

**Table E.3**  
**Currently Zoned NCRO-2 Mixed Use in Central Brisbane**  
**Vacant & Partially Developed**  
**Housing Element Sites Inventory: Opportunity Sites for Residential Development**

<b>Subarea:</b> Central Brisbane <b>General Plan Land Use Designation:</b> Neighborhood Commercial/ Retail/ Office (NCRO), 2.4 Floor Area Ratio <b>General Notes on Infrastructure, Capacity &amp; Site Constraints:</b> All Sites are infill and have existing infrastructure for City services. This district is mixed use with housing permitted above and behind neighborhood commercial uses. Minimum and maximum densities are not specified. The realistic potential is based on trends, or applications where noted. Recent trends demonstrate a development density of 1 unit per 1,458 sq ft (29.9 units per acre) based on projects recently built at 1 San Bruno Avenue, the senior housing complex at 2 Visitation Avenue and 418-420 Monterey Street (31 units total for these properties). Also, see Chapter III for further discussion.												
Address		APN	Land Area		Existing Use (Year Built)	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min.	Max	Realistic Potential 2015-2022	
36	San Bruno Ave	007222030	4,219	0.096	Vacant	NCRO-2	NA	NA	NA	NA	2	Realistic potential is based on trends.
50	San Bruno Ave	007222020	5,278	0.121	Vacant	NCRO-2	NA	NA	NA	NA	3	Realistic potential is based on trends.
163	Visitation Ave	007281070	4,987	0.114	Vacant	NCRO-2	NA	NA	NA	NA	3	Split zoned (NCRO-2/R-2) Redevelopment Agency Site. <b>This portion to include at least 2 units for low income and 2 for very low income households.</b> Property has frontage on two streets, see also 348 Monterey St. (R-2 district, Table F.6) for the third parcel.
		007281080	2,302	0.053	Inactive Structure	NCRO-2	NA	NA	NA	NA	1	
185	Visitation Ave	007281090	4,620	0.106	Social Club (1941)	NCRO-2	NA	NA	NA	NA	3	Approximately 2,531 sq ft, single story social club is located at the front of the property. There is a potential of 3 units above and behind. Redevelopment may include retaining the existing structure or complete redevelopment of the site. Realistic potential is based on trends for single story structures in this district.
248	Visitation Ave	007272030	5,000	0.114	SFR (pre-1961)	NCRO-2	NA	NA	NA	NA	2	Approximately 1,139 sq ft single story, single family home. Redevelopment may include retaining the existing structure at the front of the lot for commercial uses and constructing a net of 2 additional units above and behind. Realistic potential is based on trends for single story structures in this district.
<b>Totals</b>									<b>NA</b>	<b>NA</b>	<b>14</b>	

### State Density Bonus Law & the Parkside Plan

#### *Parkside Buildout Potential Per Housing Element*

**Housing Element Table 35- Excerpt**

	Subdistrict	Current Zoning & Sites ID	Proposed Rezoning of Specified Sites	Size (Acres)	V. Low Income Units	Low Income Units	Mod. Income Units	Above Mod. Income Units	Total Units	Notes
<b>DESIGNATED REZONING</b>	<b>Mixed Use</b>									
	Crocker Park	TC-1 zoning: 25 Park Place	Park Place Mixed-use Affordable Housing Overlay (20 units/acre min.)	1.25	25	-	-	-	25	The subtotal for this area is: 25 + 23 = 48 potential units
		TC-1 zoning: 41-43 Park Place		1.11	23	-	-	-	23	
	<b>Residential Only</b>									
	Crocker Park	TC-1: 91 – 99 Park Lane	Park Lane Residential Affordable Housing Overlay (26 units/acre min.)	1.85	49	-	-	-	49	The subtotal for this area is: 49 + 56 + 75 = 180 potential units
		TC-1: 105 – 115 Park Lane		2.13	56	-	-	-	56	
		TC-1: 145 Park Lane		2.87	75				75	
					228		0	0	228	

#### *Parkside Buildout Potential Under Density Bonus Request (hypothetical scenario)*

*Government Code §65915-65918*

#### Low and Very-Low Income Units

Site Identified in HE	HE Density	10% Low Income OR 5% Very Low Income= 20% bonus (baseline = 228 units)	20% Low Income OR 11% Very-Low Income = 35% bonus (baseline = 228 units)
25 Park Place	25 units (20 du/ac)	+5 units = 30 units	+9 units = 34 units
41-43 Park Place	23 units (20 du/ac)	+ 5 units = 28 units	+ 8 units = 31 units
91-99 Park Ln	49 units (26 du/ac)	+ 10 units = 59 units	+ 17 units = 66 units
105-115 Park Ln	56 units (26 du/ac)	+ 11 units = 67 units	+ 20 units = 76 units
145 Park Ln	75 units (26 du/ac)	+ 15 units = 90 units	+ 26 units = 101 units
<b>TOTALS</b>	<b>228 units</b>	<b>274 units</b>	<b>308 units</b>

**For SENIOR housing projects of at least 35 dwelling units: 20% density bonus**

*Parking Ratios in State Density Bonus Law vs. Parkside Plan vs. Brisbane Municipal Code*

Residential developers providing the required thresholds of very-low or low-income housing units as outlined in State density bonus law may apply the following parking ratios be applied to their project:

# of Bedrooms in Unit	Parking Space Requirement
0-1	1
2-3	2
4+	2.5

Projects that are 100% affordable to low-income seniors or disabled residents may apply lesser parking ratios, at 0.5 spaces and 0.3 spaces per unit respectively.

Parkside Plan parking ratios (see page 35 of the Parkside Plan, Table 3.4.2):

Overlay Zone	Parking Requirement	Existing Parking Requirements in BMC Ch. 17.34
PAOZ-1		
	2 spaces per unit, both of which shall be in garage* Refer to garage design requirements in BMC Chapter 17.34.	No change
PAOZ-2		
Studio and 1 Bedroom Units not more than 900 square feet in floor area	1 (covered or uncovered) space per unit	No change
1 Bedroom Units > 900 square feet in floor area and 2 Bedroom Units	1.5 (covered or uncovered) spaces per unit	No change
3 Bedroom Units	2 (covered or uncovered) spaces per unit	No change
BOTH PAOZ-1 AND PAOZ-2		
	Guest for all developments of 5 + units: 1 space for every 5 units.	No change



145 Park Lane



View northeast from Old  
Quarry Road Trail



145 Park Lane

40' above grade

15'-0"

View northeast from  
Old Quarry Road Trail





115 Park Lane

99 Park Lane

↓

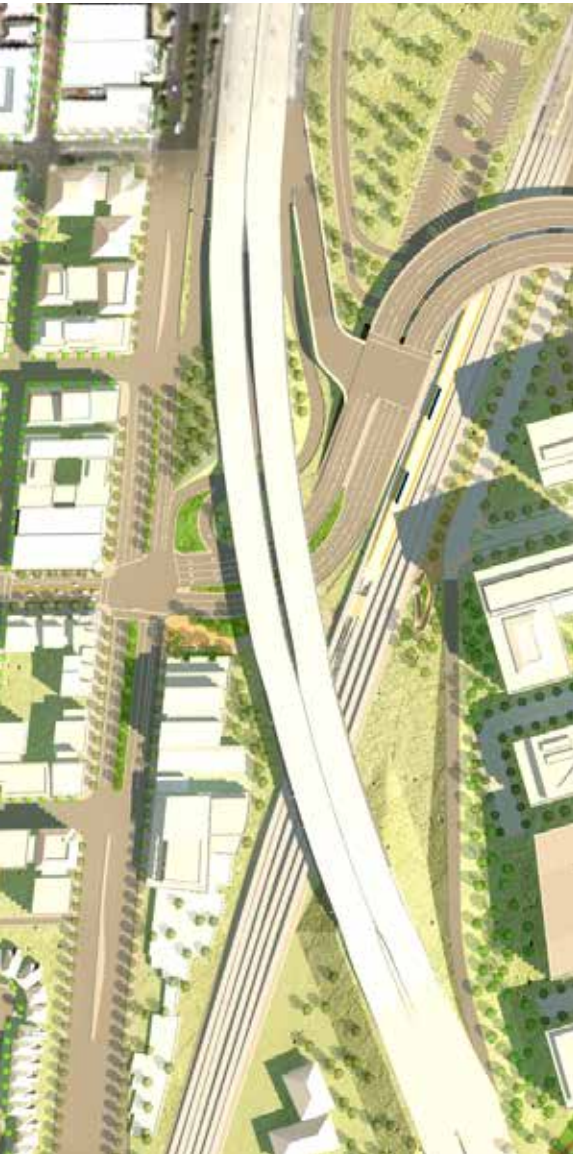
15'-0"

↑

40'-0"

View northeast from Solano Avenue at San Francisco Avenue stairway





## VISION FOR THE DOWNTOWN STATION AREA

The overall vision for Downtown confirmed by the community has five central elements that address area issues, opportunities and goals. The vision sets five priorities for guiding new development and public improvements to enhance existing attributes of the Downtown and plan area while resolving connectivity, land use and urban design issues.

<b>REVITALIZE</b>	Downtown South San Francisco to be a vibrant and successful community resource and a source of local pride.
<b>PROMOTE</b>	new residential, mixed use and employment uses so as to add a “critical mass” of business patrons and residents to the Downtown, while maintaining a scale and character that is complementary.
<b>FOCUS</b>	new improvements on Grand Avenue to return this historic corridor to once again being the focus of the community. Encourage retention of existing and local businesses to the Downtown and protect the historic building fabric.
<b>IMPROVE</b>	pedestrian and bicycle connections to Caltrain as well as the Downtown with the east employment area. Ridership at the Caltrain station will increase to be a major hub for visitors and commuters to and from Downtown South San Francisco.
<b>ENSURE</b>	the build out of the Plan advances the social, cultural, environmental, and physical goals of the community and results in a series of community benefits that address the needs of existing and future Downtown residents.

This Downtown Station Area Specific Plan contains recommendations and guidelines that will improve the livability of the plan area, provide development opportunities and increase transit ridership. The goals and concepts provide input to City policy documents such as the General Plan and Zoning Ordinance, and set parameters for future detailed area plans and studies. Implementation of the vision, Specific Plan elements and design guidelines is discussed in a later chapter of the plan.

There are several areas of focus in the plan area that are prime opportunity zones for change. The specific attributes of those areas and the improvement goals are outlined below. Focus areas include:

- Grand Avenue
- Transit-oriented Downtown Development
- Eastern Neighborhood
- Caltrain Station Platform Extension and Grand Avenue Extension
- Downtown Public Realm Improvements

**LU-1:** Encourage the use of local workforce and local business sourcing for development in the plan area that generates quality construction and service jobs with career pathways, that provides job training opportunities for the local workforce, and that pays area standard wages for construction so that money in wages and materials used in the construction of these developments is invested in the local economy.

**LU-2:** Encourage a mix of uses, activities and amenities throughout the Downtown to assist in revitalization of the Downtown as a citywide and regional destination.

**LU-3:** Require ground level retail or other active ground floor uses in future development along Grand Avenue and on key intersecting streets—Linden, Cypress and Maple Avenues—to ensure activity and vitality in the Downtown.

**Guiding Principle 2:** Increase development intensities in the Downtown to grow the resident population and thus support a variety of commercial and service uses.

Areas for intensification are focused 1) in proximity to the Caltrain Station and 2) in the areas immediately surrounding Grand Avenue, east of Spruce Avenue. Opportunities for increased residential densities in particular will add to the activity and street life of the Downtown and support downtown businesses.

**LU-4:** Establish the highest intensity land uses within ¼ mile of the Caltrain Station. Here densities up to 120 dwelling units per acre will be encouraged.

**LU-5:** Designate a high-density district north and south of Grand Avenue and in proximity to the station and allow up to 80 dwelling units per acre.

**LU-6:** Maintain the scale of Grand Avenue itself by slightly lowering allowable heights along its length to protect its historic character, while encouraging a mix of uses with retail at the ground level.

**Guiding Principle 3:** Preserve and enhance the character of existing downtown neighborhoods while continuing to encourage modest intensifications of use as currently allowed.

The residential neighborhoods that surround the Downtown to the north, west and south are important components of the character of South San

Francisco. Changes will not be made to current zoning or allowed land uses although land owners will still be encouraged to consider some intensification of uses where these are appropriate. Better connections and an improved pedestrian environment will link these neighborhoods better with the Downtown.

**LU-7:** Retain existing land use and density standards for residential neighborhoods outside of the Downtown core.

**Guiding Principle 4:** Encourage redevelopment of the Eastern Neighborhood between Gateway Boulevard, the East Grand Avenue overcrossing and the US 101 corridor as a high intensity office/R&D district.

The Eastern Neighborhood lies directly adjacent to the Caltrain Station. This proximity offers an opportunity to locate high-intensity employment uses, rather than the low-intensity light industrial, service and business commercial uses that currently exist. These higher intensity uses will complement the already successful biotech-oriented East of 101 area and provide a significant potential Caltrain user base within a less than five-minute walk of the station. These workers will also be within a less than five-minute walk of Downtown Grand Avenue and its restaurants and other amenities.

## LAND USE PLAN

The Land Use Plan illustrated in Figure 3.01 shows the new land uses proposed for the plan area, as well as those that will remain unchanged. The General Plan Land Use Plan will be modified to reflect the new designations. The Zoning Ordinance will provide a detailed presentation of all uses allowed in each land use designation and relevant regulations.

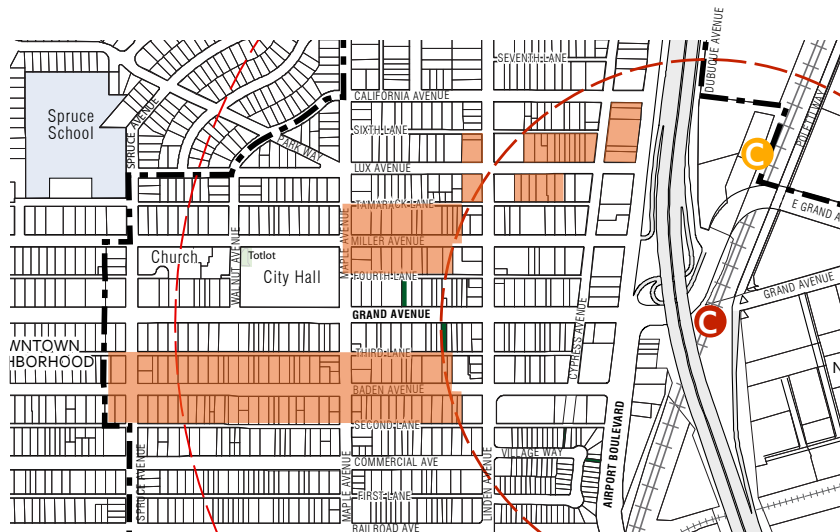
The land use pattern illustrated in the Land Use Plan has been designed to set the framework for accommodating the changes identified as desirable by the community, that capitalize on the transit resources in the area, and that balance the desire to protect the historic nature of Grand Avenue while revitalizing the Downtown.



### *Downtown Residential Core*

Outside of the Grand Avenue Core and the Downtown Transit Core areas, the remaining areas lying between Tamarack Lane and Second Lane are designated Downtown Residential Core. This designation is intended to encourage somewhat higher densities than what is currently allowed but will still be compatible in scale with the remaining Downtown residential districts: Downtown High Density Residential and Downtown Medium Density Residential. The areas encompassed by this new designation are within two blocks of the Grand Avenue Core. With new residential development, these will become more active, pedestrian-oriented streets with day and night activity which will promote safety. The added residents will be important to the success of Grand Avenue businesses.

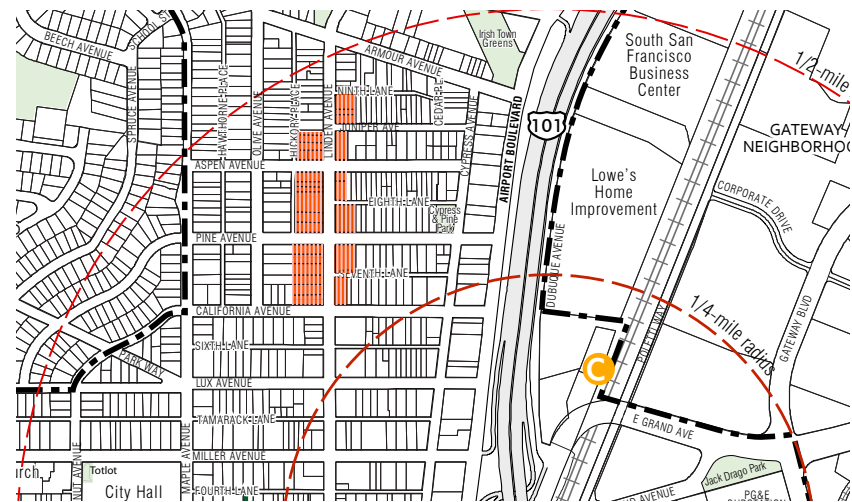
The Downtown Residential Core designation allows up to 80 dwelling units per acre with a minimum of 40 units per acre. Densities up to 100 units per acre are allowed with an Incentive Program if specific criteria are met and public benefits are provided. Affordable Senior Housing projects may be allowed up to 125 units per acre.



### *Linden Neighborhood Center*

The Linden Neighborhood Center is defined as the properties fronting Linden Avenue between California Avenue and Ninth Lane. The large zone of residential uses that lie north of Miller Avenue up to Armour Avenue and west of Maple have limited neighborhood amenities that can help to meet daily needs; in addition, there is little public open space available in this area. The current small collection of retail uses along Linden Avenue between California and Juniper Avenues provide a starting point for a more robust neighborhood center that will be walkable for the surrounding residential areas and can be a supplement to the more citywide destinations that will locate along Grand Avenue.

Retail/commercial uses would be required at ground level within this zone. The Linden Neighborhood Center designation allows up to 60 dwelling units per acre with a minimum of 40 units per acre. Densities up to 80 units per acre are allowed if specific criteria are met.



**Table 20.280.004-1**  
**Lot, Density, and FAR Standards - Downtown Station Area Specific Plan Sub-districts**

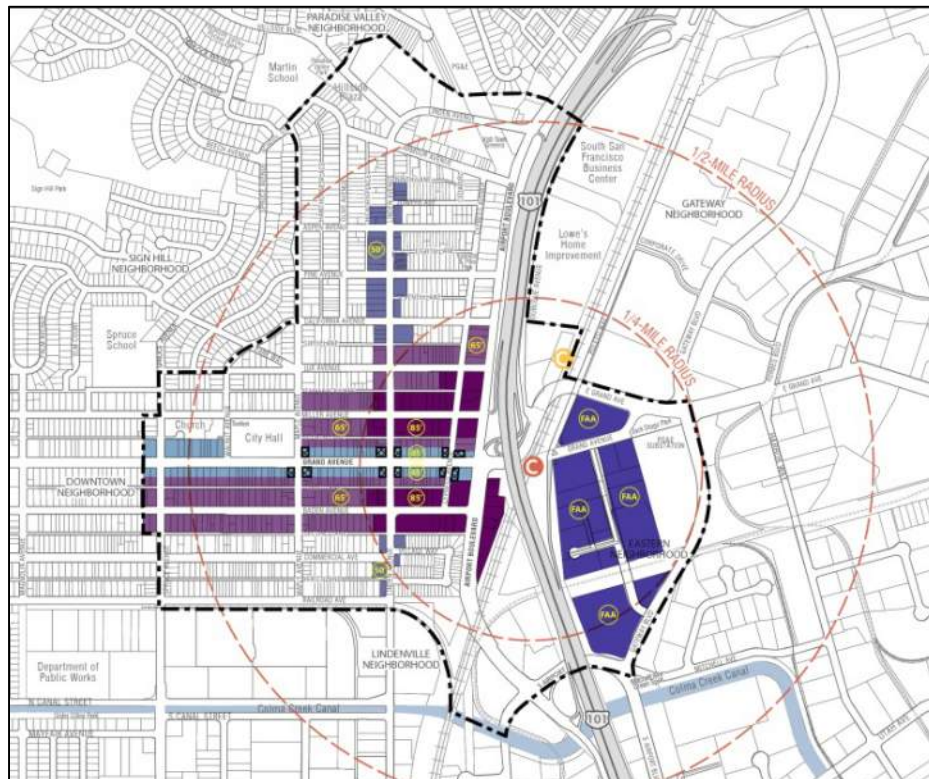
<b>Standard</b>	<b>DTC</b>	<b>GAC</b>	<b>DRC</b>	<b>TORD</b>	<b>LCC</b>	<b>LNC</b>	<b>Additional Standards</b>
Minimum Lot Size (sq ft)	5,000	5,000	5,000	10,000	5,000	5,000	
Minimum Lot Width (sq ft)	50	50	50	50	50	50	
Minimum Lot Depth (sq ft)	n/a	n/a	80	n/a	80	n/a	
Floor Area Ratio (FAR)							
<i>Minimum FAR</i>	2.0	1.5	n/a	1.5	n/a	2.0	
<i>Maximum FAR</i>	6.0	3.0	3.0	2.5	n/a	3.0	Exclusive of structured parking
<i>Maximum FAR with Incentive Program</i>	8.0	4.0	3.25 (1)	3.5	n/a	n/a	Exclusive of structured parking
Residential Density (units per acre; included within FAR above)							
<i>Minimum Density</i>	80	14	40	n/a	20.1	40	
<i>Maximum Density</i>	100	60	80	n/a	40	60	
<i>Maximum Density with Incentive Program. Does not include density bonuses allowed per Chapter 20.390 Bonus Residential Density</i>	120 (A)	80 (A) / 100 (2)(A)	100 (A) / 125 (1)(A)	n/a	n/a	80 (A)	
<b>Limitations:</b> <ol style="list-style-type: none"> <li>For qualifying affordable Senior Housing projects</li> <li>For developments on corner parcels or lots greater than one (1) acre</li> </ol>							



**Limitations:**

1. Height break would occur a minimum of 30 feet from the front of the building
2. Corner properties may be exempt from this requirement, subject to evaluation by the decision-making authority in the review process and consistent with the Downtown Station Area Specific Plan design guidelines

**Figure 20.280.004-2  
Building Height**



**Table 20.280.004-3  
Open Space and Landscaping Standards - Downtown Station Area Specific Plan Sub-districts**

Standard	DTC	GAC	DRC	TORD	LCC	LNC	Additional Standards
Minimum Usable Open Space (sq ft per res. unit)	100	100	100	Refer to Section 20.280.007(K)		150	See Supplemental Regulations 20.100.004(D)(10)
Minimum Amount of Landscaping (% of site)	n/a	n/a	n/a	15		10	See Section 20.300.007 Landscaping

### 20.280.005 Additional Development Standards

**A. Increased Density and FAR Incentive Program.** An increase to the Maximum FAR or Maximum Density as referenced in Table 20.280.004-1 may be permitted for buildings with the approval of a Conditional Use Permit through the satisfaction of a combination of the following public benefits.

1. To be eligible for an increase to the Maximum FAR or Density incentives under this subsection, the public benefits that are included as part of a development project must demonstrate a positive contribution that is above and beyond the minimum required impact fees and other requirements of the particular project. The following preferences for public benefits to the Downtown community and the City may be considered as eligible to allow increased density and FAR standards for a project pursuant to this subsection:
  - a. Local Hire Program;
  - b. Public Art;
  - c. Funding or construction of local streetscape enhancements as identified in the Downtown Station Area Specific Plan;
  - d. Funding for enhanced public spaces;
  - e. Funding for public safety facilities, community meeting rooms, child care or similar;
  - f. Tenant space for local businesses or existing businesses in need of relocation;
  - g. Provision of green building measures over and above the applicable green building compliance threshold required pursuant to Title 15 ("Building and Construction") of the South San Francisco Municipal Code;
  - h. Transit subsidy or other incentives for residents and/or employees; and
  - i. Other developer proposed incentives achieving a similar public benefit.
2. For projects seeking either an increase to the Maximum FAR or Maximum Density pursuant to this subsection, the following shall apply:
  - a. Applicant shall submit financial evaluation and analysis, information, and evidence to allow for a reasonable assessment of the value of the benefits offered relative to the incentives being sought, including the proposed public benefits as outlined above.
  - b. Applicant shall provide an assessment of the economic and/or intrinsic value of the proposed public benefit as compared with the economic value of the proposed development incentives requested by the applicant. The City may request an independent third party review, by a qualified appraisal expert, hired by the City at the applicant's expense, to validate the valuation submitted by the applicant. This requirement is not intended to imply a need for the applicant to provide or disclose a complete project pro forma. Only the marginal costs of the proposed public benefit and incentive are required to be disclosed in the analysis.
  - c. Applicant shall provide an explanation as to the way in which the proposed amenities will further the City's goals and objectives as outlined in the SSF Downtown Station Specific Plan, and conformance of the proposed project with the General Plan, Specific Plan provisions and Zoning Ordinance, and that a reasonable nexus exists between the public benefit provided and the incentive granted.

#### B. Heights and Building Setbacks.

1. **Ground Floor Height.** The minimum ground floor height for buildings with nonresidential uses at the ground level is 15 feet, with a minimum 12-foot clearance from floor to ceiling. For residential buildings, a ground floor garage may be exempt from this requirement, subject to evaluation by the decision-making authority in the review process.
2. **Finished Floor Height for Residential Uses.** The maximum finished floor height for ground floor residential uses is five feet above grade.