

City of Brisbane

Index to City’s responses to HCD 4/5/23 comments. This index accompanies the 2023-2031 Housing Element excerpts with redlined edits proposed for Council adoption.

HCD Comment	City Response
<p>1. <i>An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)</i></p> <p><i>Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory... (Gov. Code, § 65583, subd. (c)(1).)</i></p>	
<p><u>Progress toward the Regional Housing Need Allocation (RHNA):</u> As noted in the prior review, the element may utilize pipeline and potential development projects toward the RHNA but must also demonstrate their affordability and availability in the planning period. While the element now identifies 39 units toward the RHNA (p. B-14), it must still demonstrate the affordability of the units, particularly for units utilized toward the lower-income and moderate-income RHNA. Affordability must be demonstrated based on actual sales price, rent level or other mechanisms ensuring affordability (e.g., deed restrictions). Please see HCD’s prior review for additional information.</p> <p>In addition, the element now discusses that Remedial Action Plans have been approved and environmental clean up is estimated between three and four years to complete but should still demonstrate the availability of the Baylands in the planning period. Specifically, the element should still discuss the anticipated schedule, including timing for all entitlements, infrastructure, phasing requirements, build out horizons and any other factors or known barriers impacting the availability in the planning period.</p>	<p>Only 5 of the 39 pipeline units identified would be below market rate units and shall be deed restricted per the entitlement conditions of approval. A clarifying note and table has been added to Section 4.6 and Table B.7.2 of Appendix B - 2023-2031 Sites Inventory & Methodology.</p> <p>The Baylands is not a pipeline project, per sites inventory guidebook (see below). The Baylands is a rezoning site, per the Gov’t Code 65583.2(a)(4). A clarifying note has been added to Section 3.1.2 of Chapter 3 – Resources and Opportunities and a footnote added to Section 4.6 of Appendix B - 2023-2031 Sites Inventory & Methodology.</p> <p>Additionally, project milestones for Baylands CEQA processing/entitlement and an estimated housing production schedule in Section 3.1.1.1 of Chapter 3 – Resources and Opportunities. The estimated housing production schedule, or metrics, is also provided in Program 2.A.2 along with a commitment to notify HCD if significant schedule changes occur. Note that the Baylands schedule provided in Section 3.1.1.1 of Chapter 3 shows that the entitlements (subdivision maps and ministerial housing development permits) will be processed concurrently with site preparation work.</p>
<p><u>Nonvacant Sites:</u> The element now describes existing uses on sites identified in the PAOZ-1 and PAOZ 2 zoning districts and includes some recent experience with redevelopment on a similar site. However, the element should utilize additional experience or development trends on sites with similar uses to further support assumptions on PAOZ-1 and PAOZ zoned sites. The element may utilize development experience from nearby and comparable communities to complete this analysis.</p> <p>In addition, the element should evaluate the extent existing uses impede additional development on nonvacant sites outside of the PAOZ 1 and</p>	<p>Analysis and examples of development trends from other San Mateo County jurisdictions on sites with similar uses has been added to Section 4.4 and Table B.7.2 of Appendix B - 2023-2031 Sites Inventory & Methodology.</p> <p>The sites inventory includes 8, R-1 nonvacant properties that are large enough to be subdivided. Additional analysis, including the recent trend, was added to Section 4.3 and Table B.7.2 of</p>

<p>PAOZ 2 zoning districts. For example, several sites have existing single family residential uses where the potential added residential capacity does not far exceed the existing number of units (1 to 1 ratio).</p> <p>In addition, the inventory appears to identify sites with parking lots and the element should evaluate these existing uses and the potential for redevelopment. Please see HCD’s prior review for additional information.</p> <p>In addition, if the element relies on nonvacant sites to accommodate 50 percent or more of the RHNA for lower-income households, specific requirements are triggered to make findings (e.g., adoption resolution) based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. While the element does not currently trigger this requirement, if future submittals do trigger this requirement, the appropriate findings must be made based on substantial evidence.</p>	<p>Appendix B - 2023-2031 Sites Inventory & Methodology. Section 4.3 of Appendix B indicates that the capacity for the referenced sites is a net increase of 1 unit for each of the eight sites in question, for an increase of 1 to 2, vs 1 to 1.</p> <p>These are non-utilized parking lots where housing development is actively being pursued by the owners. Additional analysis was added to Sections 4.2 and 4.3 and Table B.7.2 of Appendix B - 2023-2031 Sites Inventory & Methodology.</p> <p>The H.E. does not rely on nonvacant sites for 50% or more of the RHNA for lower income households as indicated in Section 4.1 of Appendix B - 2023-2031 Sites Inventory & Methodology. An additional clarifying note has been added to Table B.7.2 of Appendix B - 2023-2031 Sites Inventory & Methodology.</p>
<p><u>Electronic Sites Inventory:</u> Although the City has submitted electronic sites inventory as described in the prior review, if any changes occur, the City should submit revisions as part of any future re-adoption or submittal. Please see HCD’s housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for additional information.</p>	<p>While the inventory numbers were not changed, notes have been added that tie in to the added discussion provided in Appendix B and this will be formally provided with the adopted amendment.</p>
<p><u>Programs:</u> As noted above, the element does not include a complete site analysis. Depending upon the results of that analysis, the City may need to add or revise programs. In addition, the element should be revised, as follows:</p> <ul style="list-style-type: none"> • Program 2.A.9 (Monitor Approvals of Pipeline Projects): As noted above, the element must complete an analysis of the availability of the Baylands in the planning period. This Program should be revised based on the outcomes of a complete analysis. In addition, the Program should be revised with the anticipated number of units by affordability, anticipated dates for final entitlements and building permits and should commit to a specified date when alternative sites will be identified if the pipeline is not completed as anticipated. 	<p>Site analysis is addressed above.</p> <p>Program 2.A.9: See edits in Chapter 5 Housing Plan with the requested clarifying text. Note: As discussed above, pipeline projects are deed restricted. A clarifying note and table has been added to Section 4.6 and Table B.7.2 of Appendix B - 2023-2031 Sites Inventory & Methodology. Note also, the small number of pipeline projects are not critical to achieve RHNA. We have a very large buffer for this purpose.</p> <p>The metrics for affordable units have been added to the Baylands production estimate provided in Program 2.A.2, along with the action of reevaluating housing opportunity sites to accommodate 2023-2031 RHNA if project has failed to proceed substantially in conjunction with the anticipated timeline.</p> <p>Program 2.A.8: See date change to 12/31/25 in Chapter 5 – Housing Plan. Also, Program 2.B.7 has been added to implement AB 2339.</p>

<ul style="list-style-type: none"> • Program 2.A.8 (Transitional and Supportive Housing): The Program should be revised with an implementation date earlier in the planning period (e.g., by 2025). • Prior Identified Sites: HCD’s prior review found the element must include a program to utilize sites identified in prior planning periods. In the City’s comment summary, vacant sites from two or more planning periods were not identified toward the lower-income RHNA. However, the element appears to identify nonvacant sites from the prior planning period toward the lower-income RHNA which triggers this requirement. The element should either demonstrate nonvacant sites from the prior planning period are not used toward the lower-income RHNA or add or modify a program, as appropriate. Please see HCD’s review for additional information. 	<p>PAOZ-1 and POAZ-2 was zoned to the allow housing by-right to the minimum densities at or above 20 units per acre during the 5th RHNA cycle, as described in Section 4.4 of Appendix B - 2023-2031 Sites Inventory & Methodology. Also, Program 2.E.4 has now been edited to ensure that the requirement of 20% or more of the units being affordable to lower income households is provided as part of the update to the Inclusionary Housing Ordinance. The ordinance update is scheduled to be completed by January 31, 2024.</p> <p>We previously addressed nonvacant site realistic development potential pursuant to GC Section 65583.2(g) in Sections 4, 4.1, and 4.4 and Table B.4.3 of Appendix B - 2023-2031 Sites Inventory & Methodology. This is also indicated in Section 3.1.2 and Table 3-3, Chapter 3 – Resources and Opportunities. Program 7.A.2 provides for adoption of objective standards for previously used nonvacant sites in the NCRO-2 District.</p>
<p>2. <i>An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)</i></p> <p><i>Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).</i></p>	
<p><u>Land Use Controls:</u> While the element now appears to show multifamily heights do not impact the ability to achieve maximum densities, it also notes multifamily height can constrain development. Further, the element indicates affordable housing developers regard the multifamily heights as a constraint and would need to seek exception to the development standards. As a result, the element should either demonstrate the heights are not a constraint or add or modify a program to address the multifamily heights as a constraint on development.</p>	<p>See added analysis to Section 4.1.1.2 of Chapter 4 – Housing Constraints, demonstrating development trends for affordable housing projects under the 3-story height limit and that the current height limit does not constrain affordable housing development as shown by those development trends.</p> <p>Additionally, a new Program 2.A.12 has been included, to amend the zoning ordinance to increase the maximum heights to be 36 feet in all districts allowing multi-family residential uses, except where higher heights are already permitted.</p>
<p><u>On/Off-Site Improvements:</u> The element now indicates that off-site improvements can substantially increase costs for additions or smaller developments. As a result, the element should either demonstrate these improvements are not a constraint or add or modify a program to address the identified constraint.</p>	<p>See updated Section 4.1.3.1 Infrastructure Improvements of Chapter 4 – Housing Constraints.</p>
<p><u>Persons with Disabilities:</u> HCD’s prior review found the element must analyze potential governmental constraints on housing for persons with disabilities, including the reasonable accommodation procedure, definition of family and requirements on group homes for seven or more persons. In response, the element now describes the definition of family which appears to explicitly exclude group homes for seven or more persons. Further, the City subjects these uses to a conditional use permit (CUP), a complex discretionary process that impacts timing, feasibility and approval certainty and acts as a constraint. As a result, the element</p>	<p>Section 4.1.5 of Chapter 4- Housing Constraints has been edited to reference a new program.</p> <p>Program 2.A.11: Added to Chapter 5 –Housing Plan, to remove the requirement for a conditional use permit for group homes of seven (7) or more persons, with objective standards similar to other residential uses in the same district, and remove group care provisions from the definition of “family.”</p>

<p>should include a program to modify the definition of family and revise or remove the CUP permit procedure as identified constraints. Permit procedures should allow group homes in all zones allowing residential uses with objectivity to facilitate approval certainty similar to other residential uses of similar form.</p>	
<p>3. <i>The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)</i></p>	
<p>While the element now includes Program 2.F.7 to assist in the development of housing for extremely low-income (ELI) households, timelines should be adjusted earlier in the planning period (e.g., by 2025). In addition, the Program should clarify that outreach and coordination with affordable housing developers includes identifying development and other housing opportunities.</p>	<p>Program 2.F.7: Modified in Chapter 5 – Housing Plan, to adjust the action dates to 2025 and clarify that outreach is to include identifying development and other housing opportunities for ELI households, per HCD comment.</p>
<p>4. <i>Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)</i></p>	
<p>While the element includes various programs to Affirmatively Furthering Fair Housing (AFFH), the programs should be modified with metrics or numerical targets and geographic targeting toward significant and meaningful outcomes. An example of a metric would be the number of households assisted or number of units produced. An example of geographic targeting would be throughout the City, higher income areas or lower density neighborhoods. Specifically, the following programs should include metrics and geographic targeting:</p> <p>Programs 1.A.2 (Outreach),</p> <p>1.A.3 (Targeted Outreach),</p> <p>2.A.5 (Small Lots and Housing Type Variety),</p> <p>2.B.1 (Baylands),</p> <p>2.D.2 (Accessory Dwelling Units),</p> <p>2.E.1 (Affordable Housing Strategic Plan),</p> <p>2.E.5 (Linkage Fee),</p> <p>2.E.6 (City-owned Sites),</p> <p>3.B.1 (Housing Choice Vouchers),</p>	<p>Edited all of the listed programs indicated, in Chapter 5 – Housing Plan, to add metrics and geographic targeting:</p> <p>Program 1.A.2: Geographic targets and metrics added Program 1.A.3: Geographic targets and metrics added Program 2.A.5: Geographic targets and metrics added Program 2.B.1: Geographic targets and metrics added Program 2.D.2: Geographic targets and metrics added Program 2.E.1: Geographic targets and metrics added Program 2.E.5: Geographic targets and metrics added Program 2.E.6: Metrics added Program 3.B.1: Geographic targets and metrics added Program 4.A.1: Geographic targets and metrics added Program 4.A.3: Geographic targets and metrics added Program 4.A.4: Metrics added Program 4.A.5: Metrics added Program 4.A.9: Geographic target and Metrics added</p>

<p>4.A.1 (Affordable Housing Strategic Plan),</p> <p>4.A.3 (Fair Housing Training),</p> <p>4.A.4 (Fair Housing Complaints),</p> <p>4.A.5 (Targeted Outreach) and</p> <p>4.A.9 (Homeshare).</p>	
<p>5. <i>Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)</i></p>	
<p>While the element now includes Program 5.A.(Stakeholder Committee) to establish a stakeholder committee, the Program should also commit to engage the Committee as part of the annual progress report on implementation pursuant to Government Code section 65400. In addition, as found in the prior review, moving forward as part of any future submittal, the City should employ additional methods for public outreach efforts in the future, particularly to include lower income and special needs households or representatives. For example, the City could conduct targeted stakeholder interviews.</p> <p>Finally, public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government’s website and to email a link to all individuals and organizations that have previously requested notices relating to the local government’s housing element at least seven days before submitting to HCD.</p>	<p>Program 5.A.9 Actions and dates has been expanded and updated.</p> <p>The City has continued to seek full public participation. Prior to the City Council public hearing on May 18, 2023, on May 5, 2023 HCD’s comment letter dated April 5, 2023 and the corresponding proposed redlined edits to the Housing Element were posted on the City’s Housing Element update webpage, an email blast was sent to all those who have requested housing element notices, and social media postings were made. Paper copies of the same materials were also placed at City Hall and the Brisbane Library on May 8th, of HCD comments and City responses at least 7 days before City Council’s public hearing on the housing element amendment, before submitting it back to HCD for certification.</p>



decreasing the housing capacity of any site, such as through downzoning, if the decrease would preclude meeting the RHNA housing targets. It prohibits moratoria or similar restrictions on housing development. It prevents jurisdictions from establishing non-objective standards and requires demolition of housing units to be accompanied by a project that would replace or exceed the number of units demolished, including replacement of lower-income units.

- **Surplus Land Act Amendments. AB 1486 and AB 1255 (2019):** AB 1486 updates the Surplus Land Act to provide clarity and enforcement intended to increase the supply of affordable housing. It requires the City to include specific information relating to surplus lands in the Housing Element and annual progress reports and to provide a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land, to be reported to HCD and available to the public upon request. The City must also send a description of the notice and negotiations for the sale of land to HCD for review.
- **Housing Impact Fee Data. AB 1483 (2019):** AB 1483 requires jurisdictions to publicly share information about zoning ordinances, development standards, fees, exactions, and affordability requirements and update such information within 30 days of changes.
- **Housing Element Site Inventory Forms. SB 9 (Chapter 667, Statutes of 2019):** Jurisdictions are now required to provide the Housing Element site inventory on forms developed by HCD and send electronic version of their adopted Housing Element to HCD.
- **Housing Opportunity and More Efficiency (HOME) Act, SB 9 (2022):** SB 9 requires jurisdictions to allow up to two residential dwelling units and residential lot splits in single-family zoning districts. It allows for reduced standards, such as setbacks, parcel dimensions and parking. The City must apply objective zoning standards that do not preclude construction of up to two 800 square foot units. To prevent displacement, projects may not demolish any affordable or rent controlled housing, or housing that has been occupied by a tenant within the last 3 years. Projects that meet the criteria must be ministerially approved.

1.3 PUBLIC PARTICIPATION

Community engagement is essential to the City's Housing Element planning process. The City must "make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element."⁴ The City undertook numerous and varied means to solicit community input:

- **Monthly Citywide Newsletter:** Monthly articles were published through the City's monthly newsletter, the Brisbane STAR, which is mailed to all residents and businesses and published on the City's website. These STAR articles provided status updates, announced upcoming events and opportunities to engage in the process, information on how to reach staff, where to find information on the City's website and how to sign up to be on the notification email list.
- **Weekly Citywide Email Blast:** Workshop and public meeting announcements were included in the City's weekly "Blast" sent to over 1,300 residents, business representatives, and other community members.

⁴ Government Code Section 65583(c)(9).

- **Email Notification List:** A dedicated email notification list (288 subscribers) was compiled of local and regional stakeholders, based upon input from the 21 Elements countywide Housing Element Update collaboration project, plus other interested parties who proactively signed up to be notified of Housing Element news and public meetings.
- **City Website:** The Community Development Department maintained a webpage devoted to the Housing Element Update process, with links to additional sources of information. Notice of each study session and public hearing was posted on the City's website and weekly blog.
- **City Signboards:** The City also utilized the two billboard-style, electronic signboards, which are located at the edge of Old County Road/Community Park and at the intersection of Mission Blue Drive and North Hill Drive, to announce workshops and public hearings and other engagement opportunities to reach pedestrians and motorists along these key thoroughfares.
- **Citywide Mailers:** To target a broad range of moderate to lower-income households, notices were sent to all multi-family residential addresses prior to the Planning Commission's initial workshop series beginning in December 2021, upon the release of the draft Housing Element in August 2022, and again to publicize the City Council's public hearing on the Draft Element on October 6, 2022.
- **In-Person Engagement:** Leading up to the publication of the Housing Element, Communications and Planning staff tabled at weekly Farmer's Markets in the Community Park in July and August 2022.
- **Social Media:** The City used its Facebook, Nextdoor, and Instagram social media accounts to push out Housing Element meeting announcements and updates throughout the process.

The draft Housing Element was made available for public review for more than 30 days, from August 8, 2022 to September 9, 2022, prior to the October 6, 2022 public hearing at City Council. The draft Housing Element was submitted to HCD on October 7, 2022 for review. Following receipt of HCD's comments on January 4, 2023, HCD's comments were made available to the public on January 6th and proposed edits to the Housing Element in response to those comments were made available to the public 7 days prior to City Council's public hearing and adoption of the Housing Element on February 2, 2023. All comments received during and after the 30-day formal comment period were compiled for the City Council's consideration consistent with Government Code Section 65585(b) (AB 215, Statutes of 2021). Those comments and the City's responses to them are attached to Appendix E. New and modified programs resulting from public review are reflected in Chapter 5.

Following the City Council's self-certification and adoption of the Housing Element on February 2, 2023, the Element was submitted to HCD. Then on April 5, 2023, HCD provided additional comments to be addressed prior to their certification. HCD's April 5 comment letter along with the redlined edits were posted for the public review and comment on the City's website, emailed to the interested parties list and posted on the City's social media on May 5. Paper copies of these materials were also made available at City Hall and at the Brisbane Library on May 8. This was more than 7 days prior to City Council's public hearing on May 18 on the proposed revision to Housing Element and the subsequent resubmittal to HCD for state certification, consistent with the Gov't Code.

All of the Planning Commission and City Council meetings were video recorded and broadcast live on Zoom, the City's YouTube channel, and the City's cable television channel. The video recorded



meetings are available on demand on YouTube and were rebroadcast a number of times on the City's cable channel, as well as archived on the City's website, to provide greater outreach and opportunities for the public to watch. A list of workshop meeting events and public hearings is provided in Appendix E, Public Participation.

1.4 CONSISTENCY WITH OTHER ELEMENTS

State law requires that all elements of the General Plan be internally consistent. A number of General Plan elements are related to the Housing Element. The Land Use element identifies subareas designated for housing and the density standards and types and intensity of other types of uses. Three other elements address environmental or man-made factors that limit the location or type of housing that can be developed: Safety, Noise, and Conservation. The Safety and Noise Elements address hazards that should be avoided in the location of housing or may require mitigation. The Conservation Element identifies sensitive lands or waterways that should be protected. The Circulation Element establishes the location and scale of streets, freeway connections and other transportation routes that provide access to residential neighborhoods.

To address the requirement for consistency between the various General Plan elements, this Housing Element has been evaluated against the other elements to ensure that no conflicts occur.

Pursuant to SB 162 and SB 244, the City will review and update as necessary, its Land Use, Safety, and Conservation Elements upon completion of the Housing Element to address flood hazards and management, and the provision of services and infrastructure. Pursuant to SB 379, the City will also review and update as necessary its Safety or Local Hazard Mitigation Program (LHMP) and Land Use elements to add information specific to Very High Hazard Severity Zones, as required by SB 182. (See related Program under Goal 4 to "Protect residents from displacement," Chapter 5, Housing Plan.)

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3. RESOURCES AND OPPORTUNITIES

This chapter of the Housing Element provides an overview of the following to preserve housing and provide for new housing units:

- 1. Land Resources:** Including an overview of the legislative context and Regional Housing Needs Allocation (RHNA) requirements, residential land inventory to meet the RHNA and methodology for the development of the sites inventory
- 2. Financial and Administrative Resources:** Including discussion of the City’s administrative and financial resources to be used to implement the housing goals, policies, and programs described in Chapter 4 to develop adequate housing to meet the needs of all economic segments of the community, to conserve and improve the condition of the existing affordable housing stock, and to affirmatively further fair housing opportunities for all persons regardless of age, sex, race, ethnic background, income, marital status, disability, family composition, national origin, sexual orientation, or gender.
- 3. Providing for a Variety of Housing Types and Special Needs:** Including a summary of the existing and planned zoning and programs to provide for a variety of housing types to meet special needs populations.

3.1 LAND RESOURCES

3.1.1 LEGISLATIVE CONTEXT FOR THE SITES INVENTORY AND OVERARCHING CONSIDERATIONS

Government Code Section 65583(a)(3) requires that the Housing Element include “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Per Section 65583.2(a), the inventory “...shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels...”.

3.1.1.1 Meeting the Regional Housing Needs Allocation (RHNA)

As indicated in the previous chapter, State Housing Element law requires that a local jurisdiction accommodate its share of the region’s projected housing needs for the planning period, the RHNA. The RHNA and is provided for each jurisdiction and is specific to economic segments of the community. Compliance with this requirement is measured by the jurisdiction’s ability to identify adequate sites to accommodate the RHNA.

Brisbane’s RHNA for this sixth cycle Housing Element update is 1,588 housing units and is allocated by income category as a percentage of Area Mean Income (AMI) as shown on Table 3-1 ~~below~~.

Where a jurisdiction does not have adequate sites to meet the RHNA with existing zoned sites, the jurisdiction must include a program to rezone adequate sites within 3 years of the beginning of the planning period, by January 2026, per Government Code Section 65583.2(c). Brisbane does not have

adequate sites to meet the RHNA and a program is included for rezoning on the Baylands, via adoption of a specific plan which is currently under review by the City.

TABLE 3-1 BRISBANE'S REGIONAL HOUSING NEEDS ALLOCATION

	Very-Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Percentage of AMI	<50%	51-80%	81-120%	>120%	-
2023-2031 RHNA (Cycle 6)	317	183	303	785	1,588

Source: Association of Bay Area Governments' RHNA Plan, 2021.

not have adequate sites to meet the RHNA and a program is included for rezoning on the Baylands, via adoption of a specific plan which is currently under review by the City.

Other Housing Element laws and guidance provide parameters on how sites may be claimed for lower income housing based on minimum density standards established by the City and site size. Where such standards are not established in current zoning or there is no program to establish such standards, then the City must provide realistic unit capacity calculations, based on the jurisdictions development trends of existing or approved residential developments at a similar affordability level in that jurisdiction, as well as the cumulative impact of standards such as maximum lot coverage, height, open space, parking, and floor area ratios. The capacity methodology must also account for any limitation as a result of availability and accessibility of sufficient water, sewer, and dry utilities.

To meet the targets set by the RHNA, note that the Baylands subarea is designated as a Priority Development Area (PDA) in Plan Bay Area and is ideally located for new residential development both from a city and regional perspective, due to its proximity to and planned enhancements to public transit corridors (Caltrain and San Francisco's Muni light rail) and easy access to Highway 101. Completing the rezoning of this site pursuant to the pending Specific Plan, as described in Chapter 5, will provide it is the a key site in meeting the City's RHNA by dint of its size, its location, its vacant status and the planning that has already been done to prepare this site for development within this 6th cycle plan period.

After years of careful planning and community engagement, in 2018 the City Council approved General Plan amendments (affirmed by the voters via Measure JJ) to allow a range of 1,800 to 2,200 housing units in the northwest quadrant of the Baylands subarea, centered on the Bayshore Caltrain station.

In 2022, the property owner submitted a draft specific plan for the Baylands proposing development of 2,200 housing units and up to seven million square feet of commercial development. The City is actively processing the applicant's specific plan submittal to meet the statutory deadline for rezoning to accommodate its 2023-2031 RHNA and has a motivated applicant in the Baylands property owner. An area of emphasis in the specific plan will be to ensure that a substantial component of lower income and special needs housing units are accommodated within the plan area. The estimated schedule for the development of the Baylands during this plan period is as follows:



Baylands Estimated Schedule:

Key CEQA processing dates:

- October 2023: Draft Environmental Impact Report (EIR) Publication
- January – December 2024: Public Review of Draft EIR and hearings on Final EIR/Specific Plan

Site Preparation:

- January 2025 – April 2027: Site grading and remediation for entire residential area and commercial areas west of the Caltrain right-of-way

Entitlements:

- January 2025- April 2027: Subdivision map and nondiscretionary housing development permit (ministerial review to confirm compliance with objective standards established in the Specific Plan)

Developer's Proposed Construction Schedule:

- 2027: 362 dwelling units, plus 1.42M square feet of commercial space
- 2028: 1,108 dwelling units
- 2029: 333 dwelling units, plus 1.98M square feet of commercial space
- 2030: 108 dwelling units
- 2031: 289 dwelling units, plus 1.1M square feet of commercial space

Note that the schedule above represents a best estimate based on known conditions at the present time. In the event unforeseen issues beyond the City's control occur in regard to permitting requirements of state, regional, or other outside agencies, the schedule may be subject to potential revision. Thus, while the City has and continues to work with the developer in completing the entitlement and permitting processes, the City is not in a position to guarantee the tentative schedule outlined above will be achieved.

Further details on the Baylands rezoning work are provided in the sections below.

3.1.1.2 Affirmatively Further Fair Housing (AFFH) Considerations

New requirements to Affirmatively Further Fair Housing (AFFH; AB 686) dictate that the City avoid, to the extent possible, the location of potential affordable housing in the inventory in a manner that would exacerbate existing concentrations of poverty, as well as contribute to increasing the number of lower -income households in lower-income neighborhoods. The City must also consider locating housing away from environmental constraints such as sea level rise, and near areas of higher or

highest opportunities, including quality schools, parks, and educational opportunities. The State indicates that jurisdictions need to consider the following factors when determining the best locations for affordable housing:

1. Proximity to transit.
2. Access to high performing schools and jobs.
3. Access to amenities, such as parks and services.
4. Access to health care facilities and grocery stores.
5. Locational scoring criteria for Low-income Housing Tax Credit (TCAC) Program funding.
6. Proximity to available infrastructure and utilities.
7. Sites that do not require environmental mitigation.
8. Presence of development streamlining processes, environmental exemptions, and other development incentives.

One measurement tool to evaluate neighborhood amenities and resources is the TCAC Opportunity Area Map. The entirety of Brisbane is listed as a Moderate Resource area per the mapping tool. Accordingly, the Sites Inventory, which includes properties citywide complies with these requirements as the sites identified as suitable for lower income housing in Brisbane are located in a moderate resource area.

3.1.2 SITES INVENTORY

Vacant and non-vacant, underutilized parcels in Brisbane were inventoried to determine what land is available for development at various levels of density per Government Code Section 65583.2(a). Types of sites included:

1. Vacant sites zoned for residential use.
2. Vacant sites zoned for nonresidential uses that allow residential development.
3. Residentially zoned sites, including non-vacant sites, underutilized sites, and non-residentially zoned sites with a residential overlay, that are capable of being developed at a higher density.
4. Sites zoned for nonresidential use that can be redeveloped for residential use and for which a program is included in Chapter 5 to rezone the site to allow residential use.

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 extraordinary potential for residential development. The site is owned by a single landowner/developer who is actively pursuing development of the site with housing via a Specific Plan currently under review by the City that proposes 2,200 housing units in addition to significant commercial and parkland development. This vacant site requires substantial



environmental clean-up, for which Remedial Action Plans have been approved by both the State Department of Toxic Substances Control¹ and the Regional Water Quality Control Board, with an estimated clean-up timeframe of three to four years.² Although the owner of this site is actively pursuing development, the site is not categorized as a “pipeline” project under state housing law, but it is a rezoning site per Government Code Section 65583.2(a)(4), which will be accomplished via Specific Plan adoption (see the estimated schedule in Section 3.1.1.1, above).

The City’s General Plan allows for the development of 1,800 to 2,200 residential units within the Baylands subarea, and a Specific Plan is currently under review by the City to rezone the site to allow residential development by-right, consistent with the General Plan, as well as objective design standards also to be established by the Specific Plan. The City will adopt the Baylands Specific Plan within the first three years of the plan period in accordance with Government Code Section 65583.2(c) (see Chapter 5, Housing Plan, Program 2.A.2). After extensive environmental investigations and given the approved remedial action plans, there are no known environmental conditions that would preclude residential development as provided for in this Housing Element cycle, nor are there or other conditions that would preclude development.

The next largest group of sites with housing development potential are those within the Parkside overlay districts (PAOZ-1 and PAOZ-2 districts), adopted in 2018 during the 5th Housing Element Cycle to accommodate a previous shortfall in the 4th Housing Element cycle. The sites within this district are non-vacant sites zoned for by-right residential development at minimum densities of 20 and 24 du/ac without discretionary design approval, provided projects comply with the objective design standards established in the district regulations and the accompanying Parkside at Brisbane Village Precise Plan. These sites are strategically located near downtown Brisbane, the Community Park, and other community amenities. Due to the age of current structures on the sites, low intensity of existing warehouse and office uses, and developer interest, the City considers these sites to have high potential for redevelopment within the planning period. Detailed analysis regarding the availability and suitability of these sites is provided in Appendix B, Section 4.4, and Table B.7.4.

There are also a number of infill sites in the greater Central Brisbane area, including Brisbane Acres and Southwest Bayshore, that are generally smaller and have some development potential. Some sites in these areas have little or no opportunity for aggregation and/or are heavily constrained sites and were considered, but ultimately not identified in the sites inventory towards meeting the RHNA due to these constraints. This especially pertains to the vacant upper areas of the Brisbane Acres that are not served by existing infrastructure.

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

The development potential provided for this 6th Cycle RHNA was determined to total 2,220 housing units, as detailed by subarea and income category in Table 3-2, which provides a high-level summary

¹ Adopted by DTSC on 10/5/2021; View Documents (ca.gov)

² Adopted by RWQCB on December 17, 2021; Brisbane Baylands OU-2 Electronic Repository (baylandsou2.com)

of the sites listed on the Sites Inventory broken down by income. Figure 3-1 shows a map of where each site is located within the city and the housing opportunity areas.

TABLE 3-2 SITES INVENTORY AND AFFORDABILITY BREAKDOWN

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

Source: Housing Resources Sites Inventory (Appendix B).

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:

1. The housing sites are spread throughout the city, with all located in a moderate resource area, to meet AFFH requirements.
2. The housing projections utilize existing land use and zoning densities.
3. It includes conservative production and density assumptions for the identified housing sites.
4. The City has a significant rezoning project that is anticipated to be completed by the end of this housing cycle via adoption of a Specific Plan to allow by-right development of 1,800 to 2,200 housing units at densities of at least 20 du/ac.
5. The housing projections do not have any reliance on new units developed under Senate Bill (SB) 9.
6. The housing projections have a low reliance on new ADU production.
7. 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 Appendix B, Sites Inventory Approach and Methodology and the full list of sites adequate for housing development identified by the City is included in as Table B.7.2.

Brisbane’s Sites Inventory for future housing includes property zoned for development of single and multi-family that is currently vacant as well as land that is otherwise underutilized or non-residentially zoned and/or vacant. All of the city’s below market rate housing would be developed on land that is underutilized or vacant, with 51% coming from vacant land within the Baylands subarea, as shown in Table 3-3³.

TABLE 3-3 PERCENTAGE OF LOWER INCOME RHNA ON NONVACANT SITES

Brisbane’s Lower Income RHNA	500
Units in Pipeline Projects	2
ADUs	24
Capacity on Vacant Sites	227
Total Capacity of Lower Income RHNA (Not Related to Nonvacant Sites)	253
Capacity on Nonvacant Sites to be Rezoned	247
Percentage of Lower Income RHNA Capacity on Nonvacant Sites	49%

Source: Housing Resources Sites Inventory (Appendix B).

3.1.3 COMMITMENT TO FAIR HOUSING

State Assembly Bill (AB) 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing. A detailed analysis of the City’s sites inventory from an AFFH lens is provided in Appendix C, Section V. Table B.7.4 of Appendix B provides a summary of the information available through ABAG’s HESS mapping tool for evaluating the fair housing impacts of the RHNA sites chosen. In brief, per ABAG’s HESS mapping tool, Brisbane has no substandard housing, no racially or ethnically concentrated areas of poverty or affluence, and the displacement risk is “stable moderate/mixed income.” Furthermore, 37% of households earn less than 80% AMI, 9% of households have a disability, 29% of households are cost burdened, and 1% of households are over-crowded.

Generally, the City’s projected low-income housing capacity are in areas with equal access to existing resources in the city, and greater access to planned improvements and resources in the Baylands subarea (e.g., enhanced public open spaces, high quality transit access, and new residential neighborhoods) than the remainder of Central Brisbane.

3.1.4 DISTRIBUTION OF UNITS BY AFFORDABILITY AND “NO NET LOSS”

Because of new rules in the Housing Accountability Act’s “No Net Loss” provisions (SB 166 of 2017), the land inventory and site identification programs in the Housing Element must always include sufficient sites to accommodate the unmet RHNA, in terms of the number of housing units, as well as the level of affordability. When a site identified in the Housing Element as available for the

³ Refer to Appendix B for a more complete analysis showing the City of Brisbane does not rely on nonvacant sites to accommodate 50 percent or more of its housing need for lower income households.



development of housing to accommodate the lower-income portion of the RHNA is developed at a higher income level, the locality must either:

1. Identify and rezone, if necessary, an adequate substitute site, or
2. Demonstrate that the land inventory already contains an adequate substitute site.

Brisbane's Sites Inventory includes capacity for 2,220 units, for an excess capacity of 632 units, or a buffer of 40% over the City's RHNA to accommodate unmet RHNA throughout the planning period. The Sites Inventory also includes the minimum number of 1,800 units allowed on the Baylands, consistent with Measure JJ and the General Plan. This provides a secondary buffer of another 400 units since a total of 2,200 units could be permitted in the Baylands subarea and is currently proposed by the developer. If 2,200 units are ultimately approved with the Specific Plan adoption, a buffer of 65% would be provided, well beyond HCD's recommended 15 to 30%.

3.2 REGULATORY AND FINANCIAL RESOURCES

This section describes the inventory of resources available to help the City of Brisbane meet the community's housing needs, as required by Government Code Section 65583(a). These administrative and financial resources implement the housing goals, policies, and programs described in Chapter 5, Housing Plan. They are to develop adequate housing to meet the needs of all economic segments of the community, to conserve and improve the condition of the existing affordable housing stock, and to affirmatively further fair housing opportunities for all persons regardless of age, sex, race, ethnic background, income, marital status, disability, family composition, national origin, sexual orientation, or gender. Cross references to applicable programs found in Chapter 5 are provided in the subsections below.

Brisbane's regulatory and financial resources fall into four types, as described below:

1. Encouraging housing production.
2. Subsidizing housing cost.
3. Fair housing anti-displacement.
4. Housing quality.

3.2.1 ENCOURAGING HOUSING PRODUCTION

As demonstrated in the adequate sites analysis and rezoning program described above, the city's zoning will accommodate residential development at densities and household income levels that would meet the community's housing needs. However, with zoning established, the real estate market then dictates where investment will go and therefore what types of units are produced at any given time. In Brisbane and the Bay Area in general, housing produced by the market ("market-rate") is priced far above what very-low, low- and moderate-income households can afford. Critically, the cost of building housing in the San Francisco Bay Area remains one of the greatest constraints to housing availability at all income levels for all household types. Lack of affordable housing particularly affects those with special needs, including seniors, persons with disabilities, and large and single-parent households.

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4. HOUSING CONSTRAINTS

This chapter of the Housing Element analyzes potential constraints upon the maintenance, improvement and development of all types of housing for households of all income levels and needs.¹ It includes the following sections:

1. **Governmental Constraints:** Those that would hinder the City from meeting its share of the regional housing need and from meeting the housing needs for persons with disabilities, including developmental disabilities, specifically must be analyzed and eliminated.
2. **Nongovernmental Constraints:** These are largely related to the cost to develop housing, which is driven by the price of land, the cost of construction, the availability of financing and environmental or physical conditions.

4.1 GOVERNMENTAL CONSTRAINTS

The primary purpose of a city is to provide municipal services and to protect the health, safety and welfare of its citizens. Consistent with this organizational *raison d'être*, the City of Brisbane has a legal obligation to abide by and implement numerous federal, state, regional and county policies, programs, and regulations related to housing. In order to carry out its obligations and provide for public safety, the City must also generate sufficient revenues.

The discussion provided in the sections that follow focuses on these powers and obligations and examines to what extent the following constraints to housing may be reduced or eliminated:

- Land use regulations: zoning standards such as parking, height limits, setbacks, lot coverage and minimum unit density.
- Codes and enforcement: local amendments to California Building Code, degree or type of enforcement.
- On/off-site improvements: required street widening and circulation improvements.
- Fees and exactions: permit and impact fees, such as park in-lieu fees and other financial impositions on development applications.
- Permit processing procedures: permit approval process, including discretionary review procedures, permit application review timeframes, etc.
- Constraints to housing for special needs households: this includes housing for persons with disabilities, supportive and transitional housing, and emergency shelters and constraints may include reasonable accommodation procedures, zoning and building codes.

¹ Government Code Section 65583(a)(5) and -(6).

4.1.1 LAND USE REGULATIONS

4.1.1.1 The General Plan

The State of California requires all cities to adopt a general plan, of which the housing element is a central component and the only component of the general plan that must be regularly updated. The closely related land use element of the general plan, as described in Government Code Section 65302(a):

Designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space... education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. ... The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

Brisbane's General Plan was adopted in 1994. The Land Use Element was last amended in 2019, consistent with approval of Ballot Measure JJ in 2018. That Measure allowed for residential development of 1,800 to 2,200 dwelling units on the Baylands subarea. Note that prior to Measure JJ, City Council certified a Final Environmental Impact Report for the General Plan Amendment. No additional amendments are anticipated to implement rezoning to meet the sites inventory identified in Chapter 3, Resources and Opportunities, although a Specific Plan will be required for the Baylands and is under review in order to establish the zoning. Other areas designated for housing in this Housing Element are also already consistent with the General Plan land use designations provided in the Land Use Element. Also, a program is included to review and amend as may be needed, the Safety and Conservation Elements by January of 2027.

See Programs 2A.2 and 4.A.13.

4.1.1.2 The Zoning Ordinance

Zoning regulations implement the land use policies established in the Land Use Element of the General Plan on a parcel-specific basis. For sites zoned for residential or mixed-use development, zoning regulations control the type and density of residential development on a site and therefore affect the land cost per unit, as land is typically marketed at a value commensurate with its development capacity.

Residential Development Standards

Residential development standards provided in the zoning ordinance control housing density and provided controls on the building form. The City's current residential development standards for the zoning districts permitting residential and mixed uses are provided in Appendix B, Table B.4.2.

In those districts allowing multi-family housing, some standards in specified districts may pose a constraint on the development of affordable units. For example, in Central Brisbane the maximum height limit of 35 feet in the NCRO-2 District, or 28 to 30 feet in the R-2 and R-3 District depending on the slope of the lot, typically accommodate at most a three-story structure. Given the need to accommodate on-site parking and the relatively small lot size of properties in the R-2, R-3, and



4. HOUSING CONSTRAINTS

NCRO-2 zoning districts, generally 2,500 to 5,000 square feet, the resulting two stories of residential development over one level of ground floor parking can constrains the ability to accommodate the number of units necessary for an affordable housing project to be economically viable given the cost of construction. Three-story market-rate residential developments constructed in the NCRO-2 and R-3 districts recently constructed include 661 San Bruno Avenue (4 units), 124 San Bruno Avenue (3 units), 1 San Bruno Avenue (15 units), and 18 Visitacion Avenue (2 units, permit issued 2022). Considering these development trends, height regulations are not considered a constraint to typical multi-family and mixed-use housing developments.

In informal discussions with non-profit housing developers regarding the potential to develop City-owned lots for affordable housing in Central Brisbane, a four to five story height limit has been identified as necessary in order to accommodate required parking and for the project to be economically feasible given the costs of construction. Based on discussions with non-profit housing developers, three-story affordable housing development is feasible primarily on lots much larger than those found in Central Brisbane. However, there are three examples of affordable housing projects developed on typical lots in Central Brisbane, as follows:

Affordable Housing Developments in Brisbane Under Three Stories

<u>Site Address</u>	<u>Number of Units</u>	<u>Developer</u>	<u>Stories</u>	<u>Lot Size</u>
<u>8 Visitacion Ave.</u>	<u>14</u>	<u>BRIDGE Housing</u>	<u>Two</u>	<u>18,000 sq ft</u>
<u>22-38 Plumas St.</u>	<u>5</u>	<u>Habitat for Humanity</u>	<u>Two</u>	<u>10,000 sq ft</u>
<u>15 Glen Park Way (developed with 720 San Bruno below)</u>	<u>1</u>	<u>Habitat for Humanity</u>	<u>Two</u>	<u>2,800 sq ft</u>
<u>720 San Bruno Ave. (developed with 15 Glen Park Way above)</u>	<u>1</u>	<u>Habitat for Humanity</u>	<u>Two</u>	<u>2,500 sq ft</u>

As demonstrated by the above development precedents, the city’s height limits have not constrained affordable housing development in Brisbane. In cases where an affordable housing development may require additional height to be economically feasible, the City’s density bonus ordinance would be utilized to allow development of the site at the requisite density at heights that exceed the underlying district standards without the need for discretionary approval (I.e., as an incentive, concession, or waiver of development standards).

The Parkside PAOZ-1 and PAOZ-2 overlay zoning districts have maximum height limits of 38 feet and 40 feet, respectively, with a maximum of three stories. However, the Parkside areas have significantly larger lot sizes to be able to accommodate parking, and the PAOZ-1 and PAOZ-2

district's form-based zoning to standards provide for greater certainty for developers, ~~and b~~ Building heights are not considered impediments to development in these zoning districts.²

Considering the track record of affordable and Mmarket-rate residential development (single-family or multi-family) in Brisbane to date, -does not housing development does not appear to be constrained by the density and form controls of the zoning ordinance, ~~as evidenced by R~~ recent construction trends are provided in the building permit history (see Appendix A, Table A.2).

Additionally, despite the above referenced cases of affordable housing in two story developments, in order to further facilitate development of affordable housing, a new Program 2.A.12 has been added to Chapter 5, to amend the zoning ordinance to increase the maximum heights to at least 36 feet in all districts allowing multi-family residential uses. This is intended to facilitate three-story developments. Where higher height limits are already permitted, such as the Parkside POAZ-1 and POAZ-2, the higher height limits will be retained.

A typical multi-family development scenario in Central Brisbane (R-3 Residential District) is provided below, based on a typical lot size of 10,000 square feet:

Lot Size	Max. Units	Max. Floor Area	Front Setback*	Side Setback*	Rear Setback*	Max. Lot Coverage	Max. Height	Min. Landscaping
10,000 sq ft	6	7,200 sq ft (0.72 FAR; up to 400 sq ft of garage area excluded)	15 ft	5 ft	10 ft	6,000 sq ft (60%)	28-30 ft (depending on slope)	15% of front yard; 10% of total site

* Setback requirements do not apply to uncovered parking areas.

Assuming a construction cost of \$522/sq ft (see Section 4.2.2 of this Chapter), construction costs for this project would be approximately \$3.76 million, or \$626,400 per unit. Given market-rate developers' return on investment requirements, this project would result in units affordable to above-moderate income households for five of the units, while one unit would be required to be affordable to either low or moderate income households depending on project tenure per the City's inclusionary housing ordinance.

A typical multi-family development scenario in the Southwest Bayshore neighborhood (SCRO-1 District) is provided below, based on a lot size of 43,560 sq ft:

Lot Size	Max. Units	Max. Floor Area	Front Setback*	Side Setback*	Rear Setback*	Max. Lot Coverage	Max. Height	Min. Landscaping	Min. Open Space

² Parkside Precise Plan, 2017; Economic Feasibility White Paper



4. HOUSING CONSTRAINTS

43,560 sq ft	30	N/a	10 ft	5 ft	10 ft	15,820 sq ft (70%)	35 ft	2,260 sq ft (10%)	377 sq ft (60 sq ft/ unit)
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* Setback requirements do not apply to uncovered parking areas.

Assuming a construction cost of \$521,500/unit (see Section 4.2.2 of this Chapter), construction costs for this project would be approximately \$15.65 million, or \$522,000 per unit. The project would also be subject to the City’s inclusionary housing ordinance, and two of the units would have to be affordable to either one low and one moderate income household (for-sale development) or one very low and one low income household (rental development).

In either scenario, the developer may request a density bonus and/or incentives, concessions, or waivers of development standards (including building height or on-site parking) that may reduce the cost of construction per unit. Affordable housing developers, while not subject to the same ROI requirements as market-rate developers, would likely pursue a density bonus and requisite incentives, concessions and waivers of development standards to make the project more economically feasible and reduce required development subsidies. The City’s land use controls are not anticipated to prevent development of typical infill sites in the City’s mixed-use and multi-family residential districts.

Parking Requirements

During the 2015-2022 planning period, the City updated its parking requirements to uniformly tie them to unit floor area and/or number of bedrooms for all types of residential dwellings, in part to encourage smaller, more affordable units.

The parking ordinance currently provides reduced parking ratios for housing developments targeted toward lower-income and moderate-income households, senior households (aged 62 or older), and disabled households. However, due to Central Brisbane’s limited transit accessibility, the community has found it challenging to further reduce parking requirements for new residential development. The Bayshore Caltrain station is over 1½ miles from Central Brisbane’s residential core, with limited shuttle connections and pedestrian or bicycle facilities and SamTrans bus route 292 has limited headways in excess of 15 minutes during commute hours.

The current parking standards are provided in Table 4-1.

Exceptions to the parking requirements are provided for special needs populations, in BMC Section 17.34.050. These include:

- Housing for disabled households: One assigned van-accessible parking space (either covered or uncovered at the discretion of the applicant) per dedicated unit.
- Housing for seniors (62+): 67% of the standard requirement.

Reductions in the parking standards may also be granted as an incentive or concession under the City’s density bonus ordinance.



planning period. This subsection also addresses opportunities for water and energy conservation as a means of minimizing the impact of these utilities upon the provision of housing.

See Programs 6.A.2, 6.A.3, and 7.A.6.

4.1.3.1 Infrastructure Improvements

Streets

Street improvements are frequently required for new residential development within Central Brisbane. Such development occurs as in-fill within established neighborhoods, with existing streets. Public rights-of-way are generally 40 feet in width and with some exceptions are typically not improved to their full width. Street standards require a minimum improved travel way of 20 feet, plus additional width if on-street parking is permitted. Most of Central Brisbane’s established neighborhoods do not meet current standards and many private improvements encroach within the right of way (including driveways, garages, accessory structures, and fences. This results in very narrow paved travel ways with limited on-street parking and can result in bottlenecks and impede access for emergency vehicles. Additionally, the city’s sidewalk and bicycle network is fragmented in residential neighborhoods outside of the city’s primary arterials. In the Brisbane Acres subarea, most sites are accessed by a network of private streets and driveways, a legacy of the subarea’s development without benefit of a recorded subdivision map.

As a result, the City has adopted requirements for new development or substantial renovations of existing structures to incorporate street widening at the development site’s frontage to the California Fire Code’s 20-foot minimum width, as well as other improvements such as sidewalks and/or bicycle facilities, as appropriate. The standard triggers for street widening/dedication are:

- Reliance upon on-street parking on streets that are not wide enough to meet the on-street parking standards (BMC Sections 12.24.010.B.1 and 17.34.010);
- Additions or alterations in excess of 50% of the gross floor area of the pre-existing building or structure, or where more than 75% of the existing area of interior walls and ceilings are removed (BMC Chapter 15.10 and Section 17.01.060.C.1) and
- Additions exceeding 100 square feet to an existing building on a private street (BMC Section 17.01.060.B.4).

Typical projects triggering street improvements in Central Brisbane is summarized below:

Project Type	Floor Area	Project Valuation	Existing Condition	Required Street Improvement	Applicant Cost of Street Improvement	% Increase of Project Cost
Addition to SFD exceeding 50% existing gross floor area	1934 sq ft	\$500,000	50 ft frontage on PROW with substandard width	Widening to 20 ft along frontage	\$50,000	10%

New SFD	42003,60 0 sq ft	\$650557, 000	10050 ft frontage on PROW with substand ard width	Widening to 28 ft along frontage	\$ 21 00,000	3118 %
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Abbreviations:

SFD: single-family dwelling

PROW: Public right-of-way

Based on available permit data, road widening costs in Central Brisbane average approximately \$2,000 per linear foot of property frontage regardless of the project type. Based on development trends (see Appendix A, 2015-2022 building permit data), street improvement requirements have not imposed a significant constraint to housing development. Note that in the upper hillside streets of Central Brisbane, generally in the R-1 district where streets are substandard, the City requirements are those that are minimal for life-safety, to allow for fire apparatus access. Also, since these are public streets, such street widening is only required along the frontage for the specific development site and not the length of the street beyond the site. For the lower streets of Brisbane, in the districts where multi-family residential development is permitted, street widening is even less of a factor in the project development costs, since the streets are generally already wider and the terrain is flatter.

~~Exemptions from street widening are available for new accessory dwelling units (ADUs) resulting from conversion of existing floor area in a home or accessory structure, as well as any new construction of ADUs that represents less than 50% of the existing gross floor area of the home (BMC Chapter 15.10). Maximum street slope for emergency vehicle access is 15%, with limited exceptions. Sidewalks are required where terrain permits, generally on the lower elevation streets.~~ These requirements have not proven to be a significant obstacle to development of market-rate, single-family homes which continue to be built on steep lots, such as those found on Humboldt Road and other streets in upper Central Brisbane (see building permits for 2015-2022 in Appendix A).

Additionally, exemptions from street widening are available for new accessory dwelling units (ADUs) resulting from conversion of existing floor area in a home or accessory structure, as well as any new construction of ADUs that represents less than 50% of the existing gross floor area of the home (BMC Chapter 15.10).

In the Brisbane Acres, R-BA district, where existing substandard private roadways are to be dedicated to the public, the entire length from the development site to the nearest public street must be improved to City standards, with turnaround capability as required by the Fire Chief. For those private roadways (including Annis, Gladys and Harold Roads and Joy, Margaret, and Paul Avenues) having a potential right-of-way width less than the State’s 40-foot standard, special findings must be made for approval by the City Council, per BMC Section 12.24.010.D, unless additional right-of-way is dedicated by the abutting property owners.

Street improvement projects of this magnitude would typically be dependent upon the cooperation of the other property owners along the private roadway, who would have to agree to the formation of an assessment districts to take on such a project. To address this situation, the City encourages



the formation of assessment districts where appropriate (1994 General Plan Program 51a). ~~Given the infrastructure constraints in the areas not directly serviced by public roads, the vacant sites in these areas have not been included in the sites inventory.~~ In part because of these technical challenges, a program has been included to consider amending the density transfer ordinance provisions to allow for sending sites from this district to other more viable Central Brisbane districts for housing development (see Program 2.G.1). Finally on the Brisbane Acres, given the technical life-safety challenges related to access, development of new units is not used in the sites inventory as a factor in meeting the City’s RHNA, although there are some sites close to or abutting public infrastructure that may be viable for development in this cycle.

Within the Baylands, the proposed residential development areas are currently bounded by Bayshore Boulevard to the west and Tunnel Avenue to the east. A finer grained network of blocks is planned, as shown in Chapter 3, Figure 3.1.b, from the draft Specific Plan. This will provide walkable blocks, to be centered on the CalTrain Bayshore station, and to be developed to current standards.

See Programs 2.A.2 and 2.G.1.

Water, Sewer, and Storm Drain Infrastructure

Water, sewer, and storm drain infrastructure are not constraints to housing development in the 2023-2031 planning period. While residential development in Brisbane depends on aging sewer, water, and storm drainage infrastructure, the City, through its Capital Improvement Program, typically provides for the maintenance, upgrade and replacement of residential infrastructure in annual increments, as funds are available. The City does not currently impose infrastructure impact fees, and improvements to sewer, water and storm drain lines by private developers are proportional to those systems affected by the project.

Typical projects triggering off-site water, sewer, and storm drain upgrades in Central Brisbane are summarized below:

Project Type	Project Sq Ft	Required Improvement	Improvement Cost (Charged as Impact Fee)	Cost per sq ft
New SFD	3,100 sq ft	Water and sewer capacity charge	\$9,181	\$2.96/sq ft
New MFD	80,000 sq ft	Water and sewer capacity charge	\$58,748	\$0.73/sq ft

Abbreviations:

SFD: Single-family dwelling

MFD: Multi-family dwelling

Considering high-end construction cost assumptions of \$522/sq ft (See Section 4.2.2 of this Chapter), the cost of required water, sewer, and storm drain upgrades is a small fraction of total construction costs.

Brisbane contracts with the City and County of San Francisco for treatment of dry weather sewage flows for residentially zoned areas. Brisbane's sewage is pumped to the Southeast Wastewater Treatment Plant. The City's Sewer Master Plan projects that dwelling units in medium density apartment complexes, multiple use residential projects, and planned developments generate 90 gallons per day (gpd), while single-family homes generate 105 gpd per dwelling unit (gpd/du). Sewer treatment capacity for projected residential development over the planning period outside of the Baylands subarea is accommodated under the City's current agreement with the San Francisco Public Utilities Commission. For the Baylands, a sewer/water recycling facility is required to provide on-site sewer treatment. The Baylands Specific Plan under review by the City includes location and design details for the facility.

See Program 2.A.2 and 2.B.6.

4.1.3.2 Water Supply

Water supply in general is not considered a constraint for the infill housing development envisioned during the planning period of this Housing Element. The Baylands is the only vacant site identified for development within the planning period that is not served by existing water infrastructure at scale with its contemplated redevelopment of up to 2,200 units, 7 million square feet of commercial development, and 130 acres of open space and recreation facilities. As a condition of any development on the Baylands, the General Plan requires that adequate additional water supply be provided via legally enforceable agreements negotiated by the developer. The Baylands developer has a memorandum of understanding (MOU) with Contra Costa Water District to purchase water rights to serve the Baylands development, to be conveyed through the SFPUC system. A resolution and formal agreement is anticipated to be completed in 2023. The water demand generated by the Baylands was evaluated in compliance with Government Code Section 66473.7, Public Resource Code Section 21151.9, and Water Code Sections 10910-10912 in the Baylands Draft EIR.

The City of Brisbane receives its water supply from the City and County of San Francisco's Hetch Hetchy reservoir and water delivery system as a member of the Bay Area Water Supply and Conservation Agency (BAWSCA) through various agreements. Based on the City's water demand projections through 2040, including all anticipated housing and commercial development outside of the Baylands subarea, there is adequate supply for all projected residential and commercial development outside of the Baylands subarea under its contractually guaranteed supply through BAWSCA.

The per capita water consumption rate for calendar year 2021 was 43.2 gallons per capita per day—one of the lowest residential rates on the San Francisco Peninsula. A program is included in the Housing Element to continue to encourage water conservation. In addition, the City's landscape requirements are minimal (typically only 15% of the front setback area), with credit given for non-water-consuming ornamental materials.

Per Government Code Section 65589.7, housing with units affordable to lower-income households will be granted priority water and sewer service via Housing Element Program H.B.3.j.

See Program 2.B.6 and 6.A.3.

4.1.5 CONSTRAINTS TO HOUSING FOR PERSONS WITH DISABILITIES

Given the accessibility challenges presented by Brisbane's terrain, it is important that the City's ordinances allow flexibility in terms of accessibility in housing designed for, intended for occupancy by, or with supportive services for persons with disabilities.

Reasonable Accommodations

Requests for reasonable accommodations are provided under BMC Chapter 17.32. The Accessibility Improvement Permit (AIP) or height exception permit, as applicable, are processed by the Zoning Administrator subject to an administrative hearing with 10 days mailed notice to adjacent property owners. One hearing is typically required. The process provides for reasonable accommodation of modifications to zoning regulations such as setbacks, lot coverage, or height for alterations to housing persons with disabilities with minimal delay and cost to the resident. The findings made by the Zoning Administrator for an accessibility-related height exception include:

1. The exception is necessary to meet special needs for accessibility of a person having a disability which impairs his or her ability to access the property.
2. Visual impacts of the accessibility improvements exceeding the height limit will be minimized.
3. The accessibility improvements will not create any significant adverse impacts upon adjacent properties in terms of loss of privacy, noise or glare.
4. The accessibility improvements will be constructed in a sound and workmanlike manner, in compliance with all applicable provisions of the building and fire codes.

The approval findings are tailored to ensure the accessibility needs of the resident are met while minimizing potential impacts to neighboring properties to the extent feasible without compromising the necessary access improvements. The City has approved all AIP and exception permits submitted under the reasonable accommodation ordinance since 2005.

In 2016 the City adopted an ordinance that reduced the parking requirements for units designed and dedicated for use by persons with disabilities, as well as seniors.

Exceptions to the building codes are processed by the Building Official or his/her designee. Applications for accessibility retrofitting are given the highest priority in terms of building permit processing.

For some persons with disabilities, the need for housing can be at least temporarily met through transitional housing, supportive housing (including single-room occupancy units), emergency shelters and convalescent homes. The Municipal Code allows all these types of housing in districts where residential development is allowed. The Municipal Code, through its definitions of "dwelling" (BMC Section 17.02.235), "family" (BMC Section 17.02.285) and "group care home" (BMC Section 17.02.370), treats group care homes for six or fewer persons (regardless of relationship) as single-family residences:



4. HOUSING CONSTRAINTS

"Family" means one or more persons, related or unrelated, occupying a dwelling unit and living together as a single housekeeping unit. The term shall not include a group of persons occupying a fraternity or sorority house, club, hotel, motel, convalescent home, group care home or institution of any kind.

The definition of family does not limit the number of persons to be considered a part of the family unit, nor does it require such persons to be related.

"Group care home" means an establishment licensed by the state to provide twenty-four (24) hour nonmedical care for seven (7) or more persons (not including the operator, the operator's family or persons employed as staff) in need of supervision, personal services, or assistance essential for sustaining the activities of daily living or for the protection of the individual. Also see "dwelling, single-family" for six (6) or fewer persons.

"Single-family dwelling" means a dwelling unit constituting the only principal structure upon a single site (excluding any lawfully established accessory dwelling unit that may be located within the same structure on upon the same site). The term includes employee housing for six (6) or fewer persons, residential care facilities, licensed by the state to provide twenty-four-hour nonmedical care, serving six (6) or fewer persons (not including the operator, the operator's family or persons employed as staff) in need of supervision, personal services, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

As noted above, group homes of six or fewer persons are also defined as the same as single family dwellings and treated no differently in the same districts. Group care homes (for seven or more persons) are conditionally permitted in all residential and mixed-use districts (Appendix B, Table B.4.2). This requirement for a Use Permit has not constrained provision of the services typically associated with group homes. The findings for Use Permit approval have not proven to be an obstacle for any large group care home applications received to date. The City has no requirement that such homes be located a specified distance from one another, as evidenced by the previous approvals of two such homes next door to one another in the Southwest Bayshore subarea (page II-5). The Use Permits for those two projects were approved in 1½ months subject to a minimum of conditions. Note that the only finding for approval of a conditional use permit in any of the districts, as provided in BMC Section 17.40.060, addresses whether the use would be “detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city”. Such a finding would not typically be of concern in housing individuals that require care in a group home environment. [Despite that, Program 2.A.11 has been included to amend the definitions and district’s use provisions to remove the requirement for a conditional use permit for group homes of seven or more persons and allow group homes by right in all districts allowing residential uses.](#)

As noted in Chapter III, there were 26 persons with developmental disabilities in Brisbane in 2020, all of whom lived with their families or caregivers rather than independent or assisted living facilities. Types of housing which may be appropriate for persons with developmental disabilities include licensed and unlicensed single-family homes and group care homes, particularly when made

affordable through rent subsidies, Housing Choice vouchers and other special programs. Such housing should be designed to be accessible and located close to services and transit.

See Programs [2.A.11](#), [2.B.1](#), [2.B.2](#), [2.D.1](#), ~~[2.E.1](#)~~ [and 7.A.10](#).

4.2 NON-GOVERNMENTAL CONSTRAINTS

The primary non-governmental constraint to the development of housing in Brisbane is the cost to develop housing, which is driven by four major components:

- the price of land,
- the cost of construction,
- the availability of financing
- environmental and physical conditions.

While these factors constrain development of housing of all affordability levels, the impact on development of affordable and special-needs housing by non-profit developers is especially acute. Such developers generally have less capital to purchase developable land and finance construction using a patchwork of Federal, State, local, and private funding sources.

The cost to develop housing creates a gap between the City's planning for the development of housing for all income levels and the construction of that housing and is often responsible for the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development.

Contributing factors to the cost of construction include environmental constraints and infrastructure constraints. The Brisbane Acres subarea includes a number of large vacant lots, generally approximately 1-acre each, but these are within an environmentally sensitive area which is regulated by the San Bruno Mountain Habitat Conservation Plan for the protection of endangered butterfly species. The area is also largely constrained by steep topography and lack of road and utility infrastructure, with exceptions in the lower Brisbane Acres areas.

In the Central Brisbane subarea, steep topography in the upper streets along with the small sizes of most residentially zoned lots and scattered ownership of such lots poses a challenge to assembling larger parcels that are more feasible for housing development beyond individual single-family homes or small-scale multiple-family developments. Small scale development, under six units, is not subject to inclusionary zoning provisions and so development on these smaller scattered lots will generally only provide market rate units, with the exception of ADUs. Finally, redevelopment of non-vacant sites occupied by lower intensity housing in the multiple-family zoning districts in the Southwest Bayshore and Central Brisbane subareas or commercial development in the Parkside overlay districts is constrained by the lack of interest or incentives on the part of private property owners occupying the property or landlords receiving passive income from the property.

The subsections which follow evaluate these constraints in detail and include references to policies and implementation programs to address and where possible mitigate them.

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5. HOUSING PLAN

The City of Brisbane is a desirable place to live, work, and play for a diversity of people, as shown in Chapter 2, Community Characteristics and Housing Needs. Given the City's projected housing needs, Brisbane will need to significantly increase its supply of housing while maintaining its existing housing stock and community amenities and services that ensure the City remains a desirable place to live. New housing will need to be affordable to households at all income levels consistent with the RHNA and accessible to households with special needs. The goals, policies, and programs in this chapter support these overarching objectives, while ensuring that the City will meet its statutory obligations to affirmatively further fair housing and facilitate housing production at all income levels.

Chapter 3, Resources and Opportunities, identifies the inventory of sites available for residential development to meet the City's RHNA. This chapter identifies measures to be taken by the City to meet its RHNA. This chapter also establishes the City's policies and programs for preserving the City's existing housing stock, protecting residents from displacement, ensuring fair housing for all households, helping the community adapt as the City grows, and building broad community awareness of housing issues, policies, and resources.

Consistent with Government Code Section 65583(b), this chapter also provides the quantified objectives for the planning period of 2023-2031, or the number of units likely to be constructed, rehabilitated, and preserved by income level during the planning period. The programs and the quantifiable objectives are directly related in that the quantifiable objectives are the City's best estimate of the number of units in those categories of preservation, rehabilitation and new construction, by income level given the City's land resources (Chapter 3), governmental and non-governmental constraints, (Chapter 4), and proposed programs (this chapter).

This chapter includes the following sections:

1. Quantified Objectives: Preservation, rehabilitation, and construction.
2. Goals, policies, and programs.

5.1 QUANTIFIED OBJECTIVES: PRESERVATION, REHABILITATION, AND CONSTRUCTION FOR 2023-2031

The quantified objectives section estimates the number of units likely to be constructed, rehabilitated and preserved by income level during the planning period given the City's land resources, governmental and non-governmental constraints, proposed programs, and the City's project pipeline. As shown in the tables below, the City will preserve 25 deed-restricted affordable housing units. A total of 30 sites are estimated as being in need of rehabilitation in the planning period. New construction is primarily anticipated in the Baylands subarea following adoption of the Baylands Specific Plan (see Program 2.A.2), based on the status of that draft Specific Plan, the owner's active engagement to develop the site, and the fact that the housing will be part of the first phase of development. The City anticipates that the multi-family PAOZ-2 overlay district is likely to be developed within the plan period. Several multi-family and mixed-use pipeline projects are also

TABLE 5-1 QUANTIFIED OBJECTIVES FOR CYCLE 6 (2023-2031), HOUSING UNITS BY SITE

Preservation Site	Extremely Low-Income	Very-Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Affordable Totals
Visitacion Gardens Senior Housing	0	4	2	8	0	14
20-38 Plumas Street (Habitat for Humanity)	0	5			0	5
15 Glen Park Way (Habitat for Humanity)	0	1			0	1
720 San Bruno Avenue (Habitat for Humanity)	0	1			0	1
1 San Bruno Avenue (City of Brisbane Inclusionary Housing Program)	0		1	1	0	2
313 Swallowtail Court (City of Brisbane First Time Homebuyer Program)	0			1	0	1
343 Mariposa Street (City of Brisbane First Time Homebuyer Program)	0			1	0	1
Misc.- Central Brisbane	305	155	400	230	800	1,090
Totals	305	166	403	241	800	1,273
Rehabilitation Site						
Misc.-Citywide	10	10	10	0	0	0
Totals	10	10	10	0	0	0
New Construction Site						
Baylands	72	73	82	287	1,286	514
Parkside PAOZ-2	55	54	58	0	0	167
3750-80 Bayshore Boulevard	0	0	2	3	25	5
221 Tulare Street	0	0	0	0	3	0
213 Visitacion Avenue	0	0	0	0	4	0
18 Visitacion Avenue	0	0	0	0	2	0
Southwest Bayshore SCRO-1	30 ^c					
Other Infill (Including ADUs)^b	6	6	12	12	25	36
Totals	163	133	154	302	1,345	722

^a No sites were identified in the sites inventory, but the City will continue to monitor and add sites as appropriate.

^b Trend-based using building permit data (issued permits) from 2017 to the present in the NCRO-2, R-1, R-2, R-3, and SCRO-1 zoning districts.

^c Emergency shelter beds



included, as well as a total of 51 infill units based on current zoning and market trends that continue to support the redevelopment of smaller, scattered sites by property owners. An emergency shelter of 30 beds is also included in the objectives for new development for extremely low income, within the SCRO-1 district.

5.2 GOALS, POLICIES, AND PROGRAMS FOR 2023-2031

The City has identified seven goals to guide the Housing Element policies and programs.

1. Affirmatively further fair housing opportunities for all persons.
2. Facilitate and support the production of housing at all income levels, but especially affordable housing.
3. Preserve existing affordable housing.
4. Protect residents from displacement.
5. Increase public awareness of housing programs and resources.
6. Conserve natural resources and reduce greenhouse gas emissions in existing and new residential development.
7. Avoid unreasonable government constraints to the provision of housing.

Goal 1: Affirmatively further fair housing opportunities for all persons.

The City’s goal to affirmatively further fair housing (AFFH) is interwoven throughout all of the City’s housing goals, policies and programs and is closely tied with the goal to engage and educate the community on housing policies and resources for both renters and property owners (Goal 5). The policies and programs contained under this goal specifically address the fair housing issues identified in the City’s Fair Housing Assessment (Appendix C).

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
Policy 1.A: Actively promote and distribute fair housing information and resources to Brisbane residents and landlords.				
CDD	General Fund	1.A.1: Provide referral services to appropriate agencies by creating a dedicated webpage specific to fair housing including resources for residents who have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. (See also programs under Goal 5)	Create webpage Update annually	5/31/2023 Ongoing
CDD	General Fund	1.A.2: Actively distribute information to Brisbane landlords, residents (particularly households of color and non-English speaking households) and businesses, developers, non-profit housing developers and other groups about fair	City Star and Chamber of Commerce Newsletters Weekly City News Blast/City Manager's bulk mailing, flyers	At least Annually Starting 1/23 and periodically, as needed

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		<p>housing resources, including but not limited to:</p> <ul style="list-style-type: none"> Fair housing training for landlords and tenants through Project Sentinel or other organizations the City may partner with during the Housing Element cycle. <u>Geographic targeting: Households and landlords in R-MHP, R-2, R-3, NCRO-2, and SCRO-1 zones. Metrics: Train two landlords and four households annually.</u> Fair housing programs of other agencies. <u>Geographic Targeting: Households and landlords in R-MHP, R-2, R-3, NCRO-2, and SCRO-1 zones, and businesses in M-1, TC-1, TC-2 and SCRO-1 zones. Metrics: Four referrals to Project Sentinel (either tenants or landlords) as verified by Project Sentinel on an annual basis</u> Financial literacy training through Project Sentinel or other organizations. <u>Geographic Targeting: Households in R-MHP, R-2, R-3, NCRO-2, and SCRO-1 zones. Metrics: Four referrals to Project Sentinel (tenants) as verified by Project Sentinel on an annual basis (may be combined with general fair housing contacts above).</u> Housing counseling services through Project Sentinel or other organizations. <u>Geographic Targeting: Households in R-MHP, R-2, R-3, NCRO-2, and SCRO-1 zones. Metrics: Four referrals to Project Sentinel (tenants) as verified by Project Sentinel on an annual basis (may be combined with general fair housing and financial literacy training contacts above).</u> <p>See Program 5.A.1</p>	<p>Webpage and handouts</p>	<p>Q2 2023 and ongoing thereafter</p>
CDD	General Fund	<p>1.A.3: Actively distribute information to Brisbane residents and businesses, including targeting to households of color and non-English speaking households, non-profit housing developers, housing counseling and resource organizations, and other groups about housing opportunities in Brisbane, including but not limited to:</p> <ul style="list-style-type: none"> Newly available housing units for rent or purchase to moderate- or lower-income households through the City's Inclusionary Housing Program, First Time Homebuyer Program, Habitat for Humanity resale program, or Bridge Housing senior rental program, and any new homebuyer or renter program that may be established during the Housing Element Cycle. <u>Geographic Targeting: Businesses in</u> 	<p>City Star and Chamber of Commerce Newsletters</p> <p>Weekly City News Blast/City Manager's bulk mailing, flyers,</p> <p>Webpage and handouts</p>	<p>At least Annually</p> <p>Starting 1/23 and periodically, as needed</p> <p>Q2 2023</p>



Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		<p><u>M-1, TC-1, TC-2, SCRO-1 districts; Households in R-MHP, R-1, R-2, R-3, NCRO-2, and SCRO-1 districts. Metrics: As needed based on availability of units.</u></p> <ul style="list-style-type: none"> The City's inventory of potential housing development sites. <p><u>Geographic Targeting: N/A (non-profit housing developers). Metrics: Send to four non-profit housing developers annually.</u></p>		
Policy 1.B: Continue to promote equitable housing opportunities.				
CDD	General Fund	1.B.1: Develop an affordable housing siting policy to promote the distribution of affordable housing equitably across the City.	Adopt policy	12/31/2025
Policy 1.C: Ensure local fair housing data is up to date.				
CDD	General Fund	1.C.1: Coordinate with local service providers, including but not limited to fair housing and transit providers, to collect updated data on fair housing factors specific to Brisbane maintained by those providers.	Meet with local service providers	1/31/2024 and annually thereafter
CDD	General Fund	1.C.2: Based on data trends, identify policy priorities and update Fair Housing Action Plan.	<p>Incorporate fair housing data into Capital Improvement Plan</p> <p>Update Fair Housing Action Plan based on data trends</p>	<p>7/1/2025 and biennially thereafter with adoption of the City budget</p> <p>12/31/2025 and biennially thereafter</p>

Goal 2: Facilitate and support the production of housing at all income levels, but especially affordable housing.

This goal addresses the significant need for additional housing across all household income categories. To meet the targets set by the RHNA, the City must facilitate the production of housing through the existing residential and mixed-use zoning districts, as well as complete its planned rezoning of the Baylands subarea through the adoption of a specific plan. The Baylands is designated as a Priority Development Area (PDA) in Plan Bay Area and is ideally located for new residential development both from a City and regional perspective, due to its proximity to and planned enhancements to public transit corridors (Caltrain and San Francisco’s Muni light rail) and easy access to Highway 101.

After years of careful planning and community engagement, in 2018 the City Council approved General Plan amendments (affirmed by the voters via Measure JJ) to allow a range of 1,800 to 2,200 housing units in the northwest quadrant of the subarea, centered on the Bayshore Caltrain station.

As noted in Chapter 3 – Resources, in 2022, the property owner submitted a draft specific plan for the Baylands proposing development of 2,200 housing units and up to seven million square feet of commercial development. The City is actively processing the applicant’s specific plan submittal to

meet the statutory deadline for rezoning to accommodate its 2023-2031 RHNA and has a motivated applicant in the Baylands property owner. An area of emphasis in the specific plan will be to ensure that a substantial component of lower income and special needs housing units are accommodated within the plan area. A number of other policies and programs provided below address the City’s intent to partner with housing developers to facilitate development of affordable housing throughout Brisbane.

In 2022, the City initiated an Affordable Housing Strategic Plan (AHSP) to identify funding priorities for current affordable housing funds, identify new revenue streams for affordable housing, calibrate the City’s inclusionary housing and density bonus ordinance, and evaluate management options for the City’s current and future affordable housing inventory. The AHSP will be adopted in 2023.

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
Policy 2.A: Provide zoning for a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior and special needs dwelling units in multi-family developments consistent with the RHNA.				
CDD	General Fund, developer fees	2.A.1: Maintain existing residential and mixed-use zoning to provide adequate sites to accommodate the 2022-2031 Regional Housing Needs Allocation.	Ongoing maintenance of existing zoning	Ongoing
CDD	General Fund, developer fees	2.A.2: Adopt the Baylands Specific Plan/Zoning to allow 1,800 to 2,200 housing units by-right, without discretionary design review, at site densities of at least 20 units per acre, on sites accommodating at least 16 units, to meet the 2023-2031 RHNA, consistent with the Brisbane General Plan Land Use Element, in compliance with all aspects of Government Code Section 65583.2(h)-(i) The Specific Plan or Developer Agreement shall contain objective design standards and shall provide an affordable housing plan. <u>The City shall prioritize maximizing affordable housing with a goal of 514 affordable units.</u> The Specific Plan or Developer Agreement shall describe accessible residential design incorporated into units in proximity to transit. <u>Geographic targeting: The Baylands subarea</u> <u>Metrics target: Dwelling unit preliminary production estimate by year, based on developer's schedule for 2,200 total units**:</u> 2027: 362 units 2028: 1,108 units 2029: 333 units 2030: 108 units 2031: 289 units <u>(**Notes: The sites inventory is conservatively based on an 1,800 unit total. For schedule milestones, see also Section 3.1.1.1. Also, the City will consult with HCD regarding timing/production if the project falls 12 or more months behind the schedule provided)</u>	Specific Plan Adoption by City Council and certification, including approval of adequate water supply. <u>Coordinate and assist the developer in the entitlement and development of the Baylands, including prioritizing processing, assisting with funding, planning and technical studies.</u> <u>Consult with HCD regarding timing/production if the project falls 12 or more months behind the schedule provided.</u> <u>Reevaluate and address housing opportunity sites to accommodate 2023-2031 RHNA if project has failed to proceed substantially in conjunction with the anticipated timeline</u>	1/31/2026 <u>Ongoing, and process entitlements by 2027</u> <u>Ongoing</u> <u>2030 if project has failed to proceed</u>



5. HOUSING PLAN

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
CDD	General Fund	2.A.3: Provide annual reports to HCD on progress made in implementing the Housing Element programs per Government Code Section 65400, including a review for internal consistency and compliance with Government Code Sections 65302(d)(3) and 65302(g)(2) as amended by Chapter 369, Statutes 207 [AB 162].	Annual Reports to HCD	Annually
CDD	General Fund	2.A.4: Monitor the adequate sites inventory to ensure adequate development capacity will be maintained throughout the planning period to accommodate the RHNA per Government Code Section 65863.	Annual Reports to HCD	Annually
CDD	General Fund	2.A.5: Study zoning districts where reduction of minimum lot sizes may be appropriate to encourage development of tiny homes, row-homes, bungalows, or other similar developments; and adopt new zoning where appropriate. Geographic Targeting: R-1 district, middle and lower elevation streets. Metrics: Theoretical R-1 total unit capacity increase of approximately 10 to 20%.	Study Session at Planning Commission Adopt new zoning	12/2026 12/2028
CDD	General Fund	2.A.6.: Adopt implementing ordinance for ministerial duplex conversions and single-family lot splits as provided by Government Code Sections 65852.21 and 66411.7.	Adopt ordinance	12/31/2023
CDD	General Fund	2.A.7: Study zoning amendments to existing commercial zoning districts at Sierra Point and Crocker Park, to either allow or require mixed use buildings.	Study Session at Planning Commission Adopt zoning amendments	12/31/2026 7/30/2029
CDD	General Fund	2.A.8: Update the zoning ordinance to provide for transitional and supportive housing in all zoning districts allowing residential uses and only subject to the same restrictions as other residential dwellings in the same zone, and to allow permanent supportive housing by right in zones where multifamily and mixed uses are permitted, pursuant to Government Code Section 65651.	Adopt ordinance	12/31/ 30 2025
CDD	General Fund	2.A.9: Facilitate development and monitor approvals of pipeline projects, including the number of units constructed and their affordability levels.	Monitoring and reporting on pipeline project status of 39 units identified in Table B.7.2 (including 2 lower income, 3 moderate income and 34 above moderate income units) in the annual Housing Element Progress Report Coordinating with applicants to	4/1/2024 and annually thereafter

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
			expedite approval of remaining entitlements	12/31/2023 and annually thereafter in Q4
			Supporting funding applications or requests for fee waivers for eligible projects	7/1/2023 and biennially thereafter through the budget adoption process
			Identifying necessary rezoning of additional sites, should pipeline projects not move forward resulting in a RHNA shortfall, per Gov't Code Section Gov. Code, § 65583, subd. (c)(1), with rezoning to make up the shortfall to be completed	Ongoing
CDD	General Fund	2.A.10: Update the ADU ordinance to comply with current State law.	Adopt updated ADU ordinance	12/31/2023
<u>CDD</u>	<u>General Fund</u>	<u>2.A.11: Amend the family definition to remove group care provisions zoning ordinance definitions and use provisions for all districts allowing residential uses, to remove the requirement for a conditional use permit for group homes of seven (7) or more persons and allow group homes as permitted uses, with objective standards similar to other residential uses in the same district, consistent with state law.</u>	<u>Adopt Ordinance</u>	<u>12/31/2024</u>
<u>CDD</u>	<u>General Fund</u>	<u>2.A.12: Amend the zoning ordinance for all districts that allow multifamily residential uses, to allow for building heights of at least 36 feet, to be able to accommodate 3-story development.</u>	<u>Adopt Ordinance</u>	<u>12/31/2024</u>
Policy 2.B: Provide for development of affordable housing and housing designed for seniors and persons with disabilities (including the developmentally disabled) or other special needs.				
CDD	General Fund	2.B.1: Through development of the Baylands Specific Plan and implementing development agreements, identify suitable sites for housing for seniors, persons with disabilities or other special needs, and lower-income households in the Baylands subarea. <u>Geographic Targeting: Baylands Specific Plan Area</u> <u>Metrics: Goal of 514 affordable housing units with target populations that align with community preferences in compliance with Fair Housing laws (See Program 2.A.2)</u>	Adoption of Development Agreement and Specific Plan	1/31/2026
CDD	General Fund	2.B.2: Amend the zoning ordinance to permit convalescent homes as a permitted use in the SCRO-1 District. Develop objective standards for the	Ordinance adoption	12/31/27



5. HOUSING PLAN

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		operation and design of such uses and incorporate into the zoning ordinance.		
CDD, Police	General Fund	2.B.3: Collaborate with the County of San Mateo in developing programs to provide regional shelter and services to the homeless by participating in the San Mateo County Continuum of Care and other regional efforts to provide homeless shelters, transitional and supportive housing for homeless households coordinated by the County.	<p>Meet with San Mateo County staff to determine actions the City can take to assist homeless individuals in Brisbane for the calendar year</p> <p>Meet with San Mateo County Human Services Agency staff to determine how the City can support development of emergency, transitional, and supportive homeless housing in Brisbane or in the County for the calendar year.</p>	<p>Annually in Q1</p> <p>Annually in Q1</p>
CDD	General Fund	2.B.4: Update the zoning ordinance allowing for emergency shelters as a permitted use in the SCRO-1 District from 12 beds to 30 beds, with such use not subject to discretionary action or to any development or management standards that would not apply to other allowed uses within the zone, except as provided by Government Code Section 65583(a)(4)(A).	Adopt amended SCRO-1 zoning	12/31/26
CDD	General Fund	2.B.5: Amend multi-family and mixed-use zoning districts to allow low barrier Navigation Centers, as required by Government Code Sections 65660 - 65668 .	Adopt zoning amendments	12/31/2026
CDD	General Fund	2.B.6: Grant priority water and sewer service to housing with units affordable to lower-income households in accordance with adopted City policy, consistent with State law [Government Code Section 65589.7 and Water Code Section 10631.17(a)70].	Priority water and sewer service for affordable housing	Ongoing
CDD	General Fund	2.B.7: Regarding emergency shelters and transitional and supportive housing, implement requirements of AB 2339 (2022; Government Code Section 65583(a)(4)) (See also, Programs 2.B.4 and 2.B.5.)	Conduct analysis per AB 2339 Adopt implementing ordinance	6/31/2024 12/31/2024
Policy 2.C: Encourage utilization of the density bonus program to provide housing affordable to extremely low-, very-low- and/or low-income households, including supportive housing for extremely low-income families and larger households.				
CDD	General Fund	2.C.1: Amend the density bonus ordinance to: <ul style="list-style-type: none"> Allow greater density bonus and/or incentives to housing developments that provide housing units designed and dedicated for use by large families with low- to extremely low-incomes. 	Adopt amended density bonus ordinance	12/31/2023

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		<ul style="list-style-type: none"> Be consistent with Government Code Sections 65915(a) and (g). Grant a proportionately lower density bonus and/or incentives for affordable housing projects that do not qualify under Government Code Section 65915 due to their small size or other limitations. Grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications for a density bonus. 		
Policy 2.D: Reduce construction costs for affordable or special needs housing.				
CDD	Low/Moderate Income Housing Fund	2.D.1: Evaluate methods to subsidize the cost of affordable or special needs housing development, including ADUs, including but not limited to: <ul style="list-style-type: none"> Fee reductions or waivers. Direct subsidies in the form of pre-development or construction grants. Land donation. 	Adopt as part of Affordable Housing Strategic Plan (AHSP; see Program 2.E.1) Implement cost subsidy strategies per the adopted AHSP and conduct regular outreach to service providers and nonprofit developers	6/30/2023 Annually in Q1 and ongoing
CDD	City Funds	2.D.2: To encourage development of ADUs and junior ADUs: <ol style="list-style-type: none"> Explore the potential to implement a loan program for ADU and JADU construction through the Affordable Housing Strategic Plan (see Program 2.E.1). If a City-funded loan program is determined to be infeasible, cooperate with 21 Elements to develop regional loan program (See program 2.E.2). Geographic Targeting: All residential zoning districts. Metrics: Issue 10 loans over RHNA cycle or at least one per year. Continue to fund the 21 Elements regional consortium and support its programs that offer technical assistance to homeowners to reduce financial, architectural, and technological barriers to ADU/JADU design and construction. Metrics: Provide technical assistance to 10 property owners annually. As these programs are implemented, publicize the changes to encourage the development of ADUs and JADUs using methods described in Programs 5.A.1 and 5.A.3. Geographic Targeting: All residential zoning districts. Metrics: In addition to broadcasting citywide, make direct contact with 10 property owners annually (may overlap with the above regional 	Adopt the AHSP Implement ADU/JADU subsidy strategies per the adopted AHSP and conduct regular outreach to property owners Fund 21 Elements and support development of a multi-jurisdictional Countywide ADU resource center Public outreach	6/30/2023 Annually in Q1 starting 2024 and ongoing Ongoing as new programs are implemented and annually thereafter



5. HOUSING PLAN

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		<p><u>efforts through 21 Elements) either in person, by email, or at the public counter.</u></p> <p>d. Promote the availability of CalHFA ADU Grant program.</p> <p><u>Geographic Targeting: All residential zoning districts.</u></p> <p><u>Metrics: In addition to broad mailings across residential zoning districts, make direct contact 10 property owners annually (may overlap with the above program elements) either in person, by email, or at the public counter.</u></p>		
Policy 2.E: Seek private and public funding sources for affordable housing construction.				
CDD	Low/Moderate Income Housing Fund	<p>2.E.1: Adopt and implement an Affordable Housing Strategic Plan (AHSP) that includes the following components:</p> <p>a. Identifies programmatic funding goals, objectives, and priorities for the City's current affordable housing fund balance.</p> <p>b. Evaluates and prioritizes new ongoing revenue streams for affordable housing development.</p> <p>c. Evaluates preferences for current Brisbane residents in new special needs and affordable housing.</p> <p>d. Community engagement of stakeholders, including landowners, affordable housing developers, and lower-income households in Brisbane and San Mateo County to identify opportunities for affordable housing development.</p> <p><u>Geographic Targeting: Central Brisbane</u></p> <p><u>Metrics: Issue permits for 193 low & very low-income units over RHNA cycle</u></p>	<p>Adopt AHSP</p> <p>Implement AHSP strategies</p> <p>Ongoing community engagement with stakeholders</p>	<p>6/30/23</p> <p>Annually beginning 7/1/2023 and ongoing thereafter as part of the biennial budget adoption process</p> <p>Annually in Q1</p>
CDD	Low/Moderate Income Housing Fund	<p>2.E.2: Participate in potential regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households for 15 years. Market to Brisbane property owners through Program 1.A.3.</p>	<p>Discuss and identify options for loan program development with 21 Elements and HEART</p>	<p>1/31/2025</p>
CDD	Low/Moderate Income Housing Fund, CalHome Grant Funds	<p>2.E.3: In the absence of a regional ADU loan program, evaluate the feasibility and impact of developing a City ADU construction loan program with funding supplemented by CalHome funding annually or as notices of funding availability are released.</p>	<p>Adopt AHSP</p> <p>Implement AHSP funding strategies</p>	<p>6/30/2023</p> <p>7/1/2023 and ongoing thereafter with the biennial budget adoption process</p>
CDD	City Funds	<p>2.E.4: Update the Inclusionary Housing Ordinance to comply with current State law and consider in-lieu fee alternatives for for-sale developments that may provide additional affordable housing revenue to the City; <u>also the update is to</u></p>	<p>Adopt and/or implement AHSP</p> <p>Adopt revised inclusionary housing ordinance</p>	<p>6/30/2023</p> <p>1/31/24</p>

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		<u>require a minimum of 20 percent of the units in the PAOZ-1 and PAOZ-2 zoning districts are to be affordable to lower income households, per Gov't Code Section 65583.2(c).</u>		
CDD	City Funds	2.E.5: Adopt an ordinance establishing and imposing a nexus fee applicable to new commercial development to fund affordable housing development consistent with the Affordable Housing Strategic Plan. <u>Geographic Targeting: Commercial zoning districts</u> <u>Metrics: Issue permits for 514 420 low and very low-income units over RHNA cycle.</u>	Adopt and/or implement AHSP Adopt ordinance and fee amounts	6/30/2023 12/31/23
CDD	City Funds	2.E.6: Study the potential to develop vacant or underutilized City-owned sites for affordable and/or special needs housing with nonprofit housing developers, HEART, HIP Housing, and other partners. <u>Geographic Targeting: N/a (citywide/City-owned sites)</u> <u>Metrics: Identify at least one city-owned site for affordable housing development.</u>	Complete study and present to City Council for action	1/31/26 ⁵
Policy 2.F: Facilitate the development of affordable housing.				
CDD	City Funds	2.F.1: Outreach to property owners within the PAOZ-1 and PAOZ-2 overlay districts to encourage private redevelopment of existing developed sites in the Parkside PAOZ-1 and 2 housing overlays and the SCRO-1 District and connect interested property owners with affordable housing developers.	Direct contact (mail, email and/or phone) to property owners	Annually, Q1
CDD	City Funds	2.F.2: Develop an ongoing relationship with nonprofit housing development corporations in order to take advantage of opportunities to create affordable housing in Brisbane in high resource areas.	Direct contact (mail, email and/or phone) with nonprofit housing developers	Annually, Q1
CDD	Low/Moderate Income Housing Fund	2.F.3: Through the Affordable Housing Strategic Plan, evaluate potential to acquire vacant sites and underdeveloped properties in order to assemble standard building sites to land bank for future affordable housing projects.	Adopt AHSP Annually review and update AHSP to reflect available opportunities to acquire sites based on anticipated funds	6/30/2023 Beginning 7/1/2023 and ongoing thereafter with the biennial budget adoption process
CDD	General Fund, Low/Moderate Income Housing Fund	2.F.4: Through the AHSP, establish how City funding sources will be used to subsidize development costs in residential and mixed-use projects to encourage inclusion of more affordable housing units than required by the City's Inclusionary Housing Ordinance. (See Program 2.E.1)	Adopt AHSP Implement AHSP strategies regarding development subsidies	6/30/2023 Beginning 7/1/2023 and ongoing thereafter with the biennial budget adoption process
CDD	General fund	2.F.5: Evaluate City fee schedules for processing development applications.	Adjust annually based on development	Annually



Lead Dept	Funding Source	Program	Actions	Implementation Timeline
			processing direct costs	
CDD	General fund	2.F.6: Through the annual progress report in Housing Element implementation submitted annually to HCD, monitor ADU production to ensure construction targets are in line with assumptions in Table 5-1. If production is not in line with assumptions, incentivize ADU production via implementation of programs 2.D.2, 2.E.2, and 2.E.3,	Monitor and report ADU production in the Annual Progress Report to HCD	Annually
CDD	General Fund	2.F.7: Assist in the development of housing for extremely-low-income households.	Adopt priority processing procedures for ELI housing	12/31/2025
			Grant fee waivers or deferrals for ELI housing	12/31/2025 ⁵⁷
			Grant concessions and incentives for ELI housing	12/31/2025 ⁵⁷
			Support funding applications for ELI housing	12/31/2025 ⁹⁵
			Outreach and coordinate with affordable housing developers for ELI housing, including identifying development and other housing opportunities	12/31/2024 and annually thereafter in Q4
Policy 2.G: Encourage utilization of the density transfer and clustered development programs in the Residential-Brisbane Acres zoning district.				
CDD	General Fund	2.G.1: Study potential updates to the Residential-Brisbane Acres (R-BA) zoning district density transfer program to expand allowable "receiving" sites to include sites in other residentially or mixed-use zoned districts in the City to facilitate preservation of privately owned parcels in the R-BA zoning district and allow development rights to be transferred to parcels with access to existing infrastructure and lesser habitat value.	Complete study to determine appropriate districts to expand "receiving" site designation Determine next steps based on results of study	12/31/2025

Goal 3: Preserve existing affordable housing.

As the City continues to grow, it is important to maintain and preserve existing affordable housing that is deed restricted as well as non-deed restricted housing that is naturally affordable to moderate- and to low-income households. This goal is closely related to Goal 5 of protecting residents from displacement. The City’s primary preservation target will be to renew the ground

lease with Bridge Housing for the senior housing complex at 2 Visitacion Avenue (Visitacion Gardens). The City will identify and utilize other funding sources in the preservation of existing naturally affordable housing through supporting organizations that provide homeowner financial literacy training, foreclosure counseling, homesharing assistance, and rehabilitation programs.

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
Policy 3.A: Preserve existing affordable housing units.				
CDD	Low/Moderate Income Housing Fund	3.A.1: Implement affordable housing preservation and management policies identified in the Affordable Housing Strategic Plan (AHSP), including but not limited to the following: a. Establishing an early warning/monitoring system for deed-restricted units at risk of conversion to market-rate. b. Allocation of potential funding sources to organizations providing homeowner financial literacy training, foreclosure counseling, homesharing matching and facilitation, and rehabilitation programs for naturally affordable housing. c. Providing for tenant education and assistance.	Adopt AHSP Implement anti-displacement strategies per adopted AHSP	6/30/2023 Annually beginning 7/1/2023 and ongoing thereafter through the biennial budget adoption process
CDD	General Fund	3.A.2: Renew the ground lease with Bridge Housing Corporation for the Visitacion Garden senior apartments for an additional 30 years or other timeframe mutually agreeable to Bridge Housing and the City of Brisbane.	Renew ground lease with Bridge Housing	1/31/2028
CDD	General Fund	3.A.3: Survey rental rates for permitted accessory dwelling units to ensure their affordability to lower-income households at the ratios assumed in the Housing Element sites inventory (Chapter 3). If survey results show that ADUs are being rented at levels that are not affordable to low-income households at the ratios assumed in the Housing Element, the City will provide targeted outreach to homeowners regarding tenant placement assistance provided by HIP Housing (see program 4.A.9)	Annual ADU rent survey Connect ADU homeowners with HIP Housing staff	Annually, Q1 As needed based on results of annual rent survey
CDD, City Manager's Office	HUD Grant Funds	3.A.4: Program earmarked Federal grant funds received in FY 2021-2022 to provide financial assistance in the form of loans or grants to retrofit existing units for low-income and special needs households.	Adopt program funding guidelines Start issuing loans/grants	12/31/23 2024
CDD	General Fund	3.A.5: Amend zoning ordinance to require one-to-one replacement of deed-restricted affordable housing units converted to market-rates.	Adopt zoning amendments	12/31/2026
Policy 3.B: Increase participation in Housing Choice Voucher and other rental assistance programs.				
CDD	General Fund	3.B.1: Develop and implement an education/outreach campaign targeting landlords/managers on renting	Launch campaign	1/31/2024 and annually thereafter



Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		to people with Housing Choice Vouchers. See Program 5.A.1 Geographic Targeting: R-2, R-3, NCRO-2 and SCRO-1 zoning districts and Northeast Ridge multi-family neighborhoods. Metrics: In addition to citywide broadcasting, make direct contact with at least 10 landlords/property managers annually by email, phone, or at the public counter.		

Goal 4: Protect residents from displacement.

As the City continues to grow and evolve, avoiding gentrification and displacement of lower-income residents is a priority. The policies and programs provided below address partnerships with organizations such as Project Sentinel and other non-profit groups and tapping into other government resources to provide financial assistance, counseling and other resources to help residents maintain and retain their housing. The AHSP identifies funding priorities for programs to protect lower-income residents from displacement. This goal is closely related to Goal 4 of preserving affordable housing.

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
Policy 4.A: Protect existing residents from displacement.				
CDD	Low/Moderate Income Housing Fund	4.A.1: Adopt and implement anti-displacement programs in the AHSP, such as: a. Rental assistance program b. Preferences for current Brisbane residents for new affordable housing development c. First Time Homebuyer program Geographic Targeting: All residential zoning districts Metrics: Assist three households annually following implementation of AHSP programs.	Adopt or implement AHSP Create roadmap and timeline for specific programs identified in AHSP Implement AHSP programs	6/30/2023 6/30/2024 Beginning 6/30/2024 and ongoing
CDD	Low/Moderate Income Housing Fund	4.A.2: Support Project Sentinel's program to provide counseling to older homeowners on home equity conversion opportunities.	Partner with Project Sentinel	Biennially with budget starting 6/2023
CDD	City Funds	4.A.3: Partner with Project Sentinel or another qualified non-profit organization to perform fair housing training for landlords and tenants, and to provide training on financial literacy and housing counseling services for tenants. Focus training efforts on race-based discrimination and reasonable accommodations.	Develop agreement and schedule for at least annual trainings with qualified consultant	1/31/24

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		Geographic Targeting: R-MHP, R-1, R-2, R-3, NCRO-2, and SCRO-1 zoning districts. Metrics: Train two landlords and four households annually (see program 1.A.2).		
CDD	City Funds	4.A.4: Create a complaint referral form accessible via the City website for fair housing complaints to be submitted securely and forwarded by City staff to the appropriate State or Federal agencies. Metrics: Transmit all complaints to HCD within 30 days of receipt.	Create complaint referral form	1/31/2024
CDD	Low/Moderate Income Housing Fund	4.A.5: Engage with qualified non-profit organizations to convene a discussion with Black, Indigenous and People of Color households who are experiencing comparatively high rates of cost burden to discuss and identify solutions for relief. Metrics: Make contact with at least ten households.	Develop agreement and schedule with qualified consultant	1/31/2024
CDD	City Funds	4.A.7: Consider residential rent control provisions consistent with the provisions of the Costa-Hawkins Act and any other applicable State law.	City Council study session	12/2026
CDD	Low/Moderate Income Housing Fund	4.A.8: Continue to fund the regional down payment assistance program with affirmative marketing to households with disproportionate housing needs including Black/African American and Hispanic/Latinx households through San Mateo Housing Endowment and Regional Trust (HEART).	Fund HEART	Biennially with adoption of the City budget.
CDD	General Fund	4.A.9: Support the Human Investment Program (HIP)'s shared housing program which helps find suitable housing for the elderly, single-parent families and persons with special needs, through annual financial support. See Program 1.A.1. Geographic targeting: All districts that allow residential uses. Metrics: Connect four households per year with HIP.	Fund HIP annually	Annually or with City budget adoption
CDD	General Fund	4.A.10: Study ordinance to require government notification for all eviction notices and rent increases above a certain level.	Study session at City Council	12/31/2028
CDD	General Fund	4.A.11: Amend inclusionary housing ordinance to extend timeframe of affordability covenants on new affordable housing development	Adopt ordinance	1/31/2025
CDD	General Fund	4.A.12: Implement the City's short term rental ordinance to prohibit conversion of housing units to short term residential rentals of less than 30 days.	Implement Ordinance 655	Ongoing
CDD, DPW	General Fund	4.A.13: Amend the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard management	Amended Safety and Conservation Elements	1/31/2027



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Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		information and climate adaptation and resiliency, ground water recharge and storm water management, per Government Code Sections 65302(d) and 65302(g), and check all elements for consistency with the Housing Element.		
DPW	General Fund	4.A.14: Continue to develop master plans to maintain and upgrade public infrastructure in residential neighborhoods. Seek grants and other special funds to supplement utility and gas tax funds to implement improvement projects	Ongoing, as identified with Annual Budget	Ongoing
CDD	General Fund	4.A.15 Adopt a just cause eviction ordinance to protect renters from arbitrary and unjustified evictions.	Adopt Ordinance	12/31/2024
Policy 4.B: Facilitate rehabilitation of substandard residential structures and where feasible maintain their affordability to very-low-, low- and moderate- income households.				
CDD	City Funds	4.B.1: Collaborate with the County of San Mateo and other agencies with very-low-, low- and moderate-income Housing Repair and Home Rehabilitation Loan Programs to expand the scope and eligibility for assistance.	Expanded eligibility for County rehab and repair programs	12/31/2024
CDD	City Funds	4.B.2: Implement preservation policies identified in the Affordable Housing Strategic Plan, including but not limited to the following: a. Funding existing Countywide rehabilitation and repair programs. b. Establishing City-funded rehabilitation and repair program.	Adopt AHSP Implement preservation strategies	6/30/2023 Starting 7/1/2023 and ongoing thereafter through the biennial budget adoption process
Policy 4.C: Continue to discourage the conversion of existing apartment buildings to condominiums or cooperatives and conversion of the mobile home park to other uses.				
CDD	N/A	4.C.1: Maintain Zoning Ordinance standards for condominium conversions of existing rental units consistent with current State law.	Maintain current zoning ordinance	Ongoing
CDD	N/A	4.C.2: Maintain the R-MHP Residential Mobile Home Park District zoning to retain the mobile home housing stock.	Maintain current zoning	Ongoing

Goal 5: Increase public awareness of housing programs and resources.

To achieve the City’s housing goals outlined above, and increase their effectiveness, the City’s first goal is to increase public access to and awareness of the City’s housing policies and programs. Engagement efforts will target current residents (homeowners and renters), landlords and property owners, and developers primarily via the City’s website and social media platforms, as well as traditional means, such as paper handouts at City Hall and the Library, monthly and quarterly Citywide newsletters mailed to all homeowners and businesses, and in person engagement at annual community events. To reach a diversity of people, the City will provide information in more than one language for both online and paper resources.



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Lead Dept	Funding Source	Program	Actions	Implementation Timeline
		c. State Multifamily Housing Program. d. Other programs as they become available.		
CDD	General Fund	5.A.3: Translate all community engagement materials into Chinese, the predominant non-English language spoken by Brisbane residents. Consider on a case-by-case basis translation to other languages and regularly revisit data on commonly spoken non-English languages in the City to ensure community engagement materials are accessible to the widest possible audience.	Translate hard copy handouts into Chinese Continue to provide automated translation on City website Revisit data on commonly spoken non-English languages in Brisbane	12/31/2024 Ongoing 12/31/2028
CDD	General Fund	5.A.4: Actively publicize and encourage the use of City, County, State and Federal programs for low-interest rehabilitation loans by owners of older residential units.	Develop and implement outreach strategy for City rehabilitation grant program and others	12/31/2025 and annually thereafter in Q4
CDD	General Fund	5.A.5: Distribute HIP Housing homeshare program information to property owners upon building permit issuance and/or certificate of occupancy for ADU and JADUs.	Distribute flyer at permit issuance and occupancy	Ongoing
CDD, City Manager's Office/ Administration	General Fund	5.A.6: Facilitate connections between HIP Housing and local community groups, including the Lions Club, Brisbane Village Helping Hands, Homeowner's Associations, and others to create opportunity to share homesharing program information with homeowners and residents.	Connect HIP Housing staff with local community group leaders	Q1 of 2023, 2025, 2027, 2029, and 2031
CDD, City Manager's Office/ Administration	General Fund	5.A.7: Share anticipated schedule of City-led community events with HIP Housing, Project Sentinel, and other housing assistance organizations to ensure their participation and foster direct connections with community members.	Share community calendar	Q1 annually
CDD	General Fund	5.A.8: Collect homesharing program data for Brisbane homeseekers and home providers from HIP Housing.	Current homesharing data	Q4 annually
CDD	General Fund	5.A.9 Establish a stakeholder committee to advise the City on additional methods to engage all segments of the community, especially lower income and special needs households, on housing issues through the plan period.	Identify stakeholders and establish committee Engage with committee, including engagement on the annual progress report (APR)	Q1 2024 Q1 of each year and Ongoing

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
			<u>Post APR at least 2 weeks before Council review</u>	<u>Q1 annually</u>
			<u>Implement public outreach methods to reach all segments of the community on housing issues, including stakeholder interviews with committee members.</u>	<u>Ongoing and at least biennially</u>
			<u>Make direct contact with stakeholders upon any changes to City housing policy, including Housing Element updates</u>	<u>Ongoing as housing policies are updated</u>
Policy 5.B: Promote development of centralized Countywide below market rate for-sale database and application.				
CDD	General Fund	5.B.1: Engage with 21 Elements staff to promote development of a Countywide system that supports the management of for-sale BMR units, including their listing and sale.	Engage with 21 Elements staff	1/31/2024

Goal 6: Conserve natural resources and reduce greenhouse gas emissions in existing and new residential development.

Conservation of natural resources and reduction of greenhouse gas emissions continue to be of paramount importance to the City. The policies and programs under this goal are intended to support sustainable development and development patterns, and to reduce long-term costs to residents, as proper design and development will yield financial benefits through the lifecycle of the building.

Lead Dept	Funding Source	Program	Actions	Implementation Timeline
Policy 6.A: Promote sustainable residential development that conserves natural resources and reduces greenhouse gas emissions.				
CDD	General Fund	6.A.1: Periodically review and update the City's building reach code ordinances to exceed the minimum State standards for energy efficiency and on-site renewable energy generation.	Adopt reach codes with California building code updates	Triennially, beginning 1/1/2023
CDD	General Fund, grant funds	6.A.2: Pursue regional, State, and Federal funding for programs to increase the energy efficiency of existing homes, to assist affordable housing developers in incorporating energy efficient designs and features, and to increase the production of renewable energy in residential development.	Evaluate potential funding sources	Annually, Q1

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APPENDIX B 2023-2031 Sites Inventory & Methodology

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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 6th 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>
Baylands	1,800	145	82	287	1,286	-
Parkside	246	159	87	0	0	-
Central Brisbane	134	1	2	4	127	39
ADUs	40	12	12	12	4	-
Totals	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>
Single-Family Unit	Yes	Yes	Yes	Yes	No	No	No	Yes	No	F
Accessory Dwelling Unit	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes
Mobile Homes/Mobile Home Park	No	No	No	No	No	No	Yes	No	No	F
Duplex	No	Yes	Yes	No	No	Yes	No	No	No	F
Multi-Family Units	No	Yes	Yes	No	No	Yes	No	Yes	Yes	F
Emergency Shelter	No	No	No	No	No	Yes	No	No	No	F
Mixed Use	No	No	No	No	No	Yes ^H	No	No	No	F
Dwelling Group	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>
Single-Family Unit	No	No	No	No	Yes ^C	Yes	No	No	No	F
Duplex	No	No	No	No	Yes ^C	No	No	No	No	F
Multi-Family Units	No	Yes	Yes	No	Yes ^C	No	No	No	No	F
Dwelling Group	No	No	No	No	Yes ^C	No	No	No	No	F
Mobile Home Park	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 ^C	Yes	No	No	No	F
Convalescent Home	No	No	No	No	No	Yes	No	No	No	F
Development Standards	R-1	R-2	R-3	R-BA	NCRO-2	SCRO-1	R-MHP	PAOZ-1	PAOZ-2	NER-PD
Density Transfer	No	No	No	Yes	No	No	No	No	No	No
Minimum Lot Size (Sq. Ft.)	5,000 ^A	5,000 ^A	5,000 ^A	20,000 ^B	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 ^G	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 20,000¹.

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

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

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

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

¹ 65583.2(e)

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

Total Projects	5
Total with Residential	5 (100%)
Average Dwelling Units per Acre for Projects with Residential	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 5th cycle rezoning program to accommodate a 4th 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
Belmont	<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>
Burlingame	<u>1855-1881 Rollins Road</u>	<u>Rollins Road Mixed Use</u>	<u>Industrial buildings</u>	<u>420 dwelling units</u>



Foster City	<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>
Menlo Park	<u>141 Jefferson Drive</u>	<u>R-MU Bayfront Innovation Area</u>	<u>Light manufacturing/ warehouse</u>	<u>483 dwelling units</u>
Menlo Park	<u>1401 Willow Road</u>	<u>R-MU Bayfront Innovation Area</u>	<u>R&D Flex, Warehouse</u>	<u>1,729 dwelling units</u>
South San Francisco	<u>1477 Huntington</u>	<u>Commercial</u>	<u>1-story commercial</u>	<u>262 dwelling units</u>
South San Francisco	<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.² 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

² 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 Projects³:

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

³ [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.

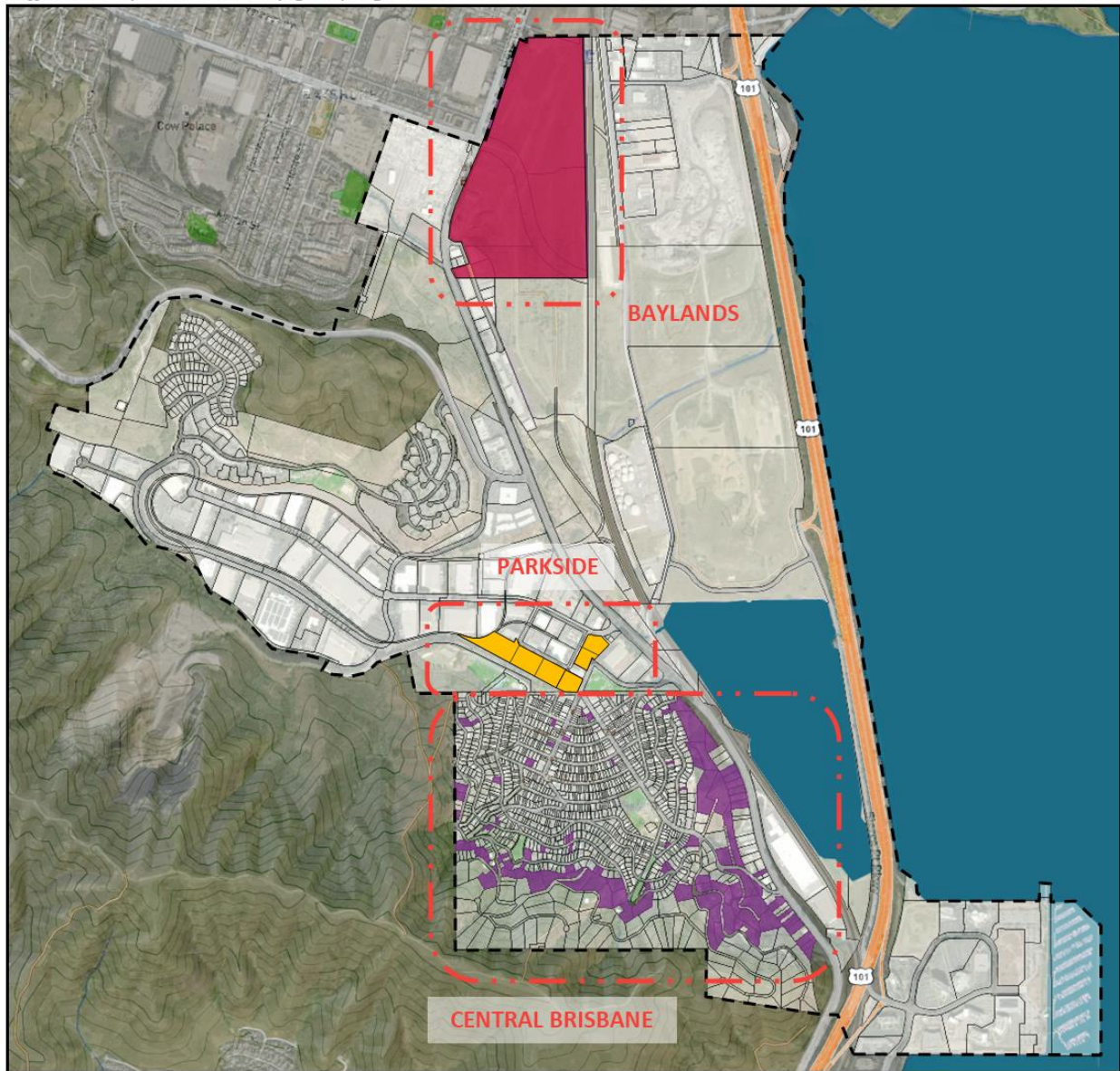
A study conducted by the Association of Bay Area Governments (ABAG) from September 2021 found that ADUs are rented at a variety of rates and often meet lower income affordability requirements based on the incomes of the occupants and/or their rental rates. Based on these findings, local jurisdictions 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*

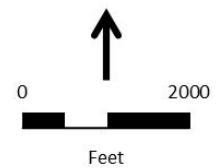




Figure B.7.2: Parkside and Central Brisbane Housing Sites Inventory Inset Map

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









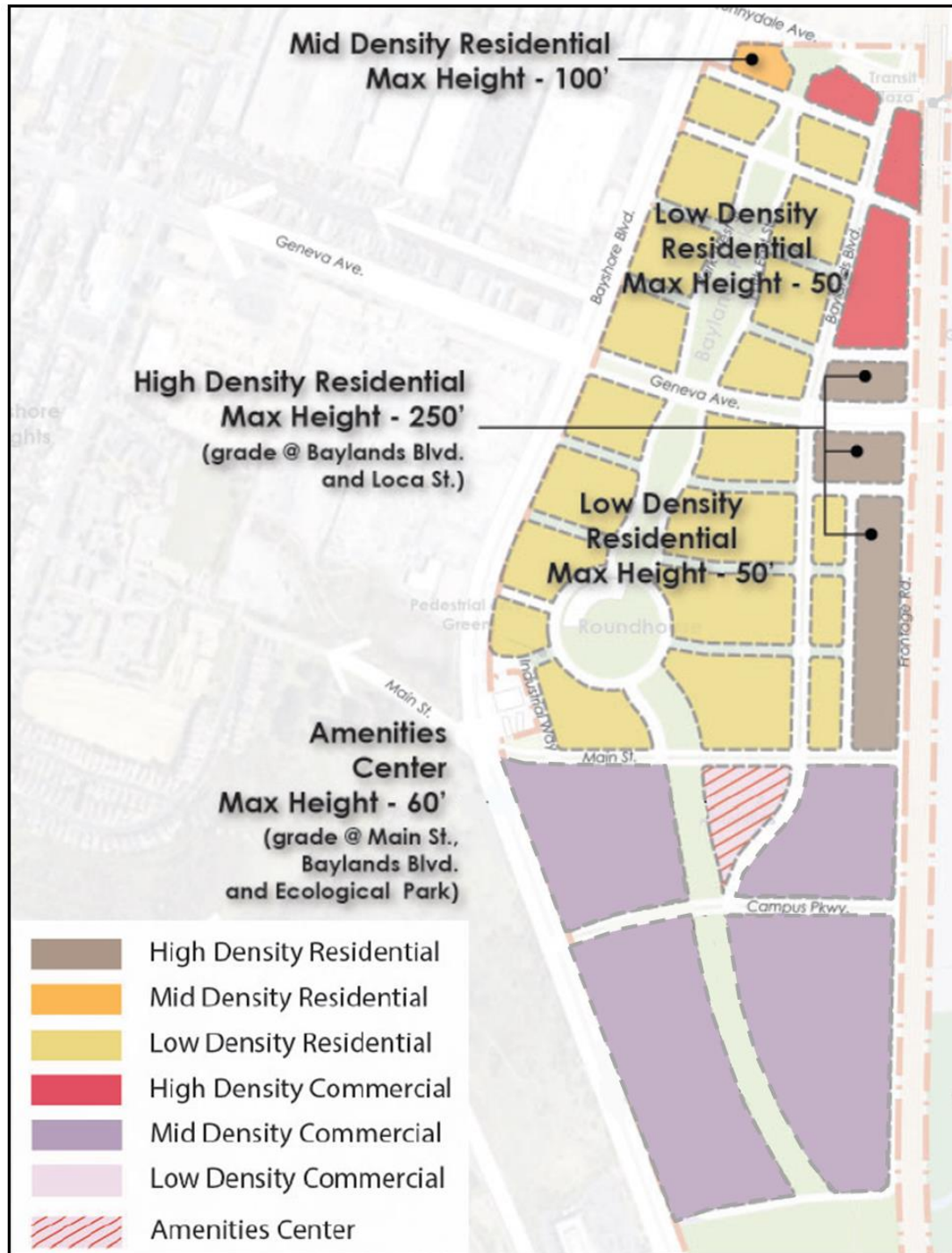
	R-1		SCRO-1		PAOZ-1		R-BA
	R-2		NCRO-2		PAOZ-2		Park/School

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>
Baylands		145	82	287	1,286	1,800
Parkside		159	87	0	0	246
Central Brisbane	39	1	2	4	131	134
ADUs		12	12	12	4	40
Totals		317	183	303	1,419	2,220
RHNA		317	183	303	785	1,588
Buffer	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	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	



APPENDIX B

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; 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			
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			Existing home would NOT need to be demolished to subdivide; see Section 4.3 of Appendix B
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			Existing home would NOT need to be demolished to subdivide; see Section 4.3 of Appendix B
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			Existing home would NOT need to be demolished to subdivide; see Section 4.3 of Appendix B
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			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			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	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			*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	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

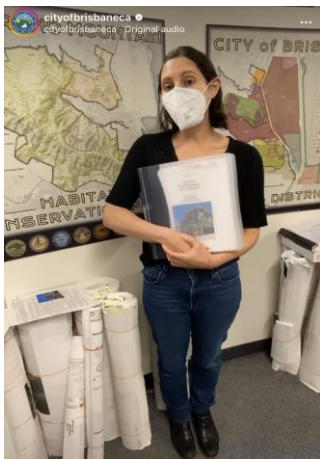
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APPENDIX E - PUBLIC PARTICIPATION

Government Code Section 65583(c)(8) requires the City to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” In order to meet this requirement, the City undertook various means of gaining community input on the 2023-2031 Housing Element. A number of events were offered to the public through both our participation in the Countywide 21 Elements collaborative and through the Planning Commission or City Council as study sessions and workshops, from early 2021 through July 2022, leading up to the preparation and publication of the draft Housing Element in August 2022. All workshops and meetings prior to February 2023 were held virtually and were available to participate or view live, or view after the event, due to COVID-19 restrictions. However, the City did provide numerous in-person engagement opportunities in 2022 as in-person community events gradually resumed.



1 City staff tabling at the Farmer's Market



32 Still from social media video post



23 Staff tabling at the Brisbane Library

Public Review of Draft Element and AB 215 Compliance

The draft Housing Element was made available to the public for comment, consistent with Government Code Section 65585(b)(1) (AB 215, Statutes of 2021), for more than 30 days, through the City's Housing Element webpage and as a paper copy at City Hall and the City's Library. All public comments received on the Draft Element were considered by the City Council at a public hearing on October 6, 2022, more than 10 days after closure of the formal 30-day public comment period, and have been incorporated into the Element (see Attachments E.1 and E.2). Additionally, responses to a community survey regarding noteworthy Housing Element policies and programs were considered by the Council at the October 6 hearing and are incorporated into the Element (see Attachment E.3).

Following receipt of comments on the first draft of the Element from the State Department of Housing and Community Development (HCD), the Planning Commission held a virtual public hearing to recommend adoption and certification of the draft Element, as revised following Council's subsequent review, on January 12, 2023. Subsequently, a revised draft of the Element containing redlined revisions addressing HCD comments was posted on the City's website on January 27, 2023. The City Council considered the revised draft Element at a hybrid public meeting on February 2, 2023, submitted written testimony, and took verbal testimony. The

Council voted to adopt the Element and certify its compliance with State law per Appendix F of the Element. The revised Element remained on the City website for more than seven days after it was posted before the revised Element was submitted to HCD on February 7.

Following the City Council’s adoption of the Housing Element on February 2, 2023, the Element was submitted to HCD. On April 5, 2023, HCD provided additional comments to be addressed prior to their certification. HCD’s April 5 comment letter along with the redlined edits were posted for the public review and comment on the City’s website, emailed to the interested parties list and posted on the City’s social media platforms on May 5. Paper copies of these materials were also made available at City Hall and at the Brisbane Library on May 8. This was more than 7 days prior to City Council’s public hearing on May 18 on the proposed revision to Housing Element and the subsequent resubmittal to HCD for state certification, consistent with the Gov’t Code.



4 Staff and Planning Commissioners tabling at Day in the Park

The following provides an outline of events and public surveys.

Public Participation, Outreach, Education Events and Surveys

Date	Host	Event Title and Format	Outreach
3/25/21	Brisbane Planning Commission	Planning Commission - Housing Element Introductory Workshop. Livestreamed via: YouTube, City Website link and Local City TV Broadcast Channel 27.	City’s physical posting places (City Hall, Library, Mission Blue Center) Marquee Sign Boards at the Community Park/Old County Road and Mission Blue Drive and Monarch Drive. City’s Social Media Outlets (Facebook, Twitter, Instagram and Nextdoor). Recorded and retained on the City’s YouTube channel and website to continue to be available to the public.
4/01/21	STAR Article	“Housing Element Update	City of Brisbane Monthly

<i>Date</i>	<i>Host</i>	<i>Event Title and Format</i>	<i>Outreach</i>
			and Instagram posts
8/31/22	Planning Staff	"Coffee with a Planner" at Brisbane Library- informal drop-in conversations about the Draft Housing Element	Facebook, Nextdoor, and Instagram posts; Weekly BLAST 8/26/22
9/1/22	STAR Article	Draft Housing Element Public Comment period reminder and community survey	September STAR (mailed to every household)
10/1/22	Planning Staff	"Day in the Park" community event; information booth on Housing Element and planning projects	September STAR; Signboards; Weekly BLAST emails September 2022; Facebook, Nextdoor, and Instagram posts;
10/6/22	City Council	Public Hearing <i>Meeting Packet</i>	Signboards; Weekly BLAST 9/23/22 and 9/30/22; Housing Element email notification 9/27/22; flyer mailer to multi-family residential addresses; Facebook, Nextdoor, and Instagram posts; Housing Element webpage
1/12/2023	Planning Commission	Public Hearing <i>Meeting Packet</i>	January STAR article, 1/6/23 Housing Element email notification, 1/6/23 Weekly BLAST
2/2/2023	City Council	Public Hearing <i>Meeting Packet for Housing Element self-certification and adoption</i>	February STAR article, 1/20/23 and 1/30/23 Housing Element email notifications, Instagram and Facebook posts, Housing Element webpage
<u>5/18/2023</u>	<u>City Council</u>	<u>Public Hearing Meeting Packet for Public Hearing on draft revision to the Housing Element, adopted February 2, 2023</u>	<u>In advance of City Council's meeting packet for 5/18/23, posting and distribution of HCD's 4/5/23 comment letter and redlined excerpts showing proposed revisions to the Element, via Housing Element update webpage, email notifications to Housing Element list, Nextdoor, Instagram and Facebook pages, all completed on 5/5/23. Paper copies of the same materials placed at City Hall and Brisbane Library on 5/8/23.</u>