

# APPENDIX B 2023-2031 Sites Inventory & Methodology

## Table of Contents

1. Introduction .....	2
2. Regional Housing Needs Allocation .....	3
3. General Considerations in Identification of Sites .....	4
<b>3.1 Site Size:</b> .....	<b>4</b>
<b>3.2 Housing Unit Density:</b> .....	<b>4</b>
<b>3.3 Zoned Density versus Realistic Capacity:</b> .....	<b>5</b>
<b>3.4 AFFH Considerations:</b> .....	<b>5</b>
4. Development Potential .....	6
<b>4.1 Vacant and Nonvacant Sites:</b> .....	<b>8</b>
<b>4.2 Mixed-Use Sites:</b> .....	<b>9</b>
<b>4.3 Residential Zones without a Minimum Density:</b> .....	<b>10</b>
<b>4.4 Nonvacant Sites Already Zoned for Housing Development with a Minimum Density:</b> .....	<b>12</b>
<b>4.5 Sites to be Zoned for Housing Development with Minimum Density:</b> .....	<b>14</b>
<b>4.6 Pipeline Projects:</b> .....	<b>15</b>
<b>4.7 Accessory Dwelling Units:</b> .....	<b>16</b>
5. Commitment to Fair Housing .....	17
6. Distribution of Units by Affordability and “No Net Loss” .....	18
7. Site Inventory .....	19

## List of Figures:

- B.5.1 - RHNA Capacity by Block Group and AFFH Indicators
- B.7.1 - Housing Sites Inventory Map
- B.7.2 - Parkside and Central Brisbane Housing Sites Inventory Inset Map
- B.7.3 - Baylands Housing Sites Inventory Inset Map

## List of Tables:

- B.2.1 - Brisbane’s Regional Housing Needs Allocation
- B.4.1 - Sites Inventory by Subarea Affordability Breakdown
- B.4.2 - Current Land Use and Development Standards for Residential and Mixed-Use Zoning Districts
- B.4.3 - Percentage of Lower Income RHNA on Nonvacant Sites
- B.4.4 - Planning Approvals du/ac in NCRO-2/SCRO-1 2018-2022
- B.7.1 - Brisbane’s RHNA Capacity and Affordability Breakdown by Subarea
- B.7.2 - Housing Sites Inventory
- B.7.3 - R-BA Density Sending Sites
- B.7.4 - AFFH Housing Sites Inventory

## 4. Development Potential

Each site or aggregation of sites was analyzed to determine the likelihood and feasibility of development during the period 2023-2031. Factors such as underperforming or vacant uses, owner or developer interest, age and size of current improvements, site size, and site constraints were taken into account in determining realistic development capacity.

Most of the City's inventory for meeting the RHNA falls within a large, multi-parceled site in the Baylands subarea with a single landowner/developer who is actively pursuing development of the site with housing via a Specific Plan currently under review by the City. It is a vacant site that requires environmental remediation, but provides extraordinary potential for development. While the City General Plan allows for 1800-2200 housing units within the Baylands, it is currently zoned commercial C-1, which does not allow for housing. However, a specific plan is in process which will rezone the site for housing consistent with the adopted general plan. This is further described in Section 4.5 below.

The next largest group of sites for housing development potential are those within the Crocker Park Parkside overlay district. This is a group of sites with existing uses that could be redeveloped along with adjacent parcels, and certain office and warehouse developments that were determined to be underperforming and have a high potential for redevelopment to housing.

There are a number of infill sites in greater Central Brisbane area, including Brisbane Acres and Southwest Bayshore, that are generally smaller. Some of these have little or no opportunity for aggregation and/or are heavily constrained sites and were considered, but not identified to accommodate significant capacity.

While the City has seen an increase in the production of Accessory Dwelling Units (ADUs) in recent years due a number of state laws and local ordinances that have made these more feasible, they still make up the smallest group.

The development potential provided for this 6<sup>th</sup> Cycle RHNA was determined to total 2,220 housing units, as detailed by subarea and income category in following Table B.4.1, which provides a high-level summary of the sites listed on the Sites Inventory broken down by income. Figure B.7.1 shows a map of where each site is located within the City and the housing opportunity areas.

**TABLE B.4.1**  
**Sites Inventory by Subarea Affordability Breakdown**

<i>Subareas</i>	<i>Total Units</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Pipeline</i>
<b>Baylands</b>	1,800	145	82	287	1,286	-
<b>Parkside</b>	246	159	87	0	0	-
<b>Central Brisbane</b>	134	1	2	4	127	39
<b>ADUs</b>	40	12	12	12	4	-
<b>Totals</b>	2,220	317	183	303	1,419	-

*Table Source: Housing Resources Sites Inventory*



In summary, the Sites Inventory was developed to meet all applicable statutory requirements and provide a realistic and achievable roadmap for the city to meet and exceed its RHNA. The Sites Inventory is summarized as follows:

- The housing sites are spread throughout the city, with all located in a moderate resource area, to meet AFFH requirements.
- The housing projections utilize existing land use and zoning densities.
- It includes conservative production and density assumptions for the identified housing sites.
- The city has a significant rezoning program that is anticipated to be completed by the end of this housing cycle to adopt zoning via Specific Plan for 1,800 – 2,200 housing units in the Baylands subarea.
- The housing projections do not rely on new units developed under SB9.
- The housing projections have a low reliance on new ADU production.
- Less than 50% of the low income RHNA is accommodated on nonvacant sites.

The analytical process that went into creating the Sites Inventory and the justification for commercial site redevelopment are fully detailed in the Sites Inventory Approach and Methodology sections above. The full list of sites adequate for housing development identified by the city is included in Table B.7.2.

For reference, Table B.4.2 provides an outline of the zoning district standards for all of the districts where housing is currently permitted either by-right or as a conditional use. Note that the Northeast Ridge PD district is a completed planned development district comprised of 499 housing units. As a PD district, no zoning standards are provided, but development of ADUs may occur within the existing development. The Baylands is not included in this table, since the zoning has not yet been adopted. Also, the Parkside PAOZ-1 and PAOZ-2 districts are the only districts where the existing zoning requires that new housing development be to a minimum density to 20 units per acre or more.

**Table B.4.2  
Current Land Use and Development Standards  
for Residential and Mixed-Use Zoning Districts**

<i>Permitted Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-BA</i>	<i>NCRO-2</i>	<i>SCRO-1</i>	<i>R-MHP</i>	<i>PAOZ-1</i>	<i>PAOZ-2</i>	<i>NER-PD</i>
<b>Single-Family Unit</b>	Yes	Yes	Yes	Yes	No	No	No	Yes	No	F
<b>Accessory Dwelling Unit</b>	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes
<b>Mobile Homes/Mobile Home Park</b>	No	No	No	No	No	No	Yes	No	No	F
<b>Duplex</b>	No	Yes	Yes	No	No	Yes	No	No	No	F
<b>Multi-Family Units</b>	No	Yes	Yes	No	No	Yes	No	Yes	Yes	F
<b>Emergency Shelter</b>	No	No	No	No	No	Yes	No	No	No	F
<b>Mixed Use</b>	No	No	No	No	No	Yes <sup>H</sup>	No	No	No	F
<b>Dwelling Group</b>	No	Yes	Yes	No	No	Yes	No	Yes	Yes	F
<i>Conditional Uses</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-BA</i>	<i>NCRO-2</i>	<i>SCRO-1</i>	<i>R-MHP</i>	<i>PAOZ-1</i>	<i>PAOZ-2</i>	<i>NER-PD</i>
<b>Single-Family Unit</b>	No	No	No	No	Yes <sup>C</sup>	Yes	No	No	No	F
<b>Duplex</b>	No	No	No	No	Yes <sup>C</sup>	No	No	No	No	F
<b>Multi-Family Units</b>	No	Yes	Yes	No	Yes <sup>C</sup>	No	No	No	No	F
<b>Dwelling Group</b>	No	No	No	No	Yes <sup>C</sup>	No	No	No	No	F
<b>Mobile Home Park</b>	Yes	Yes	Yes	No	No	Yes	No	No	No	F

Mixed-Use	No	No	No	No	Yes	No	No	No	No	F
Live/Work Units	No	No	No	No	Yes	Yes	No	No	No	F
Group Care Home	Yes	Yes	Yes	Yes	Yes <sup>C</sup>	Yes	No	No	No	F
Convalescent Home	No	No	No	No	No	Yes	No	No	No	F
<b>Development Standards</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-BA</b>	<b>NCRO-2</b>	<b>SCRO-1</b>	<b>R-MHP</b>	<b>PAOZ-1</b>	<b>PAOZ-2</b>	<b>NER-PD</b>
Density Transfer	No	No	No	Yes	No	No	No	No	No	No
Minimum Lot Size (Sq. Ft.)	5,000 <sup>A</sup>	5,000 <sup>A</sup>	5,000 <sup>A</sup>	20,000 <sup>B</sup>	2,500	7,500	None	NA	NA	F
Minimum Density (units/acre)	NA	NA	NA	NA	NA	NA	NA	20	24	F
Maximum Dwelling Unit Density (Unit/Sq. Ft.)	1/5,000	1/2,500	1/1,500	1/20,000	D	E	1/1,500	28	28	F
Lot Coverage	40%	50%	60%	25%	90%	70%	NA	NA	60%	F
Floor Area Ratio	0.72	0.72	0.72	0.72 <sup>G</sup>	NA	NA	NA	NA	NA	F
Height Limit (Ft.)	28-30	28-30	28-30	35	28-35	35	20	38	40	F
Front Setback (Ft.)	≤15	≤15	≤15	10	0	0	NA	5 – 15	5 – 20	F
Side Setbacks (Ft.)	3-5	3-5	3-5	5-15	0-10	0-10	NA	5-10	5-10	F
Rear Setback (Ft.)	10	10	10	10	10	10	NA	10	15	F

Notes:

A: With exceptions for substandard lots per Brisbane Municipal Code Sections 17.32.055.A, 17.08.040.B & 17.10.040.B

B: No less than a 5,000 sq. ft. lot is possible in the R-BA under Use Permit for Density Transfer or Clustered Development.

C: Residential uses are as part of a mixed-use project in the NCRO-2.

D: Densities established in conjunction with Use Permit and/or Design Permit approval.

E: Densities in the SCRO-1 are Single-Family Unit: 1/7,500; Duplex: 1/3,750; Multi-Family Units: 1/1,500; Mixed-Use & Live/Work

F: PD is subject to Specific Plan and PD Permit approval. The Northeast Ridge is a PD district and has been developed with 499 housing units.

G: 0.72 FAR up to a maximum floor area of 5,500 sq ft for SFR. Exception allowed for ADUs.

H: Mixed use in the SCRO-1 district must meet the definition of Housing Development Project or a Streamlined Housing Development Project, defined in BMC Section 17.02.

General Notes: Transitional housing, supportive housing and factory-built/manufactured housing (including mobilehomes) are treated as “dwellings” by definition per Brisbane Municipal Code Section 17.02.235; single-room-occupancy units are categorized as multiple-family dwellings per BMC Section 17.02.235.C.

The following subsections provide a discussion of how sites were identified in the categories of:

- Vacant and non-vacant sites
- Mixed Use Sites
- Residential Zones without a minimum density
- Sites Already Zoned for Housing Development with Minimum Density
- Sites to be Zoned for Housing Development with Minimum Density
- Pipeline Projects
- Accessory Dwelling Units

#### **4.1 Vacant and Nonvacant Sites:**

The City of Brisbane’s Sites Inventory for future housing development includes properties zoned for development of single and multi-family housing that are vacant, non-vacant land that is otherwise underutilized and is zoned at least 20 du/ac (see Section 4.4), and/or land that is non-residentially zoned and vacant that is identified for rezoning (see Section 4.5). Both vacant and nonvacant sites that are zoned mixed-use were included. As shown in Table B.7.1 below, the Housing Sites Inventory demonstrates that there is enough capacity in the sites inventory to meet the City’s RHNA.



All of City's affordable housing would be developed on land that is either underutilized or vacant. As shown in Table B.4.3, and per Government Code Section 65583.2(g)(2), the City does not rely on nonvacant sites to accommodate more than 50 percent of RHNA for lower income households; 51% of the City's below market rate affordable housing would be developed on vacant land while nonvacant land would accommodate 49%.

The analysis of capacity for affordable housing units (extremely low-, very low-, and low-income households) utilizes the minimum density of at least 20 units to the acre, deemed to facilitate affordable housing development given Brisbane is considered a "suburban jurisdiction" based on its population being under 20,000<sup>1</sup>.

**TABLE B.4.3**  
**Percentage of Lower Income RHNA on Nonvacant Sites**

<b>Brisbane's Lower Income RHNA</b>	<b>500</b>
<b>Units in Pipeline Projects</b>	2
<b>ADUs</b>	24
<b>Capacity on Vacant Sites</b>	227
<b>Total Capacity of Lower Income RHNA (not related to nonvacant sites)</b>	<b>253</b>
<b>Capacity on Nonvacant Sites to be Rezoned</b>	247
<b>Percentage of Lower Income RHNA Capacity on Nonvacant Sites</b>	<b>49%</b>

For reference, a table of current zoning district standards is provided as Table B.4.2 above.

**4.2 Mixed-Use Sites.**

Brisbane has two mixed-use zones that also allow residential development, the NCRO-2 Downtown Brisbane Neighborhood Commercial and SCRO-1 Southwest Bayshore Commercial districts. In the last five years, most projects located in the City's mixed-use zones have included a residential component. Table B.4.4 shows the dwelling units per acres of approved projects on sites in mixed-use zones from 2017-2021.

**TABLE B.4.4**  
**Planning Approvals du/ac in NCRO-2/SCRO-1 2018-2022**

<b>Address</b>	<b>Description</b>	<b>No. of Dwelling Units</b>	<b>% of Project Residential (approx.)</b>	<b>Base Zone</b>	<b>Lot Size (Acres)</b>	<b>Dwelling Units per Acre (du/ac)</b>
<b>213 Visitacion Ave Mixed Use</b>	Demo existing structure and construct new 3-story building	4	94%	NCRO-2	.06	64
<b>18 Visitacion Ave Mixed Use</b>	Construct new 3-story building on vacant lot	2	95%	NCRO-2	.06	35
<b>36-50 San Bruno Ave Mixed Use</b>	Demo existing parking lot and construct 3-story senior housing building	16	93%	NCRO-2	.22	73

<sup>1</sup> 65583.2(e)

<b>23 San Bruno Ave Mixed Use</b>	Demo existing structure and construct new 3-story building	4	90%	NCRO-2	.11	35
<b>3998 Bayshore Blvd Single-Family</b>	Construct new single-family home on vacant lot	1	100%	SCRO-1	.21	5

<b>Total Projects</b>	5
<b>Total with Residential</b>	5 (100%)
<b>Average Dwelling Units per Acre for Projects with Residential</b>	42

Although the percentage of residential uses in these projects varied widely, the average density was 42 units to the acre. State guidance is to extrapolate the trend by multiplying the probability times the 42 du/ac average. Since 100% of the mixed-use zoned sites historically included housing, the result remains 42 du/ac. For those sites that assume mixed use with residential components in the sites inventory, potential density is assumed more conservatively at 23 du/ac in the NCRO-2 Zoning District, except for one site discussed below, due to small lot sizes and 8 du/ac in the SCRO-1 Zoning District due to environmental constraints. ~~The one exception applies to a site that was entitled for a mixed-use development at 73 du/ac prior to 2020 but was not developed, likely due in part to the COVID-19 pandemic and subsequent economic impacts depressing development rates across the country. For this site alone, the potential capacity utilized 42 du/ac (see Table B.7.2).~~

- 36-50 San Bruno Avenue: This site is a unique, potential development site in the NCRO-2 mixed-use district. It has a chained-off parking lot that has not been used in over a decade. The parking lot has not been maintained, is in poor condition, and does not serve any existing or prospective businesses. Furthermore, there are no known conditions to preclude development at the site. The site was entitled for a mixed-use development at 73 du/ac prior to 2020 but was not developed, likely due in part to the COVID-19 pandemic and subsequent economic impacts depressing development rates across the country. However, the owner remains interested in developing the site with higher density residential development. Additionally, program 7.A.2 would amend the NCRO-2 district to allow by-right mixed-use residential development which would facilitate development of this underutilized site. For this mixed-use site alone, the potential capacity utilized 42 du/ac (see Table B.7.2), per the trend indicated in Table B.4.4. Development at this or higher densities would require deed restricted, affordable units as a condition of approval per the City’s Inclusionary Ordinance.

**4.3 Residential Zones without a Minimum Density.**

Only two of Brisbane’s residential zoning districts requires a minimum density. These are the Parkside PAOZ-1 and PAOZ-2 districts, discussed below. In these other zoning districts without a minimum unit density requirement, the Housing Element must demonstrate how the number of units determined for each site will be accommodated, taking land use controls and site improvement requirements (setbacks, building height, parking, etc.) into account. Housing development already exists within subareas that



have residential zoning but no minimum densities established, including the Central Brisbane, Brisbane Acres and Southwest Bayshore subareas.

Of the 82 residential sites without a minimum density included on the inventory, just two sites are projected to contain more than one residential unit, both pipeline projects. Most of these sites, a total of 78, are located within a zoning district that only permits one single-family dwelling (SFD) per lot. One exception is 335 Mariposa Street, a nonvacant, underutilized site, that permits multiple-family residential. Its development potential is discussed in greater detail below. Of ~~those~~ the 78 single-family zoned lots, another 38 are further restricted by environmental, access and infrastructure constraints and have a realistic capacity of zero.

Of the remaining 40 sites that only permit one SFD per lot, 32 are vacant. The remaining eight lots identified on the inventory, while developed with a SFD, are at least 10,000 square feet and could therefore be subdivided into two lots that each could be developed with a SFD per the City's Zoning Ordinance. The land use and development standards for all of the current residential districts, including minimum lot size and maximum density, are provided in Table B.4.2.

While 75 percent of these lots would likely have to demolish the existing SFD in order to subdivide, in the past five years the City has approved two subdivisions in the R-1 residential zoning district, a district that only allows one single-family dwelling per lot, which redeveloped with a net increase of one housing unit – including the demolition of an existing SFD – summarized below:

<u>Site Address</u>	<u>Zoning District</u>	<u>Preexisting Use/Lot Size</u>	<u>Entitled Project/Use</u>
<u>305 Humboldt Road</u>	<u>R-1</u>	<u>SFD; 13,400 SF</u>	<u>Subdivide existing lot, retain existing SFD, and construct new SFD and ADU on newly created lot</u>
<u>154 Tulare Street</u>	<u>R-1</u>	<u>SFD; 10,100 SF</u>	<u>Subdivide existing lot, demo existing SFD and construct new SFD and ADU on each newly created lot.</u>

- 335 Mariposa Street: This site is another unique, potential development site in the R-2 residential district that is comprised of two lots. Historically, the site was a parking lot for an adjacent commercial use, but it has been chained-off and unused for nearly a decade. The parking lot has not been maintained, is in poor condition, and no longer serves any existing or prospective businesses. Nor does the City require that the parking lot serve the adjacent commercial use. Furthermore, there are no known conditions to preclude development at the site, including off-site parking agreements with adjacent commercial properties. The property was recently purchased and the new owner is interested in developing the site with multiple-family residential development. Though not a pipeline project, an application was submitted in 2023 to merge the underlying lots to facilitate development of a duplex and two ADUs at the site, the maximum capacity of the site. Discretionary approval is not required for duplexes and the duplex units are anticipated to be above moderate units.

#### **4.4 Nonvacant Sites Already Zoned for Housing Development with a Minimum Density.**

The sites inventory includes nonvacant sites that are zoned for by-right housing development at minimum densities of 20-24 du/ac with no discretionary design review in the Parkside Residential Overlay PAOZ-1 and PAOZ-2 zoning districts. These zoning districts were established in 2018 as part of the City's 5<sup>th</sup> cycle rezoning program to accommodate a 4<sup>th</sup> cycle shortfall of sites (see Appendix A, Evaluation of the 2015-2022 Housing Element, for additional discussion of the rezoning program). With minimum densities of at least 20 du/ac (PAOZ-1) and 24 du/ac (PAOZ-2), these districts will accommodate housing units affordable for lower income households per Government Code Section 65583.2(c)(3)(B)(iii). Because the sites are currently nonvacant, the City conducted the following analysis to evaluate the sites' potential for development in the 2023-2031 cycle per Government Code Section 65583.2(g)(1):

- **Existing uses:** Sites in the PAOZ-1 and PAOZ-2 districts are developed with exclusively concrete tilt-up warehouses built between 1966-1969 and at nearly 60 years old are approaching the end of their functional lifespan. These single-story structures are developed at significantly lower heights (14-25 feet) than the district maximum (38-40 feet for residential structures) and less overall intensity (0.19-0.47 FAR) compared to the district maximum (2.0 FAR for commercial development, no maximum for residential development). These characteristics indicate that residential redevelopment would maximize development potential of these sites compared to existing conditions.
- **Trends:** In the past fifteen years, the City has approved entitlements for five residential projects on nonvacant sites that included demolition of existing structures and redevelopment with higher density residential uses, summarized below:

Site Address	Zoning District	Existing Use	Entitled Use
1 San Bruno Avenue	NCRO-2	Gasoline service station	3-story mixed use (15 units above commercial)
23 San Bruno Avenue	NCRO-2	Single-story warehouse	3-story mixed-use (4 units above commercial)
124 San Bruno Avenue	R-3	Single-family dwelling	Triplex
661 San Bruno	R-3	Single-family dwelling	Fourplex
213 Visitacion Avenue	NCRO-2	Single-family dwelling	3-story mixed use (4 units above commercial)

In addition to these trends in Brisbane, the following projects in nearby jurisdictions further demonstrate the potential for development of nonvacant sites with similar uses since 2020:

Jurisdiction	Site Address	Zoning	Existing Use	Entitled Use
<b>Belmont</b>	<u>1325 Old County Road</u>	<u>Village Corridor Mixed Use</u>	<u>Mix of commercial and industrial buildings, predominantly one and two-story tilt-up concrete construction</u>	<u>250 dwelling units</u>
<b>Burlingame</b>	<u>1855-1881 Rollins Road</u>	<u>Rollins Road Mixed Use</u>	<u>Industrial buildings</u>	<u>420 dwelling units</u>





<b>Foster City</b>	<u>326-332 Argonaut (Wc Building 3)</u>	<u>Commercial Mixed/Planned Development</u>	<u>Single-story tilt-up industrial/office</u>	<u>20 dwelling units</u>
<b>Menlo Park</b>	<u>141 Jefferson Drive</u>	<u>R-MU Bayfront Innovation Area</u>	<u>Light manufacturing/ warehouse</u>	<u>483 dwelling units</u>
<b>Menlo Park</b>	<u>1401 Willow Road</u>	<u>R-MU Bayfront Innovation Area</u>	<u>R&amp;D Flex, Warehouse</u>	<u>1,729 dwelling units</u>
<b>South San Francisco</b>	<u>1477 Huntington</u>	<u>Commercial</u>	<u>1-story commercial</u>	<u>262 dwelling units</u>
<b>South San Francisco</b>	<u>7 S Linden Ave.</u>	<u>Industrial</u>	<u>1-story commercial</u>	<u>558 dwelling units</u>

Sources: San Mateo County Residential Multi-Family Development Trends Research, 2023; compiled by Century Urban and Community Planning Collaborative for 21 Elements.

This sample of projects in other jurisdictions shows a range of feasibility for residential redevelopment of nonvacant sites with existing warehouse, industrial, and other general commercial uses similar to those in the PAOZ-1 and PAOZ-2 district.

- Current market demand: The Parkside at Brisbane Village Precise Plan (adopted 2017) contains the design objectives for the PAOZ-1 and PAOZ-2 overlay districts informed by an economic feasibility study.<sup>2</sup> This study found that the housing types permitted by the PAOZ-1 and PAOZ-2 districts to be economically feasible at the densities permitted. In 2020, the City had discussions with a national housing development firm with interest in developing sites in the PAOZ-2 district. The COVID-19 pandemic and subsequent economic impacts depressing development rates across the country, fueled by supply chain disruptions, labor costs, inflation and high interest rates, has likely dampened developer interest, but over the course of the eight year planning period it is likely these short-term economic impacts will shift.
- Existing tenancies: The properties are currently 100% occupied and current lease information is not publicly available with the exception of 25 Park Place, for which a 10-year lease exceeding the current planning cycle was recently signed by the City of Brisbane (this property’s development capacity has been adjusted to zero to reflect this lease term). However, given the existing use characteristics, development trends and market analysis, existing tenancies are not sufficient to eliminate the development potential of these districts.
- Additional standards to encourage residential development: To facilitate development of sites within these districts, the Parkside at Brisbane Village Precise Plan and PAOZ-1 and PAOZ-2

<sup>2</sup> Strategic Economics, 2016. Reference: [Parkside Plan Documents | City of Brisbane, CA \(brisbaneca.org\)](#)

district standards provide a streamlined, ministerial design review process for projects that comply with the objective zoning and design standards established in the Precise Plan and district regulations. This review process would expedite project review substantially, eliminating from six months to one year of processing time to similar development proposals in other zoning districts. This is in addition to permitting residential development by-right at minimum densities of 20 and 24 du/ac, which no other zoning districts currently permit (note the rezoning of the Baylands subarea via adoption of a Specific Plan will allow minimum densities of at least 20 du/ac, but this zoning has not yet been adopted).

In summary, while there are warehouses on these properties, they were developed in the 1960's and are considered to be near the end of their functional lifespan. Housing would represent a higher and better use, and there was interest by potential developers in 2019, prior to the Covid-19 pandemic. While construction slow-downs due to Covid-19 may have delayed development, the sites remain viable for redevelopment to housing, and per Government Code Section 65583.2(c)(1) jurisdictions can utilize that minimum density to determine the capacity of a site. Additionally, though these nonvacant sites were identified in a prior housing element, the PAOZ districts require development at or above the minimum density of 20 du/ac per Government Code Section 65583.2(c)(3)(B)(iii), and allow residential development by-right per Government Code Section 65583.2(c). These sites will also comply with all the applicable Government Code standards to accommodate the RHNA for lower income households. Program 2.E.4 is provided in Chapter 5 to update the Inclusionary Housing ordinance by January 31, 2024 and will include a requirement that at least 20% of the units in the POAZ-1 and POAZ-2 districts are to be affordable to lower income households.;

Housing development of affordable units in the Parkside areas meets the requirements of AFFH, in that the area was identified for housing given its various qualities of being an extension of the existing Central Brisbane residential areas, having existing infrastructure, and having walkable access to various amenities, including:

- Schools (Silverspot Nursery School, Brisbane Elementary School and Lipman Middle School)
- Public Transportation (SamTrans Route 292 and shuttle services)
- Central Brisbane Shops and Restaurants
- Community Park and other parks and walking trails
- Senior Center
- City Hall

#### **4.5 Sites to be Zoned for Housing Development with Minimum Density.**

The above outlined zoning provides existing residential zoned sites for a total of 426 housing units. Since this is short of Brisbane's RHNA of 1,588, including 803 in the moderate- and lower-income categories, Government Code Section 65583(c)(1)(A) calls for a program to provide zoning within 3 years of the statutory deadline to establish zoning by right. The zoning is also to be by-right to a minimum of 20 units per acre on sites that can accommodate at least 16 units, with not more than 50 percent of the requirement in mixed use.

In 2006, the landowner for the Baylands subarea filed a draft Specific Plan with the City for development of the largely vacant, approximately 642-acre brownfields site. After many years of community input and deliberations by the Planning Commission and City Council, the City crossed the milestone in 2018



of approving ballot Measure JJ, which allowed for development of 1,800 to 2,200 housing units on the vacant lands, approximately 52.8 acres (see Figures B.7.1 and B.7.3), in the northwest quadrant of the Baylands. Measure JJ also allowed for up to 7 million square feet of new commercial development, plus parklands and infrastructure. In 2019, a general plan amendment was adopted by City Council as the first implementation task of Measure JJ. Measure JJ also requires the developer to prepare a Specific Plan implementing the land use program to address the following:

- Ensure that the site is remediated to safely accommodate residential uses
- Secure an adequate water supply
- Ensure that development is revenue-positive for the City
- Incorporate sustainability principles including reduction in vehicle miles traveled
- Protect/restore habitat and historic resources
- Address long-term sea level rise and flood protection

On April 18, 2022, the developer submitted an updated draft Specific Plan. That specific plan is in process, with adoption by Brisbane’s City Council anticipated within the first 3 years of the housing element, to establish the zoning consistent with Measure JJ and the General Plan amendment. As indicated in Program 2.A.2 (see Chapter 5 – Housing Plan) the zoning will be completed by the statutory deadline. Sites that are within the boundaries of the draft Specific Plan are included in the Sites Inventory (Table B.7.2) and identified as a “Rezoning Project.”

The draft Specific Plan calls for 2,200 housing units but the City is conservatively calculating the realistic capacity of the Baylands utilizing the minimum number of housing units designated in Measure JJ and the General Plan (1,800 housing units), or approximately 34 du/ac, exceeding the minimum 20 du/ac required to facilitate affordable housing development.

Finally, this vacant site requires site remediation (environmental clean-up), as indicated above. Remedial Action Plans have been approved by both the State Department of Toxic Substances Control and the Regional Water Quality Control Board and there are no known environmental conditions that would preclude residential development as provided for in this Housing Element cycle. This is further discussed, with links to the remedial action plans provided in Chapter 3 – Resources, Section 3.1.2 - Site Inventory. Environmental clean-up under the approved Remedial Action Plans is estimated between three to four years to complete.

#### **4.6 Pipeline Projects<sup>3</sup>:**

In addition to the sites potentially available for development or redevelopment, projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. For these projects, affordability is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project. As noted in Table B.4.1, there are currently 39 units that have been entitled since the beginning of the RHNA projected period and these sites are included in the Sites Inventory (Table B.7.2), as each is presumed to receive its Certificate of Occupancy (C of O) after June 30, 2022. If any of these sites receive

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<sup>3</sup> [The Baylands Specific Plan is not a pipeline project; it is a rezoning site, per Government Code Sections 65583.2\(a\)\(4\) and 65583.2\(c\).](#)

their C of O before this date, or the project does not continue, the spreadsheet will be modified accordingly.

The affordability of the City's 39 units that comprise the City's pipeline projects is summarized below, with five units qualifying as below market rate. These lower and moderate-income units will be deed restricted, per the entitlement conditions of approval. There are no income restrictions for the units at 213 Visitacion Avenue, 18 Visitacion Avenue, and 221 Tulare Street.

<u>Address</u>	<u>APN</u>	<u>Very Low 50% AMI</u>	<u>Low 80% AMI</u>	<u>Moderate 120% AMI</u>	<u>Above Market Rate</u>	<u>Total</u>
<u>3750 - 3780 Bayshore Blvd</u>	<u>007-350-040; - 050; -060; - 070; -080; -090</u>		<u>2</u>	<u>3</u>	<u>25</u>	<u>30</u>
<u>213 Visitacion Ave</u>	<u>007-283-080</u>				<u>4</u>	<u>4</u>
<u>18 Visitacion Ave</u>	<u>007-221-190</u>				<u>2</u>	<u>2</u>
<u>221 Tulare St</u>	<u>007-361-220</u>				<u>3</u>	<u>3</u>
<u>Totals</u>			<u>2</u>	<u>3</u>	<u>34</u>	<u>39</u>

Moreover, the Sites Inventory (Table B.7.2) and site identification program (2.A.2) in the City's Housing Element includes sufficient sites to accommodate the City's RHNA, both in terms of the number of housing units as well as the level of affordability (see Section 6).

#### **4.7 Accessory Dwelling Units:**

The State now allows jurisdictions to count projected development of accessory dwelling units (ADUs) based on prior years' production averages. Substantial changes in State law pertaining to ADUs in the last several years have made it much easier for homeowners to create ADUs within Brisbane. According to City records, 7 ADUs were permitted in 2021, demonstrating an increase in development over the prior years, where 2 permits were issued in 2020 and 6 in 2019. This inventory includes a projection of 5 ADUs annually over the eight-year Housing Element period, resulting in 40 new ADUs.

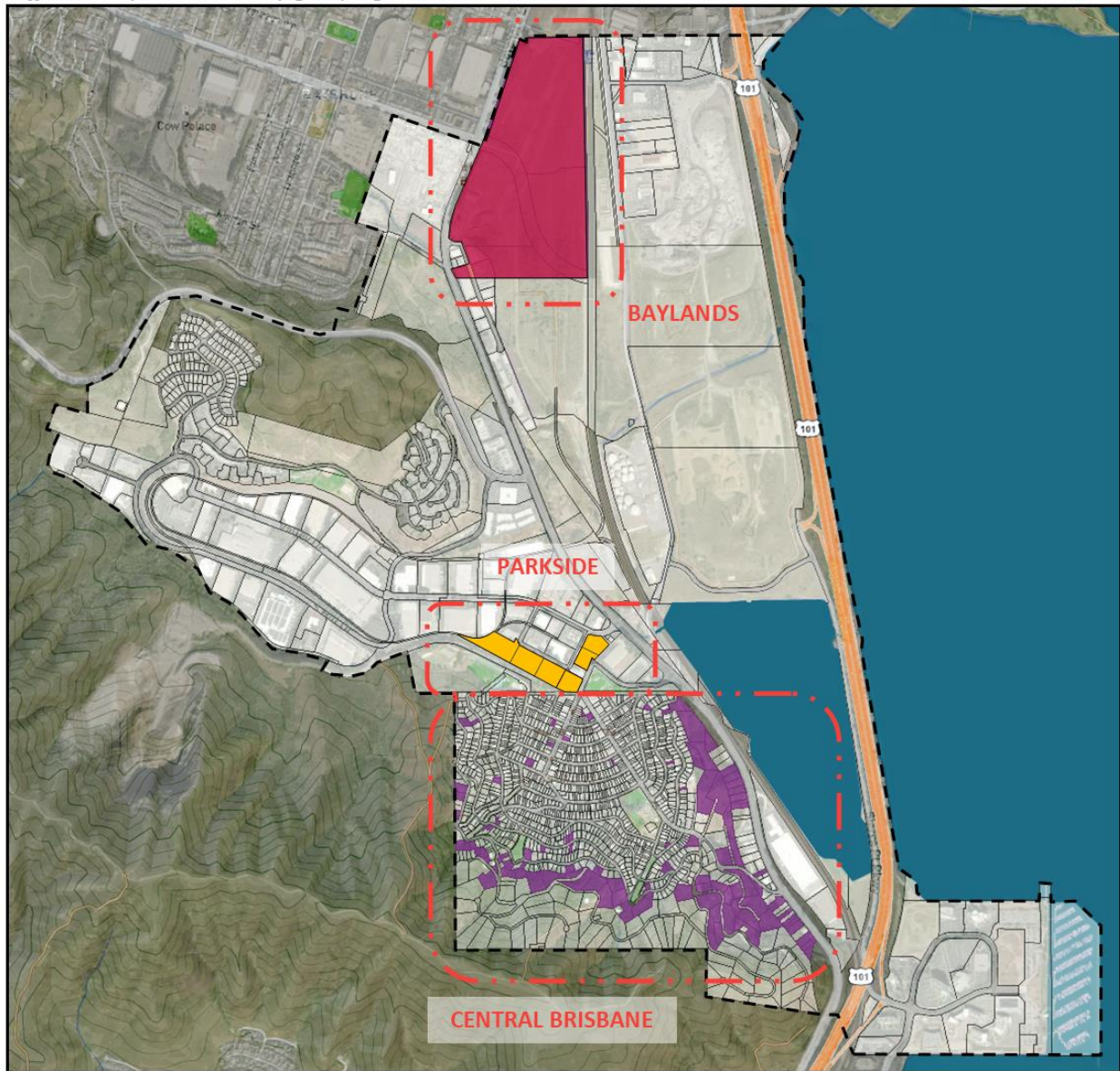
A study conducted by the Association of Bay Area Governments (ABAG) from September 2021 found that ADUs are rented at a variety of rates and often meet lower income affordability requirements based on the incomes of the occupants and/or their rental rates. Based on these findings, local jurisdictions are justified in using certain percentages to meet their affordable housing allocations. Although the State has not yet officially approved the conclusions of the study, it has agreed that jurisdictions can allocate ADUs towards a range of income levels.

The study's recommended affordability breakdown that a Bay Area jurisdiction can use for ADUs, which is as noted as being conservative, is 30% very low, 30% low, 30% moderate and 10% above moderate. Thus, the Sites Inventory will be using this affordability mix (12/12/12/4) to estimate ADU affordability in Brisbane.

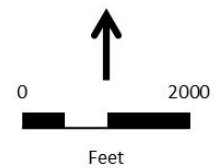
**Figure B.7.1: Housing Sites Inventory Map**

*Universe: Sites Inventory - see Appendix B for complete Sites Inventory*

*Notes: Refer to Inset Maps B.7.2 for the zoning designations for the Parkside and Central Brisbane sites and B.7.3 for the proposed land uses of the Baylands Sites. See Table B.4.1 for high level summary and affordability breakdown by groupings shown here.*



- Central Brisbane Sites identified for housing*
- Parkside Sites identified for housing*
- Baylands Sites identified for housing*
- City Boundary*













**Figure B.7.2: Parkside and Central Brisbane Housing Sites Inventory Inset Map**

Universe: Sites Inventory - see Table B.7.2 for complete Sites Inventory

Notes: Refer to Table B.4.1 for high level summary and affordability breakdown for Parkside and Central Brisbane



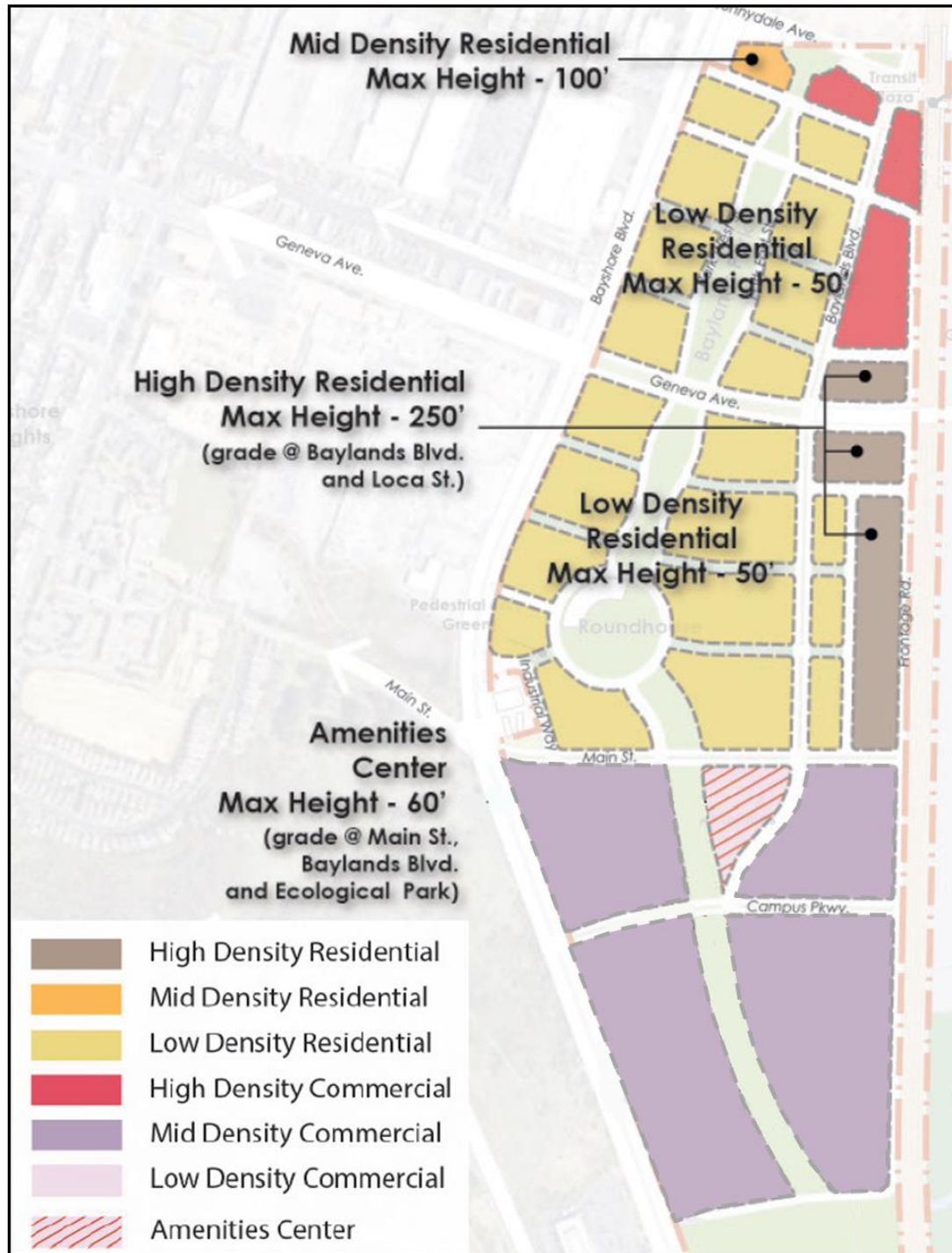
Zoning District

	R-1		SCRO-1		PAOZ-1		R-BA
	R-2		NCRO-2		PAOZ-2		Park/School

**Figure B.7.3: Baylands Housing Sites Inventory Inset Map**

Universe: Sites Inventory - see Table B.7.2 for complete Sites Inventory

Notes: Refer to Table B.4.1 for high level summary and affordability breakdown for the Baylands



Source: The Baylands Draft Specific Plan

High Density : 8 acres; max dwelling units is 1,085

Mid Density: 0.9 acres; max dwelling units is 170

Low Density: 43.9 acres; max dwelling units is 945



**TABLE B.7.1**  
**Brisbane’s RHNA Capacity and Affordability Breakdown by Subarea**

<i>Subareas</i>	<i>Pipeline</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total Units</i>
<b>Baylands</b>		145	82	287	1,286	1,800
<b>Parkside</b>		159	87	0	0	246
<b>Central Brisbane</b>	39	1	2	4	131	134
<b>ADUs</b>		12	12	12	4	40
<b>Totals</b>		317	183	303	1,419	2,220
<b>RHNA</b>		317	183	303	785	1,588
<b>Buffer</b>	632-1,032* (40-65%)					

**Table Source: Housing Resources Sites Inventory, 2022**

*\* The Baylands allows for 1,800-2,200 dwelling units; the developer is currently proposing 2,200 while the Housing Element is using 1,800 for its capacity analysis*

To see the full list of adequate housing development identified by the City, see Table B.7.2



# APPENDIX B: Table B.7.2 - Housing Sites Inventory

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	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		
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	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, not maintained, 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-right mixed-use residential; see Section 4.2 of Appendix B.
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							
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	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 B.7.1) would be residential and accommodate the total capacity indicated; combined acreage will be re-parcelized; see Sections 3.1 & 4.5 of Appendix B
Brisbane	Baylands	94005	005-340-080	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							
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	Needs consolidation; no public roadway; utilities available		
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	1	Needs consolidation; 1 owned in common	Vacant, underutilized lots	
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							
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	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 site	
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							
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	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	007-350-050	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							
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	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	007-350-140	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 Visitacion 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 district; underutilized lot	No maximum residential density; recent projects developed at 42 du/ac	
Brisbane	213 Visitacion 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 Visitacion 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 public library	No maximum residential density; recent projects developed at 42 du/ac	
Brisbane	18 Visitacion 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		23	2	2	Entitled under DP-3-20 & UP-5-20; active building permit issued 2021	No affordable units; see Section 4.6 of Appendix B	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	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 residential	Adjacent to Downtown, minimum residential density 20 du/ac; economic feasibility study found density viable	
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	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			
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	70		Adjacent to Downtown, minimum residential density 24 du/ac; economic feasibility study found density viable	



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
									2.13							52			One-story, 60 year old building; larger than .5 acres; underutilized use; whereas 38-40 ft allowed; current FAR less than 0.49 whereas no max for	Adjacent to Downtown, minimum residential density 24 du/ac;	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		economic feasibility study found density viable	
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			
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	Conforming, vacant lot in single-family district	No discretionary review required for single-family homes	
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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			
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	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	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			Existing home would NOT 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			Existing home would need to be demolished to subdivide; see Section 4.3 of Appendix B
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			
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			
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			
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			
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			Existing home would NOT need to be demolished to subdivide; 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	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	007-271-070		R	R-2	0	17.6	0.05	Parking	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	1 and 2 ADUs		
Brisbane	219 Tulare St, Brisbane Ca 94005	94005	007-361-210		R	R-3	0	29	0.06	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				1	Conforming, vacant lot in single-family district	No discretionary review required for single-family homes	
Brisbane	221 Tulare St, Brisbane Ca 94005	94005	007-361-220		R	R-3	0	29	0.15	Single Family Residential	YES-Current	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Pipeline Project				3	Interest from property owner to redevelop; one-3 story single-family home	Entitled under DP/EX-2-18; extension granted until June 2023	No affordable units; see Section 4.6 of Appendix B
Brisbane	Bayshore Blvd, Tulare St, Santa Clara St, Brisbane Ca 94005 (Nijem)	94005	007-250-010		R	R-BA	0	2.2	2.28	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0	Environmental, access, and infrastructure constraints		
Brisbane	Bayshore Blvd, Tulare St, Santa Clara St, Brisbane Ca 94005 (Nijem)	94005	007-250-120		R	R-BA	0	2.2	0.75	Vacant	YES-Current	NO - Privately-Owned	Not Used in Previous RHNA Cycles	Available				0			
Brisbane	Bayshore Blvd, Tulare St, Brisbane Ca 94005 (Nijem, Lot 106)	94005	007-350-160		R	R-BA	0	2.2	1.24	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	Bayshore Blvd, Tulare St, Brisbane Ca 94005 (Sabharwal, Lots 3 & 4)	94005	007-350-190		R	R-BA	0	2.2	2.35	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	Bayshore Blvd, Tulare St, Brisbane Ca 94005 (Sabharwal, Lots 6 & 7)	94005	007-350-220		R	R-BA	0	2.2	2.19	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	8 Joy Ave, Brisbane Ca 94005	94005	007-350-240		R	R-BA	0	2.2	0.93	Single Family Residential	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	Bayshore Blvd, Tulare St, Brisbane Ca 94005 (Peters Lot, 107)	94005	007-350-350		R	R-BA	0	2.2	0.79	Vacant	YES-Current	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	81 Paul Ave, Brisbane Ca 94005	94005	007-481-090		R	R-BA	0	2.2	0.92	Single Family Residential	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	41 Margaret Ave, Brisbane Ca 94005	94005	007-482-010		R	R-BA	0	2.2	0.46	Single Family Residential	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	Margaret Ave, Beatrice Rd, Kings Rd, Brisbane Ca 94005 (Lavasan, Lot 84A)	94005	007-482-070		R	R-BA	0	2.2	0.39	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	Beatrice Rd, Margaret Ave, Brisbane Ca 94005 (Kelly, Lot 87)	94005	007-482-080		R	R-BA	0	2.2	1.2	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	88 Beatrice Rd, Brisbane Ca 94005	94005	007-501-010		R	R-BA	0	2.2	1.27	Single Family Residential	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	Beatrice Rd, Margaret Ave, Brisbane Ca 94005 (Bednar, Lot 89)	94005	007-502-010		R	R-BA	0	2.2	1.05	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			
Brisbane	Beatrice Rd, Margaret Ave, Brisbane Ca 94005 (Ibrahim, Lot 90)	94005	007-502-020		R	R-BA	0	2.2	1.1	Vacant	Yes-Potential	NO - Privately-Owned	Used in 4th and 5th RHNA Cycles	Available				0			

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				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				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				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				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				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				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				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				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				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				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				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				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				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				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				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				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				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				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				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				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	2 acres	Underutilized, contractor's storage yard; less than .5 du/ac	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	1 acres	Vacant lot; less than .5 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	4 acres	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	5 acres	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	2 acres	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	2 acres	Vacant lot; less than .5 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	2 acres	Vacant lot; larger than .5 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	2 acres	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	5 acres	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