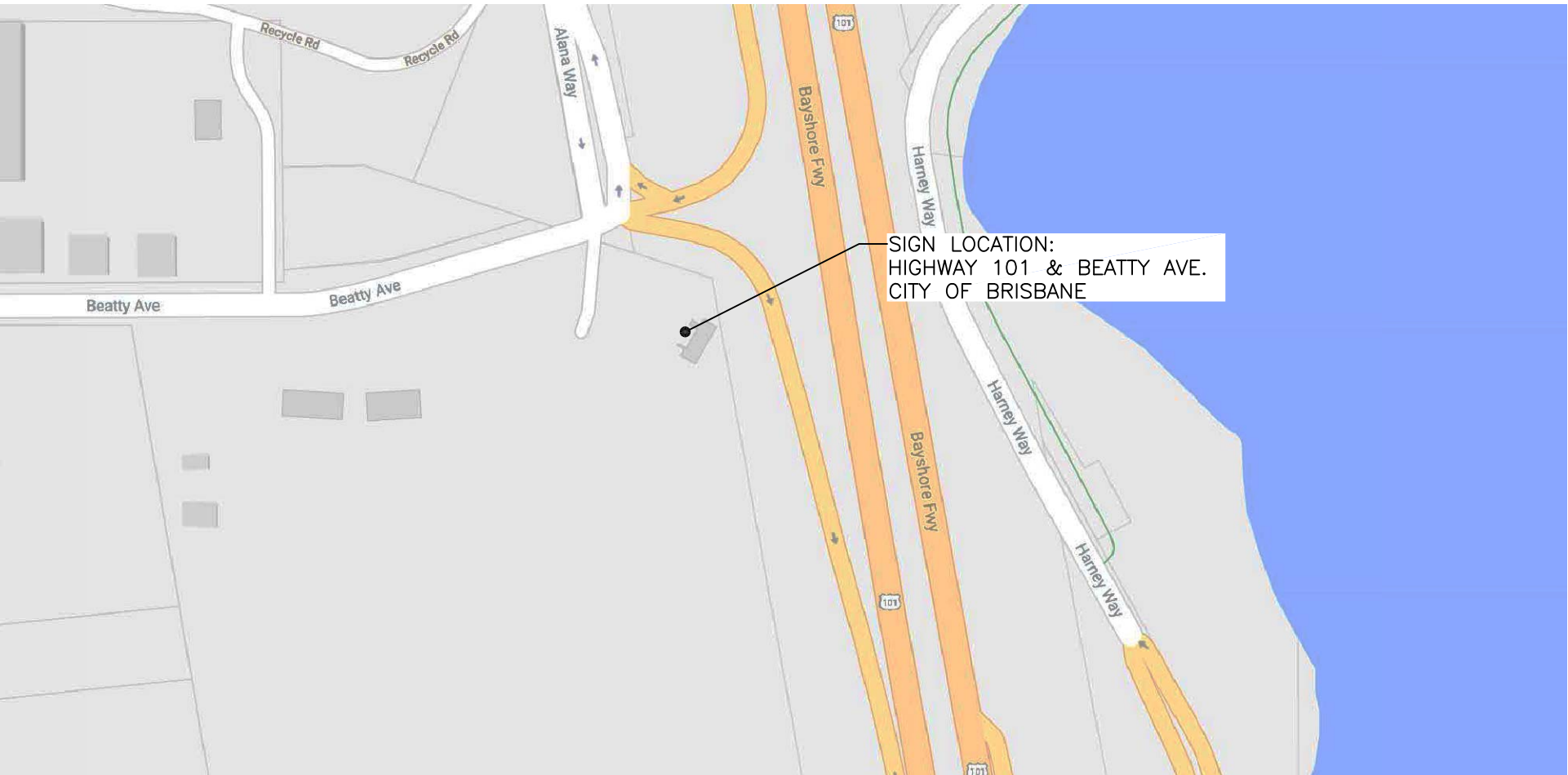
Conditions of Approval:

- A. The Interim Use Permit shall be valid for a term of five (5) years from the effective date and shall expire November 20, 2029, except as provided in condition E.
- B. The sign owner shall maintain a business license with the City.
- C. The owner of the sign shall maintain the billboard permit with CalTrans in good standing.
- D. The sign's existing lighting may be maintained but shall not be altered, except by lighting deviation permit per BMC Section 15.88.090. Additionally, per BMC Section 15.88.110, the lighting shall comply with the applicable provisions of BMC Chapter 15.88 by March 1, 2029.
- E. Notwithstanding the five-year permit term, the applicant shall remove the sign, if the City determines that the sign will interfere with or obstruct any planned public improvements that require use of the site prior to the permit expiration date. Removal shall be completed within thirty (30) days after written notice to remove is given by City to the applicant.
- F. At the expiration of the Interim Use Permit, or notice from the City to remove the sign, the owner of the sign structure shall cause the structure to be removed at the sole cost and expense of the owner of the structure.
- G. Prior to the expiration of the five (5) year term, the owner of the sign structure may apply for an extension of the Use Permit, and in considering the application for such extension, the City of Brisbane will give due consideration to the character of the neighborhood and environs in which the structure is located and whether there has been a material change therein such that the structure is no longer compatible with the character of said neighborhood.
- H. The right to apply for an extension of the Interim Use Permit, as set forth above, shall not be deemed to establish a vested right in the owner with respect to the Interim Use Permit or the structure therein authorized.

AERIAL VIEW



VICINITY MAP



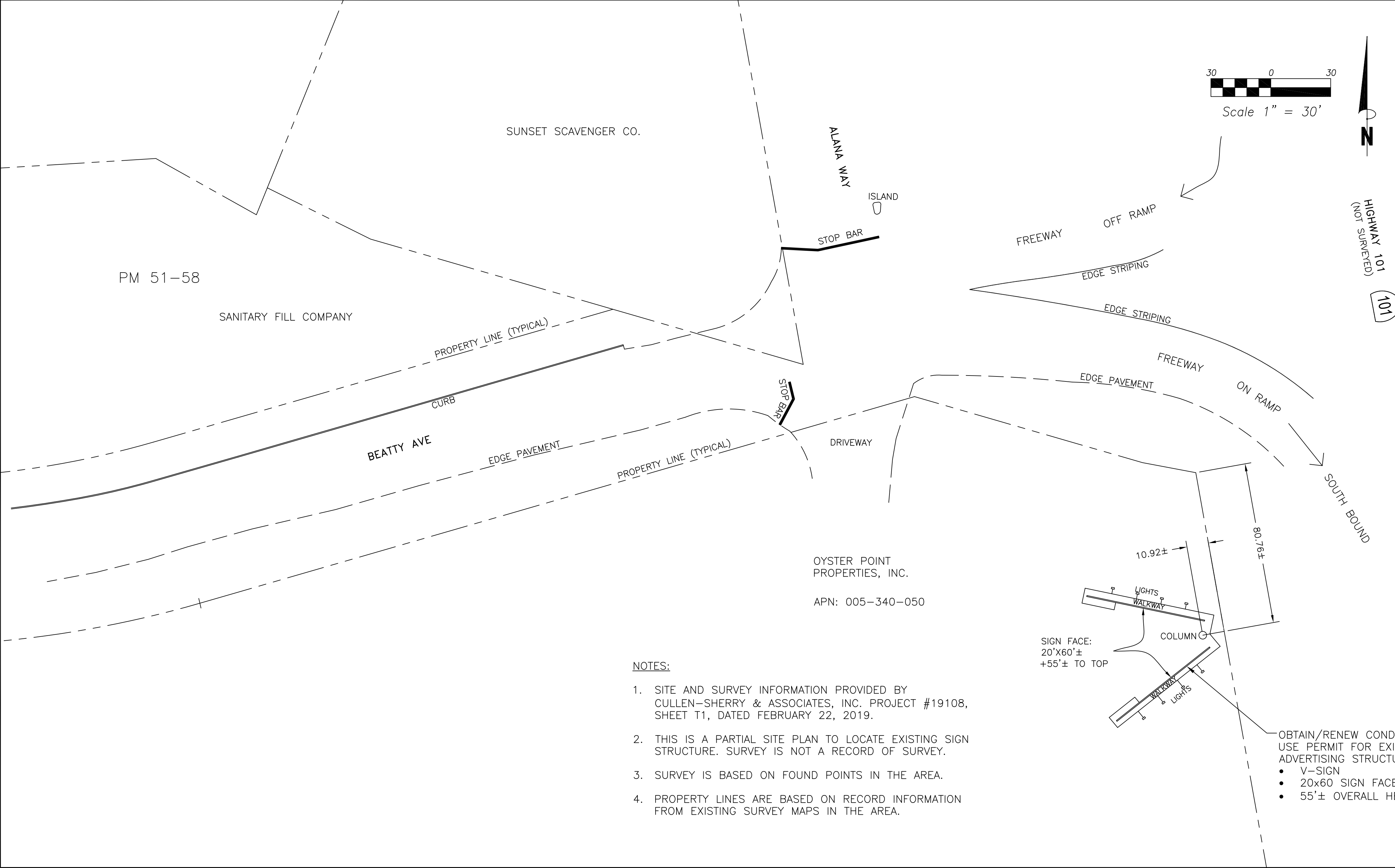
PROJECT INFORMATION

SCOPE OF WORK: - OBTAIN/RENEW CONDITIONAL USE PERMIT FOR EXISTING ADVERTISING SIGN STRUCTURE - CLEAR CHANNEL OUTDOOR SIGN NUMBERS 1615 & 1616 20X60 V-SIGN - OVERALL HEIGHT = 55'-0"±	
PROJECT DATA:	
LOCATION:	HIGHWAY 101 & BEATTY AVENUE, CITY OF BRISBANE, CA
CCO BOARD NO:	NORTH FACE NO. 1616 / SOUTH FACE NO. 1615
APN:	005-340-050
ZONING:	-
CONSTRUCTION TYPE:	TYPE V-B (OUTDOOR ADVERTISING SIGN)
OCCUPANCY GROUP:	GROUP U
AREA OF WORK:	N/A
JURISDICTION:	CITY OF BRISBANE
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE (CBC) & ASCE 7-16

PROJECT TEAM

SIGN OWNER: CLEAR CHANNEL OUTDOOR SAN FRANCISCO BAY AREA 555 12TH STREET, SUITE 950 OAKLAND, CA 94607 CONTACT: Mr. PATRICK POWERS TEL: (510) 835-5900	ENGINEER - SIGN STRUCTURE AMZ ENGINEERING INC. 30423 CANWOOD STREET SUITE 235 AGOURA HILLS, CA 91301 TEL: (310) 922-3039 E-MAIL: ARASH@AMZENGEERINGINC.COM
CIVIL ENGINEER / SURVEYOR CULLEN-SHERRY & ASSOCIATES INC. CIVIL ENGINEERING-SURVEYING 1090 ADAMS STREET, SUITE A BENICIA, CA 94510 TEL: (707) 745-3219	

PARTIAL SITE PLAN



NOTES:

- SITE AND SURVEY INFORMATION PROVIDED BY CULLEN-SHERRY & ASSOCIATES, INC. PROJECT #19108, SHEET T1, DATED FEBRUARY 22, 2019.
- THIS IS A PARTIAL SITE PLAN TO LOCATE EXISTING SIGN STRUCTURE. SURVEY IS NOT A RECORD OF SURVEY.
- SURVEY IS BASED ON FOUND POINTS IN THE AREA.
- PROPERTY LINES ARE BASED ON RECORD INFORMATION FROM EXISTING SURVEY MAPS IN THE AREA.

SOUTH FACE 1615



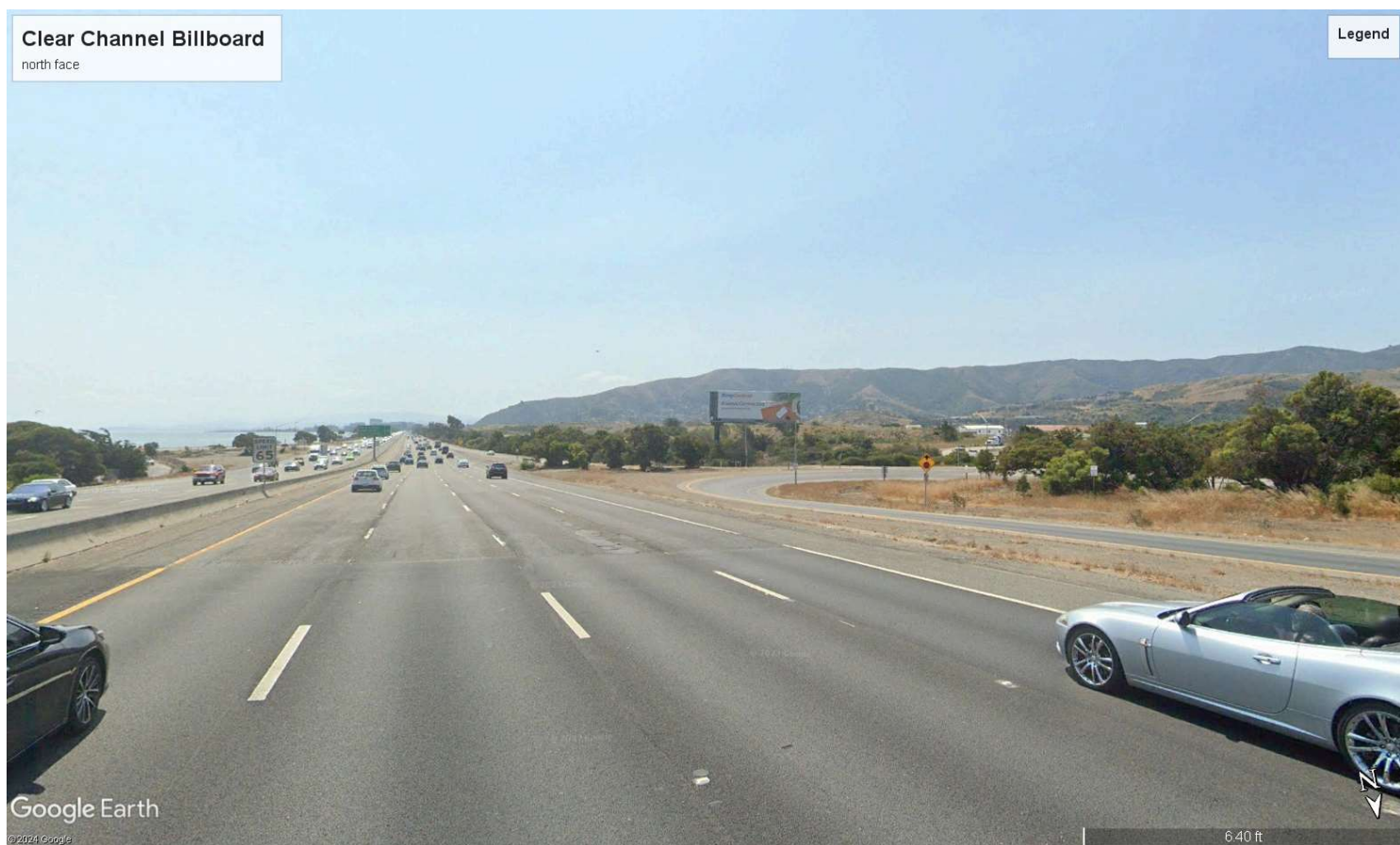
NORTH FACE 1616



REVISIONS	
Δ	--
NOTICE: THIS DRAWING CONTAINS INFORMATION FOR WHICH AMZ ENGINEERING INC. HAS BEEN ASSIGNED THE RESPONSIBILITY OF AN ENGINEER. IT IS THE RESPONSIBILITY OF THE ENGINEER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF AMZ ENGINEERING INC.	
AMZ ENGINEERING STRUCTURAL ENGINEERING CONSULTANTS 30423 Canwood Street • Suite 235 • Agoura Hills, CA 91301 Telephone: 310.922.3039 • email: arash@amzengeeringinc.com	
PREPARED FOR: CLEAR CHANNEL OUTDOOR SAN FRANCISCO BAY AREA 555 12TH STREET, SUITE 950 OAKLAND, CA 94607	
EXISTING ADVERTISING SIGN 20X60 V-SIGN FULL FLAG OVERALL HEIGHT = 55'-0" APN: 005-340-050 HIGHWAY 101 & BEATTY AVENUE CITY OF BRISBANE, CA	
Engineer Stamp: ARASH MOZAFFARIAN No. 69771 Exp. 6/30/2026 CIVIL STATE OF CALIFORNIA	
Project Engineer ARASH MOZAFFARIAN	
Date 8-21-2024	
Scale NONE	
Drawn A.M.	
Job 24C14-AMZ	
Sheet	
1	
Of 1 Sheets	

ATTACHMENT C

Applicant's photos





File Attachments for Item:

B. WORKSHOP: Density Bonus and Inclusionary Housing Ordinance Workshop

The purpose of this workshop is to review possible proposed changes to the draft Density Bonus and Inclusionary Housing Ordinance previously reviewed and recommended for approval by the Planning Commission in 2019.



MEMORANDUM

DATE: November 14, 2024
 TO: Planning Commission
 FROM: Julia Ayres, Principal Planner
 SUBJECT: Workshop – Discussion of Proposed Adjustments to Draft Density Bonus and Inclusionary Housing Ordinance

OBJECTIVE

The purpose of tonight's workshop is to:

- 1) Provide information requested by the Planning Commission at the 9/26/24 workshop; and
- 2) Facilitate additional discussion as needed

BACKGROUND

September 26, 2024 Workshop Recap

The Planning Commission reviewed the regulatory context of the City's current density bonus and inclusionary housing ordinance, and reviewed a summary of proposed amendments ("2024 amendments") to the ordinance last reviewed by the Commission in 2019. The 2024 amendments were categorized into changes required by State law (mandatory) and recommended best practices (non-mandatory) targeted at the draft inclusionary housing ordinance. The 9/26/2024 workshop agenda report is attached for reference.

After discussion at the workshop, the Commission indicated they were interested in the following revisions to the draft inclusionary housing ordinance:

- Extending all alternatives to on-site construction of inclusionary units available to rental housing developments in the draft ordinance to for-sale developments, and
- Allowing inclusionary units to be clustered and developed separately in standalone buildings on the same site.

The Commission requested more information on the following inclusionary housing related topics:

- Examples of inclusionary unit clustering from other cities
- Can the City pro-rate HOA fees or insurance payments for BMR units proportional to sales price of unit?
- Could the City require inclusionary units to be a certain size or number of bedrooms?
- Additional information on fee waiver programs
- How many properties in the City are feasible for development of five or more units (inclusionary/density bonus project threshold)?

The information requested by the Commission is provided in the Discussion section below and in attached supporting documents.

DISCUSSION

Inclusionary Unit Clustering

The term “Clustering” refers to the grouping of inclusionary units within a project on the same project site or on a contiguous site, instead of spreading them out across the project. In this case “clustering” is a form of off-site development where inclusionary housing is built on a parcel adjacent to or within a project site, instead of within the market rate building. The City’s draft inclusionary ordinance has provisions for off-site construction that allows the off-site location to be anywhere within the City.

The City of San Jose has created regulations for when and how clustering can occur, largely because of the overall public benefit created when affordable units are gathered together. The City of San Jose’s guidelines for clustered housing proposals are provided as Attachment B. Similar to off-site construction, clustering the units in a dedicated building or buildings allows for the creation of more, and generally more affordable units, as a 100% affordable development, the project can access affordable housing financing and/or additional subsidies, as well as the funds provided by the developer. The City of San Jose’s guidelines (see Attachment B) specifically require a that the market-rate developer entire into an agreement with a city-approved affordable housing developer.

This table provides a comparison of affordable housing provided with on-site vs. clustered development (this can also apply to off-site development):

Potential On-Site v. Clustered, 200 Unit Market Rate Rental Development		
	On-Site	Off-Site/Clustered
Units:		
Provided by Developer	30	30
Funded by other Sources	0	15
Total Units	30	45
Incomes Served:		
50% of AMI	10	19
60% of AMI		15
Low Income (80% of AMI)	20	11

Other Clustered Opportunities

- The clustered units, while meeting certain size standards, do not have to be the same bedroom types as on-site, which may better meet community needs
- The clustered units can be a different tenure type than the market-rate units

Typical Clustered Unit Requirements

To assure that the developer is held to constructing units that are of a high quality, and are built in a timely fashion, the following are typical clustered unit requirements:

- The off-site project is approved at the same time as the main project
- Building permits for the clustered affordable units are pulled prior to that of market-rate project, or prior to the COO
- The market rate developer funds an escrow account to assure development of the clustered affordable units
- The City requires a specific square footage of affordable housing, rather than a number of units
- Clustered units must meet certain design standards

From a fair housing perspective, any kind of off-site program, including clustering, must ensure that inclusionary units provide the same quality of housing as the market-rate units. The City's draft ordinance allows inclusionary units to differ in some respects as to size and specific interior finishes and materials, but requires that all finishes and materials be durable and of high quality. The City of San Jose's Guidelines (Attachment B) place even more detailed requirements on clustered or off-site development to ensure high quality construction, infrastructure, and amenities are provided to clustered or off-site units.

Proration of HOA Fees for For-sale Units

The Commission asked whether as a condition of approving a residential project that includes affordable housing units if the City could require the CC&R's for the project to provide that the owners of the affordable housing units be obligated to pay less than other owners for the home owners association (HOA) fees and dues. Generally State law concerning projects that have HOAs provides that the HOA is to levy regular and special assessments sufficient to perform its obligations under the governing documents. Presumably this means that the developer of a project could structure the governing documents such that the owners of the affordable housing units would pay less than others.

If that structuring is not voluntary, i.e., the structuring would occur due to the City's requirement, what are the consequences? In the absence of State law that provides that the developer must structure the dues and fees in that way, staff's opinion is that the City would be required to "backfill" the amount the fees and dues that the affordable housing unit owners did not pay. Whether that is a good use of the City's general or affordable housing fund is a policy decision. Staff notes that State law does provide (effective 1/1/2025) that for larger projects (20 units or more), the developer may not increase the assessments for affordable housing units more than a certain percentage but state law is silent as to the developer establishing the initial assessment for affordable housing units and silent as to projects with less than 20 units.

Requirements for Unit Sizes and Number of Bedrooms

Legal counsel has advised that the City generally can't require affordable units to be larger than market-rate units. Staff is aware of inclusionary policies in Berkeley that focus on getting a higher percentage of the project's larger units, rather than asking for larger units than otherwise provided. Cities outside of California, including Cambridge and Boston in Massachusetts, also have such a strategy.

Currently, the draft inclusionary housing ordinance would allow the following related to size and bedroom count of affordable units:

- Single-family detached inclusionary units need not be constructed on lots the same size as the market-rate units in the same residential development, but the lots may be no smaller than the minimum standard for the applicable zoning district, except as provided by Section 17.31.060(B)(1) of this Chapter.
- Inclusionary units may be smaller in size than market-rate units in the same residential development.
- Inclusionary units may have different interior finishes and features than market-rate units in the same residential development, as long as the finishes and features are durable and of good quality, as determined by the Community Development Director.

The incentives, as presently worded, would allow inclusionary units to be smaller than market-rate units. It is the advice from Tim Davis of HEART, however, that while smaller units may be allowed, the City should require developers who voluntarily opt into this incentive provide the same total square footage as would have been secured from the project if the units had been comparable in size. In other words, a higher percentage of units would be secured, but at an equal percentage of the square footage. The Commission should indicate whether they would like staff to study changing these incentives.

At the September 26 workshop, the Commission indicated that the existing ordinance's incentive allowing for-sale developments to meet inclusionary requirements via affordable accessory dwelling units (ADUs) should be reinserted into the draft ordinance.

Fee Waiver Programs

Examples of fee waiver programs in California are summarized in Attachment C. At this time, staff is suggesting that the Planning Commission consider a fee waiver program for affordable housing units separately from the inclusionary and density bonus ordinance update, to allow the update to move forward in a timely fashion and to allow the time necessary to carefully consider the desired parameters of a future fee waiver program.

Housing Opportunity Sites: Five Or More Units

Housing opportunity sites are evaluated in the City's 2023-2031 Housing Element. Appendix B,

Table B.7.2 (see Attachment D), provides a summary of developable sites and their potential capacity. Staff has highlighted sites that have the capacity for at least five dwelling units and therefore would be subject to the inclusionary housing ordinance under the revised threshold and/or would be eligible for a density bonus. Please note that this inventory represents staff's determination of realistic capacity during the current Housing Element cycle and market changes or trends may change in the short or mid-term.

From the current Housing Element cycle, staff has identified 9 sites with a total potential yield of at least 259 units in Central Brisbane that have realistic development potential to be developed with five or more units. The bulk of these units would be in the PAOZ-1 and PAOZ-2 overlay districts (Parkside Precise Plan Area).

Market Testing

The Commission had also asked generally how the City can market test various incentives to encourage housing development relative to inclusionary requirements. This is a nuanced topic. Nexus and feasibility studies for inclusionary housing policies can and do provide this type of analysis, based on data points from a fixed point in time, including but not limited to land costs, hard and soft development costs, and current permit and impact fee costs. These studies can provide a snapshot of what incentives could move the needle more deeply given that data at a certain point in time or market cycle. The City could engage in consultant work to provide such a study for its inclusionary housing policy.

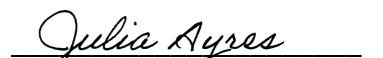
However, ultimately, providing a broad menu of possible incentives that would achieve the City's affordable housing goals in a variety of ways is a valid means of market testing the effectiveness of those incentives given the fluctuation of the housing financing and construction market over time.

NEXT STEPS

- Future workshops as needed
- Public hearing(s) for revised draft ordinance and recommendation to City Council
- City Council public hearings in 2025

ATTACHMENTS

- A. September 26, 2024 Planning Commission workshop agenda report and attachments
- B. City of San Jose Partnership for Clustered Units Guidelines
- C. Fee Waiver Program Examples
- D. Housing Element excerpt: Appendix B, Table B.7.2 (annotated by staff)


Julia Ayres, Principal Planner


John Swiecki, Community Development Director

Attachment A:

[9/26/2024 Planning Commission Agenda Report \(hyperlink\)](#)

Attachment B:
City of San Jose Partnership for Clustered Units Guidelines

ATTACHMENT 7. PARTNERSHIP FOR CLUSTERED UNITS

I. Introduction

This attachment to the Revised Guidelines provides more information on how Developers may satisfy their inclusionary housing obligation by entering into a Partnership for Clustered Units In Lieu of constructing Inclusionary Units integrated within the Residential Development. Definitions for capitalized terms may be found in the IHO and the Revised Guidelines.

II. Percentage of Clustered Units Required (SJMC 5.08.590(F))

The Clustered Inclusionary Units shall be built consistent with the percentages and standards of On-Site Rental Units, using one of the two following standards:

Standard One. Make available for rent in the Clustered Units the following:

1. At least five percent (5%) of the total Dwelling Units in the Residential Development at an Affordable Rental Rate to households earning no more than one hundred percent (100%) of the AMI, adjusted for family size;
2. At least five percent (5%) of the total Dwelling Units in the Residential Development at an Affordable Rental Rate to households earning no more than sixty percent (60%) of the AMI; and
3. At least five percent (5%) of the total Dwelling Units in the Residential Development at an Affordable Rental Rate to households earning no more than fifty percent (50%) of the AMI.

Standard Two. Make available for rent in the Clustered Units the following:

1. At least ten percent (10%) of the units in the Residential Development at an Affordable Rental Rate to households earning no more than thirty percent (30%) of the AMI.

The number of restricted units required is calculated by multiplying 15% (or 10%) times the total number of units in the project excluding any units in the Clustered Unit project.

When computing the number of units required to satisfy the 15% (or 10%) Clustered Unit obligation, resulting fractions of one-half (1/2) or greater shall be rounded up to the next highest whole number, and fractions of less than one-half (1/2) shall be rounded down to the next lowest whole number

III. Criteria for Partnership for Clustered Units (SJMC Section 5.08.590)

In order to satisfy the requirements of the IHO under this compliance option, the City Manager or their designee must determine that the proposed partnership for clustered units is in the best interests of the City. To inform that determination the City Manager or their designee will consider the following criteria:

- A. The Developer has marketable fee title on the site proposed to be used for the Clustered Units.
- B. The Clustered Unit project is a residential rental development which will meet all of the criteria for an Affordable Housing Development as defined in these Revised Guidelines including a recorded affordability restriction enforceable by the City, Santa Clara County or a State or Federal Agency.
- C. The financing for the Clustered Unit project includes financing that requires that the Clustered Units be located on a separate legal parcel from the Market Rate Units, such as low income housing tax credit financing.
- D. The inclusionary obligations will be determined based on the total number of units in the residential development project exclusive of the Clustered Unit project. For example, if the market rate portion of the project is 300 units, the clustered Affordable Housing Development would need to include at least 45 units (a total of 345 units times 15% is 45 affordable units.)
- E. The Clustered Units are in close proximity to the Residential Development, either on the same building envelope site or on a contiguous site. If a street or road separates the Clustered Inclusionary Units from the Market Rate Units in the Residential Development, the road width shall not exceed sixty (60) feet and shall contain a crosswalk to facilitate safe pedestrian travel. If a wide road (greater than 60 feet) separates the affordable housing cluster from the larger development, the City requires that the portion of the development that contains the cluster units must also include market rate housing units. The number of market rate units on the same side of the road as the affordable clustered building must be equal to or greater than the number of affordable units in the clustered building. Including market rate units on both sides of the street affirms the clustered units receive the same level of investment and infrastructure and are not isolated.
- F. Whether the Developer has entered into an agreement (Clustering Agreement) with the City and a City-approved Affordable Housing Developer to develop the Clustered Inclusionary Units, which shall be included in an Affordable Housing Development (all units are affordable consistent with the definition provided in these guidelines) with financing that requires a separate legal parcel from the remainder of the Residential Development.
- G. The Developer provides a Minimum Contribution to the Clustered Units project of seventy-five percent (75%) of the In Lieu Fee that would otherwise be applicable at that time. For the purpose of calculating this minimum contribution, the square footage will be determined based on the total size of the entire project exclusive of the Clustered Unit project.
- H. The Minimum Contribution Agreement includes a construction financing and construction commencement timeline to ensure construction of the Clustered Units begins prior to the earliest of either issuance of the first Certificate of Occupancy for the remaining portions of the Residential Development or five (5) years after execution of the Minimum Contribution agreement. In the event that the Affordable Housing Developer and the

Developer wish to execute an agreement with the City that allows for the closing of construction financing and commencing of construction after these time periods, the Developer shall secure its obligations to the City by means of a letter of credit or escrow account in the amount of the In Lieu fee that would otherwise be due, acceptable to the City in form and substance.

- I. The site proposed for the Clustered Units has a General Plan designation that authorizes residential uses and is zoned for residential development at a density to accommodate at least the number of otherwise required Inclusionary Units within the Residential Development and conforms to City development standards.
- J. If the clustered Inclusionary Units are provided on contiguous property, they may be provided with equivalent amenities and open space in lieu of access to the amenities and open space in the Residential Development.

IV. Affordable Housing Compliance Plan Application (SJMC Sections 5.08.120, 5.08.155, 5.08.320, 5.08.420, 5.08.610)

Developers who elect the Partnership for Clustered Units compliance option must provide the information required by Section 4 of the Revised Guidelines, as well as the following additional requirements:

- 1) Draft of a Written agreement between the Developer, the City and a City-approved Affordable Housing Developer (“Minimum Contribution Agreement”) including the following:
 - a. The amount of proposed Developer Contribution that meets or exceeds the Minimum Developer Contribution required by SJMC section 5.08.590.
 - b. The method or methods for providing the developer contribution including cash or in kind including a schedule for payment of each proposed element of the Minimum Contribution.
 - c. If any portion of the Developer Contribution is to be provided in kind, the proposed method for establishing an objective value for each element of the in kind contribution.
 - d. Proposed construction timeline for both the Market Rate and Clustered Unit Projects.
 - e. If construction of the Clustered Units are not expected to commence construction first, a detailed description of the proposed Letter of Credit or Escrow Account to be used to provide security for construction of the Clustered Units.
- 2) Detailed information about the site for the Clustered Units if it is on a contiguous property, including:
 - a. Parcel APN(s), site size, General Plan designation and Zoning designation,
 - b. Preliminary Title Report showing the Developer as owner of the site and dated within 30 days of submittal,
 - c. Recent Land/Site Surveys, Geotechnical Report, Phase I Environmental Report (must be current and for the benefit of the City), Phase II Environmental Report if hazardous materials are suspected in Phase I Report,

- and cost estimate for mitigation of any hazardous materials (which must be completed prior to commencement of construction of the Residential Development),
- d. An assessment of the site's ability (with existing zoning, occupancy, building, and use restrictions) to provide at least the number of otherwise required Inclusionary Units, with the same bedroom mix and substantially the same size as within the Residential Development,
 - e. If the value of the site is to be counted for the Minimum Contribution requirement, a Fair Market Value Appraisal of the site, to be completed to Uniform Standards of Professional Appraisal Practice Standards by qualified appraisers holding a California Certified General Appraisal License (issued by the Office of Real Estate Appraisers), preferably with a Member of the Appraisal Institute member designation (issued by the Appraisal Institute), and with experience valuing similar properties in the Bay Area, with provision for update on the date of execution of the dedication agreement, and
 - f. Infrastructure study by a licensed professional assessing the availability and capacity of infrastructure (sewer, utilities, water, light, street access and sidewalk) available to support the proposed affordable housing project. If adequate infrastructure is not present, a third-party cost estimate of providing such infrastructure must be provided (which work must be completed prior to the execution of the Minimum Contribution Agreement).
- 3) The qualifications of the proposed nonprofit Affordable Housing Developer who will manage development of the Clustered Units Project.
 - 4) The expected sources of Affordable Housing financing (public and private) for the Clustered Units Project.
 - 5) The prior relationship, if any, between the Developer of the Market Rate Project and the Clustered Units Project.
 - 6) The proposed entity or entities that will provide long-term ownership, asset management and property management of the Clustered Units Project.

V. Inclusionary Housing Agreement
(SJMC Sections 5.08.195, 5.08.420, 5.08.460, 5.08.600, 5.08.610, 5.08.710)

See the requirements of Section 5 of the Revised Guidelines. Prior to the recording of an Affordable Housing Agreement, the Developer, Affordable Housing Developer and City will execute a Minimum Contribution Agreement. A final revised Minimum Contribution Agreement must be provided to the City no less than 30 days prior to execution along with documentation of the value of any and all in kind contributions (appraisals, receipts or other supporting materials as described in the Minimum Contribution Agreement). The City Manager or their designee must determine that the values assigned to the in kind contributions fairly reflect the value of each contribution to the affordable project prior to execution of the Minimum Contribution Agreement.

The Inclusionary Housing Agreement shall incorporate and include the approved

Affordable Housing Compliance Plan, containing all information relating to the Minimum Contribution Agreement to further document the Developer's intent to partner with a City-approved Affordable Housing Developer to build the Clustered Units.

The Inclusionary Housing Agreement will include a standard agreement form and process, unless another method is approved.

VIII. Standards for Clustered Inclusionary Units (SJMC Section 5.08.470)

The Clustered Inclusionary Units shall have a comparable square footage and the same bedroom count and bedroom count ratio as the Market Rate Units. Square footage will be considered comparable if the total average square footage of Inclusionary Units is at least 85% of the total average square footage of the Market Rate Units for each unit by bedroom type (for example, the average square footage for 3-bedroom Inclusionary Units must be at least 85% of the average square footage for 3-bedroom Market Rate Units).

The quality of exterior design and overall quality of construction of the Inclusionary Units must be consistent with the exterior design of the Market Rate Units. Inclusionary Units may have different interior finishes and features than the Market Rate Units in the Residential Development, provided the finishes and features are functionally equivalent to the Market Rate Units and are durable and of good quality. Functional equivalency includes the architectural style, detailing and, to some extent, the quality of materials and the size of structures.

IX. Standards for Minimum Contribution

The contribution to the Affordable Housing Development may consist of any combination of cash contribution, appraised value of land (if conveyed to the Affordable Housing Developer) and entitlements, documented costs of predevelopment, environmental mitigation, infrastructure, or parking construction attributable to the Affordable Housing Development or any other similar costs documented to the satisfaction of and approved by the City Manager or their designee. Only contributions made by the Developer or its affiliates may be included in the Minimum Contribution calculation. No third-party contributions may be included.

X. Timing of Construction of Clustered Units

The City, Affordable Housing Developer, and the Developer will enter into a Minimum Contribution Agreement, or other documentation deemed necessary, on a form satisfactory to the City Attorney. Entering into this agreement is subject to a determination by the City Manager or designee that the agreement satisfies the requirements of the IHO and Revised Guidelines. The agreement shall require the Developer to pay a Minimum Contribution into the Affordable Housing

Development, and provide a timeline for securing construction financing, and commencing construction, prior to the earlier of either the issuance of the first Certificate of Occupancy for the Project, or within five (5) years.

Alternatively, should the Affordable Housing Developer and the Applicant wish to allow for a different construction financing and commencement timeline in the Agreement, or if the Applicant and Affordable Housing Developer otherwise fail to meet the timeline and requests extension that would allow the Applicant to obtain the certificates of occupancy for the remaining portions of the Residential Development, the Applicant must provide the City with a letter of credit or escrow account for amount of the of the In Lieu Fee that would be otherwise required for the Residential Development.

Attachment C: Examples of Fee Waiver Programs

- Overview of fee reduction or waiver programs:

[Reduced or waived fees for qualifying projects - Local Housing Solutions](#)

- City of Sacramento, CA:

[Housing Development Incentives | City of Sacramento](#)

- Public facilities financing plan area fees
- Specific plan area fees
- Library facilities fees
- Transportation development fees

- City of Fresno, CA:

[Article 4.14, Fresno Municipal Code](#)

[Article 4.15, Fresno Municipal Code](#)

[Article 4.16, Fresno Municipal Code](#)

- [City of San Francisco](#)

- Building inspection fees (except those paid to a third party)
- Plan review fees
- Records retention fees
- Site surcharge fees

Attachment D:
Housing Element Excerpt
Housing Sites Inventory with staff annotation

APPENDIX B: Table B.7.2 - Housing Sites Inventory

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessed Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3	
Brisbane	Citywide- ADUs	94005	NA		NA	NA	NA	NA	NA	NA	YES-Current	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Available	24	12	4	40	Program to update ADU ordinance to comply with State law			
																			Underutilized lot with no structures in Downtown; previous entitlement to allow 73 du/ac expired; no maximum residential density; recent projects developed at 42 du/ac	Parking lot unused, in poor condition, and does not serve any existing or prospective businesses; no known conditions to preclude development	Owner interest in developing the site with residential. Program 7.A.2 would allow by residential; see Section 4.2 of	
Brisbane	50 San Bruno Ave, Brisbane Ca 94005	94005	007-222-020	A	N C/R/O	NCRO-2	0	73	0.12 Parking Lot		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available	1		9	10				
Brisbane	36 San Bruno Ave, Brisbane Ca 94005	94005	007-222-030	A	N C/R/O	NCRO-2	0	73	0.1 Parking Lot		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available					***	***	Appendix B.	
																			Interest from property owner to develop with 2,200 residential units; needs consolidation; Specific Plan application submitted in late 2022; clean-up needed, process currently underway	This parcel is a part of a consolidated site which covers over 500 acres and is wholly or partially within the area of a rezoning program (Program 2.A.2) that would accommodate residential units by right	Only 52.8 acres of vacant land in the northwest quadrant (see Figure 8.7.1) would be accommodate the total capacity indicated; combined acreage will be re-parcelized; see Sections 3.1 & 4.5 of Appendix B	
Brisbane	Baylands	94005	005-340-060	B	PD - RP	C-1	0	41.7	41.46** Vacant		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program	227	287	1,286	1,800				
Brisbane	Baylands	94005	005-340-080	B	PD - RP	C-1	0	41.7	20.41** Vacant		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program					***	***	***	
Brisbane	Baylands	94005	005-340-090	B	PD - RP	C-1	0	41.7	18.25** Vacant		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program					***	***	***	
Brisbane	Baylands	94005	005-340-100	B	PD - RP	C-1	0	41.7	10.45** Vacant		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program					***	***	***	
Brisbane	2635 Bayshore Blvd, Brisbane Ca 94005	94005	005-340-120	B	PD - RP	C-1	0	41.7	0.12** Warehouse (Industrial)		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program					***	***	***	
Brisbane	Baylands	94005	005-340-998	B	PD - RP	C-1	0	41.7	0.4** Vacant		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program					***	***	***	
Brisbane	Baylands	94005	005-350-070	B	PD - NR	C-1	0	41.7	51.39** Vacant		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program					***	***	***	
Brisbane	100 Industrial Way, Brisbane Ca 94005	94005	005-311-070	B	PD - NR	M-1	0	41.7	1.72** Warehouse (Industrial)		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program					***	***	***	
Brisbane	55 Industrial Way, Brisbane Ca 94005	94005	005-312-070	B	PD - NR	M-1	0	41.7	2.11** Warehouse (Industrial)		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program					***	***	***	
Brisbane	21 Industrial Way, Brisbane Ca 94005	94005	005-312-120	B	PD - RP	M-1	0	41.7	1.03** Warehouse (Industrial)		YES-Planned	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Rezoning Program					***	***	***	
																			Needs consolidation; no public roadway; utilities 1 available			
Brisbane	96 Paul Ave, Brisbane Ca 94005	94005	007-410-270	C	R	R-1	0	8.7	0.07 Vacant		Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			1		1 owned in common	Vacant, underutilized lots		
Brisbane	96 Paul Ave, Brisbane Ca 94005	94005	007-410-280	C	R	R-1	0	8.7	0.08 Vacant		Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available					***			
Brisbane	600 Humboldt Rd, Brisbane Ca 94005	94005	007-402-040	D	R	R-1	0	8.7	0.06 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			1		***			
Brisbane	600 Humboldt Rd, Brisbane Ca 94005	94005	007-402-050	D	R	R-1	0	8.7	0.11 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available								
																			Interest from property owner to develop with 6 residential	Preliminary development plans reviewed by City with intent to apply in 2023	Vacant site; environmentally sensitive	
Brisbane	1100 San Bruno Ave, Brisbane Ca 94005	94005	007-556-010	E	R	R-BA	0	2.2	1.21 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available		1	5	6				
Brisbane	1100 San Bruno Ave, Brisbane Ca 94005	94005	007-560-120	E	R	R-BA	0	2.2	0.29 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available					***	***	***	
Brisbane	1100 San Bruno Ave, Brisbane Ca 94005	94005	007-560-130	E	R	R-BA	0	2.2	1.39 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available					***	***	***	
Brisbane	1100 San Bruno Ave, Brisbane Ca 94005	94005	007-560-140	E	R	R-BA	0	2.2	1.33 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available					***	***	***	
																			Interest from property owner to develop with residential; project entitled under DP/UP-1-02; development rights vested	Affordable units will be deed restricted, per conditions of approval; see Section 4.6 of Appendix B	Needs consolidation; vacant lots; consolidated lot larger than .5 acres	
Brisbane	3750-3780 Bayshore Blvd, Brisbane Ca 94005	94005	007-350-040	F	S C/R/O	SCRO-1	0	29	0.53 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Pipeline Project	2	3	25	30				
Brisbane	3750-3780 Bayshore Blvd, Brisbane Ca 94005	94005	007-350-050	F	S C/R/O	SCRO-1	0	29	0.48 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Pipeline Project					***	***	***	
Brisbane	3750-3780 Bayshore Blvd, Brisbane Ca 94005	94005	007-350-060	F	S C/R/O	SCRO-1	0	29	0.48 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Pipeline Project					***	***	***	
Brisbane	3750-3780 Bayshore Blvd, Brisbane Ca 94005	94005	007-350-070	F	S C/R/O	SCRO-1	0	29	0.48 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Pipeline Project					***	***	***	
Brisbane	3750-3780 Bayshore Blvd, Brisbane Ca 94005	94005	007-350-080	F	S C/R/O	SCRO-1	0	29	0.48 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Pipeline Project					***	***	***	
Brisbane	3750-3780 Bayshore Blvd, Brisbane Ca 94005	94005	007-350-090	F	S C/R/O	SCRO-1	0	29	0.48 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Pipeline Project					***	***	***	
																			Needs consolidation; underutilized lots; larger than .5 acres	District recently changed to allow residential by right; allows up to 30 du/ac	Housing development projects not subject to discretionary design standards	
Brisbane	3700 Bayshore Blvd, Brisbane Ca 94005	94005	007-350-130	G	S C/R/O	SCRO-1	0	29	0.65 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***			5	5				
Brisbane	3700 Bayshore Blvd, Brisbane Ca 94005	94005	007-350-140	G	S C/R/O	SCRO-1	0	29	0.05 Vacant		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***					***	***	***	
Brisbane	248 Visitation Ave, Brisbane Ca 94005	94005	007-272-030		N C/R/O	NCRO-2	0	73	0.1 Single Family Residential		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			2	2		Nonconforming single-family home in Downtown developed at 42 du/ac	No maximum residential density; recent projects developed at 42 du/ac	
Brisbane	213 Visitation Ave, Brisbane Ca 94005	94005	007-283-080		N C/R/O	NCRO-2	0	73	0.06 Single Family Residential		YES-Current	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Pipeline Project			4	4		Interest from property owner to redevelop; one-4 story single-family home	Entitled under DP-2-20 and UP-4-20; extension granted until December 2025	No affordable units; see Section 4.6 of Appendix B
Brisbane	185 Visitation Ave, Brisbane Ca 94005	94005	007-281-090		N C/R/O	NCRO-2	0	73	0.11 Retail Stores (Personal Services, Photography, Travel)		YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			3	3		Older, one-story underutilized lot; adjacent to newly constructed 3 public library	No maximum residential density; recent projects developed at 42 du/ac	
Brisbane	18 Visitation Ave, Brisbane Ca 94005	94005	007-221-190		N C/R/O	NCRO-2	0	73	0.06 Vacant		YES-Current	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Pipeline Project			2	2		Entitled under DP-3-20 & UP-5-20; active building 2 permit issued 2021	No affordable units; see Section 4.6 of Appendix B	
									1.12						23				One-story, 60 year old building; larger than .5 acres; underutilized use; Current height 14-25 ft whereas 38-40 ft allowed; current FAR less than 0.49 whereas no max for 23 residential	Adjacent to Downtown, minimum residential density 20 du/ac; economic feasibility study found density viable	Projects in other jurisdictions show a range of feasibility for residential redevelopment of nonvacant sites; see Section 4.4 of Appendix B	
Brisbane	43 Park Pl, Brisbane Ca 94005	94005	005-202-160		PR -TC	PAOZ-1	20	28		Warehouse (Industrial)	YES-Current	NO - Privately-Owned	Used 5th RHNA Cycles	Available				23				
Brisbane	280 Old County Rd, Brisbane Ca 94005	94005	005-202-210		PR -TC	PAOZ-1	20	28	1.5	Post Office	YES-Current	NO - Privately-Owned	Used 5th RHNA Cycles	Available	30			30	***		***	
Brisbane	25 Park Ln, Brisbane Ca 94005	94005	005-212-100		PR -TC	PAOZ-1	20	28	1.27	Warehouse (Industrial)	YES-Current	NO - Privately-Owned	Used 5th RHNA Cycles	Available	26			26	***		***	
									2.88						70							
																				Adjacent to Downtown, minimum residential density 24 du/ac; economic feasibility study found density viable		
Brisbane	145 Park Ln, Brisbane Ca 94005	94005	005-190-100		PR -TC	PAOZ-2	24	28		Warehouse (Industrial)	YES-Current	NO - Privately-Owned	Used 5th RHNA Cycles	Available				70	***		***	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessed Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3
									2.13						52				One-story, 60 year old building; larger than .5 acres; underutilized use; Current height 14-25 ft whereas 38-40 ft allowed; current FAR less than 0.49 whereas no max for	Adjacent to Downtown, minimum residential density 24 du/ac; economic feasibility study found density viable	Projects in other jurisdictions show a range of feasibility for residential redevelopment of nonvacant sites; see Section 4.4 of Appendix B
Brisbane	105 Park Ln, Brisbane Ca 94005	94005	005-202-150		PR -TC	PAOZ-2	24	28		Warehouse (Industrial)	YES-Current	NO - Privately-Owned	Used 5th RHNA Cycles	Available				52 residential			
Brisbane	91-99 Park Ln, Brisbane Ca 94005	94005	005-202-200		PR -TC	PAOZ-2	24	28	1.86	Warehouse (Industrial)	YES-Current	NO - Privately-Owned	Used 5th RHNA Cycles	Available		45		45	***	***	***
																				No discretionary review required for single-family homes	
Brisbane	258 Humboldt Rd, Brisbane Ca 94005	94005	007-202-020		R	R-1	0	8.7	0.13	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	Conforming, vacant lot in single-family district	
Brisbane	114 Santa Clara St, Brisbane Ca 94005	94005	007-233-200		R	R-1	0	8.7	0.13	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	90 Kings Rd, Brisbane Ca 94005	94005	007-303-120		R	R-1	0	8.7	0.16	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	250 Sierra Point Rd, Brisbane Ca 94005	94005	007-313-230		R	R-1	0	8.7	0.18	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	221 Mendocino St, Brisbane Ca 94005	94005	007-332-080		R	R-1	0	8.7	0.06	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	231 Santa Clara St, Brisbane Ca 94005	94005	007-342-170		R	R-1	0	8.7	0.06	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	625 Humboldt Rd, Brisbane Ca 94005	94005	007-401-070		R	R-1	0	8.7	0.11	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	20 Margaret Ave, Brisbane Ca 94005	94005	007-410-010		R	R-1	0	8.7	0.1	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	180 Kings Rd, Brisbane Ca 94005	94005	007-410-090		R	R-1	0	8.7	0.18	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	160 Kings Rd, Brisbane Ca 94005	94005	007-410-100		R	R-1	0	8.7	0.22	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	20 Tulare St, Brisbane Ca 94005	94005	007-242-090		R	R-1	0	8.7	0.13	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	94 Paul Ave, Brisbane Ca 94005	94005	007-410-200		R	R-1	0	8.7	0.18	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	92 Paul Ave, Brisbane Ca 94005	94005	007-410-210		R	R-1	0	8.7	0.1	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	50 Paul Ave, Brisbane Ca 94005	94005	007-410-300		R	R-1	0	8.7	0.12	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	298 Kings Rd, Brisbane Ca 94005	94005	007-423-010		R	R-1	0	8.7	0.12	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	262 Kings Rd, Brisbane Ca 94005	94005	007-423-050		R	R-1	0	8.7	0.12	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	11 Margaret Ave, Brisbane Ca 94005	94005	007-423-120		R	R-1	0	8.7	0.12	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	779 Humboldt Rd, Brisbane Ca 94005	94005	007-431-230		R	R-1	0	8.7	0.08	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	783 Humboldt Rd, Brisbane Ca 94005	94005	007-431-250		R	R-1	0	8.7	0.14	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	730 Humboldt Rd, Brisbane Ca 94005	94005	007-432-090		R	R-1	0	8.7	0.11	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	788 Humboldt Rd, Brisbane Ca 94005	94005	007-432-380		R	R-1	0	8.7	0.09	Vacant	YES-Current	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Available				1	1	***	***
Brisbane	462 Kings Rd, Brisbane Ca 94005	94005	007-443-110		R	R-1	0	8.7	0.13	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	466 Kings Rd, Brisbane Ca 94005	94005	007-443-120		R	R-1	0	8.7	0.13	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	150 Lake St, Brisbane Ca 94005	94005	007-461-010		R	R-1	0	8.7	0.07	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	808 Sierra Point Rd, Brisbane Ca 94005	94005	007-521-090		R	R-1	0	8.7	0.14	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	855 Sierra Point Rd, Brisbane Ca 94005	94005	007-522-140		R	R-1	0	8.7	0.16	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	865 Sierra Point Rd, Brisbane Ca 94005	94005	007-522-150		R	R-1	0	8.7	0.15	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1	***	***
Brisbane	850 San Bruno Ave, Brisbane Ca 94005	94005	007-551-030		R	R-1	0	8.7	0.44	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				2	2	***	***
																			Large lot with single-family home that could be split into 2 conforming lots	2 projects within last 5 years split lot and developed 2 new homes each with an ADU	Existing home would need to be demolished to subdivide; see Section 4.3 of Appendix B
Brisbane	240 Trinity Rd, Brisbane Ca 94005	94005	007-202-060		R	R-1	0	8.7	0.29	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				2			
																					Existing home would NOT need to be demolished to subdivide; see Section 4.3 of Appendix B
Brisbane	460 Klamath St, Brisbane Ca 94005	94005	007-262-190		R	R-1	0	8.7	0.23	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				2	2	***	***
																					Existing home would need to be demolished to subdivide; see Section 4.3 of Appendix B
Brisbane	50 Kings Rd, Brisbane Ca 94005	94005	007-303-060		R	R-1	0	8.7	0.3	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				2	2	***	***
Brisbane	24 Kings Rd, Brisbane Ca 94005	94005	007-303-070		R	R-1	0	8.7	0.39	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				2	2	***	***
Brisbane	150 Kings Rd, Brisbane Ca 94005	94005	007-410-110		R	R-1	0	8.7	0.33	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				2	2	***	***
Brisbane	280 Kings Rd, Brisbane Ca 94005	94005	007-423-030		R	R-1	0	8.7	0.27	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				2	1	***	***
Brisbane	303 Kings Rd, Brisbane Ca 94005	94005	007-432-140		R	R-1	0	8.7	0.3	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				2	2	***	***
																					Existing home would NOT need to be demolished to subdivide; see Section 4.3 of Appendix B
Brisbane	372 Kings Rd, Brisbane Ca 94005	94005	007-471-020		R	R-1	0	8.7	0.27	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				2	2	***	***
																					Existing home would NOT need to be demolished to subdivide; see Section 4.3 of Appendix B
																			Underutilized lot in multi-family district; no discretionary review required for single-family homes/duplexes; application to consolidate and develop with duplex	Parking lot unused, not maintained, in poor condition, and does not serve any existing or prospective businesses	No known conditions to preclude development; see Section 4.3 of Appendix B
Brisbane	335 Mariposa St, Brisbane Ca 94005	94005	007-271-060		R	R-2	0	17.6	0.05	Parking	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1		1 and 2 ADUs	
Brisbane	335 Mariposa St, Brisbane Ca 94005	94005	007-271-070		R	R-2	0	17.6	0.05	Parking	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1</		



Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Identified in Last/Last Two Planning Cycle(s)	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3
Brisbane	490 Kings Rd, Brisbane Ca 94005	94005	007-502-040		R	R-BA	0	2.2	0.73	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	Environmental, access, and infrastructure constraints		
Brisbane	Beatrice Rd, Margaret Ave, Brisbane Ca 94005 (Li Lot 90)	94005	007-502-050		R	R-BA	0	2.2	1.09	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	1020 Humboldt Rd, Brisbane Ca 94005	94005	007-502-120		R	R-BA	0	2.2	1.14	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	950 Humboldt Rd, Brisbane Ca 94005	94005	007-502-130		R	R-BA	0	2.2	0.8	Residential-Vacant Land	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	930 Humboldt Rd, Brisbane Ca 94005	94005	007-502-150		R	R-BA	0	2.2	0.88	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	Humboldt Rd, Annis Rd, Brisbane Ca 94005 (Trinh, Lot 35)	94005	007-541-010		R	R-BA	0	2.2	1.04	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	100 Harold Rd, Brisbane Ca 94005	94005	007-542-010		R	R-BA	0	2.2	1.28	Single Family Residential	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	301 Harold Rd, Brisbane Ca 94005	94005	007-542-020		R	R-BA	0	2.2	1.5	Single Family Residential	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	401 Harold Rd, Brisbane Ca 94005	94005	007-542-030		R	R-BA	0	2.2	0.65	Single Family Residential	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	San Bruno Ave, Joy Ave, Brisbane Ca 94005 (Dharma, Lot 10)	94005	007-552-030		R	R-BA	0	2.2	0.86	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	San Bruno Ave, Joy Ave, Brisbane Ca 94005 (Wong, Lot 9)	94005	007-553-170		R	R-BA	0	2.2	0.79	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	Harold Rd, Brisbane Ca 94005 (Gonzales, Lot 16)	94005	007-555-060		R	R-BA	0	2.2	0.55	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	200 Harold Rd, Brisbane Ca 94005	94005	007-555-070		R	R-BA	0	2.2	0.5	Single Family Residential	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	Annis Rd, Brisbane Ca 94005 (Kelly, Lot 15 ptn)	94005	007-555-160		R	R-BA	0	2.2	0.46	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	260 Annis Rd, Brisbane Ca 94005	94005	007-555-170		R	R-BA	0	2.2	0.52	Single Family Residential	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	45 Gladys Ave, Brisbane Ca 94005	94005	007-555-180		R	R-BA	0	2.2	0.62	Single Family Residential	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	Gladys Ave, Brisbane Ca 94005 (Lau, Lot 22)	94005	007-560-150		R	R-BA	0	2.2	1.06	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	Gladys Ave, Brisbane Ca 94005 (Cheung, Lot 19)	94005	007-560-160		R	R-BA	0	2.2	0.45	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	Harold Rd, Brisbane Ca 94005 (Cheung, Lot 20)	94005	007-560-170		R	R-BA	0	2.2	1.21	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	Harold Rd, Brisbane Ca 94005 (Jurkota, Lot 21)	94005	007-560-190		R	R-BA	0	2.2	1.19	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available			*See cmt	0	***		
Brisbane	3852 Bayshore Blvd, Brisbane Ca 94005	94005	007-553-060		S C/R/O	SCRO-1	0	29	0.21	Storage Yard, Open Storage (Light Equipment, Material)	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***				2	Underutilized, contractor's storage yard; less than .5 2 acres	District recently changed to allow residential by right; allows up to 30 du/ac	Housing development projects not subject to discretionary design standards
Brisbane	4090 Bayshore Blvd, Brisbane Ca 94005	94005	007-560-010		S C/R/O	SCRO-1	0	29	0.29	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***				1	Vacant lot; less than .5 1 acres	***	***
Brisbane	4070 Bayshore Blvd, Brisbane Ca 94005	94005	007-560-020		S C/R/O	SCRO-1	0	29	0.36	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available**				4	Vacant lot; larger than .5 acres; owned in common 4 and could be consolidated	***	***
Brisbane	4070 Bayshore Blvd, Brisbane Ca 94005	94005	007-560-030		S C/R/O	SCRO-1	0	29	0.52	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***				5	Vacant lot; larger than .5 acres; owned in common 5 and could be consolidated	***	***
Brisbane	4010-30 Bayshore Blvd, Brisbane Ca 94005	94005	007-560-060		S C/R/O	SCRO-1	0	29	0.26	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***				2	Vacant lot; larger than .5 acres; owned in common 2 and could be consolidated	***	***
Brisbane	3998 Bayshore Blvd, Brisbane Ca 94005	94005	007-560-080		S C/R/O	SCRO-1	0	29	0.26	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***				2	Vacant lot; less than .5 2 acres	***	***
Brisbane	3900 Bayshore Blvd, Brisbane Ca 94005	94005	007-560-210		S C/R/O	SCRO-1	0	29	0.56	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***				2	Vacant lot; larger than .5 2 acres	***	***
Brisbane	4010-30 Bayshore Blvd, Brisbane Ca 94005	94005	007-560-240		S C/R/O	SCRO-1	0	29	0.23	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***				2	Vacant lot; larger than .5 acres; owned in common 2 and could be consolidated	***	***
Brisbane	4010-30 Bayshore Blvd, Brisbane Ca 94005	94005	007-560-250		S C/R/O	SCRO-1	0	29	0.52	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available***				5	Vacant lot; larger than .5 acres; owned in common 5 and could be consolidated	***	***

* The realistic capacity for parcels in the R-BA Zoning District is 2 above moderate units, including any potential units from density sending sites (Table B.7.3)

** Includes total acreage of any parcel currently located within the Baylands Draft Specific Plan where residential is proposed and permitted under the General Plan; the total acreage of land that permits residential uses under the draft Specific Plan is 52.8 acres - see Figure B.7.1 and B.7.3

*** Potential Emergency Shelter Site



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514



33

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:9,028



34

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION