

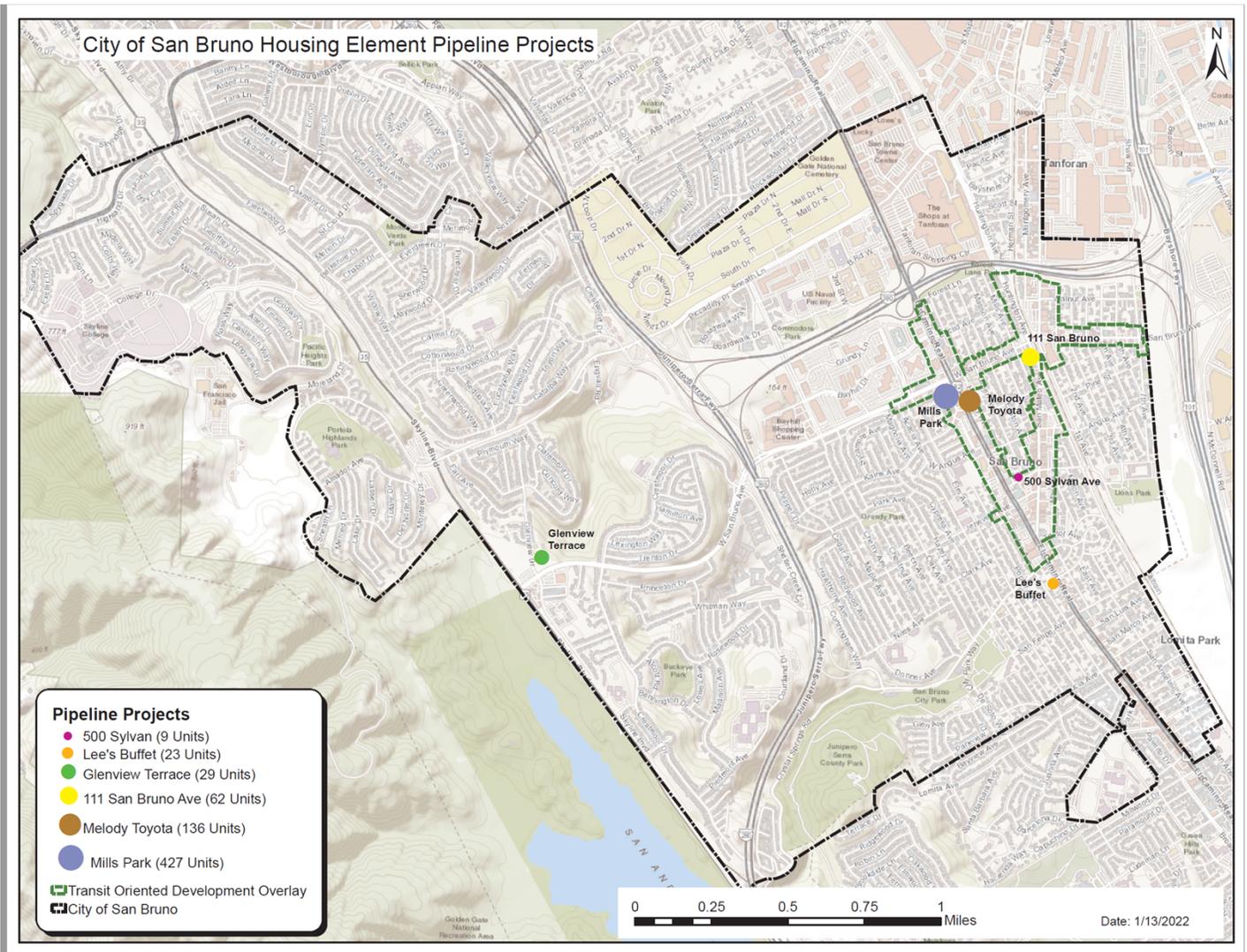
Attachment 1 Detailed Discussion on Potential Housing Sites Inventory

Pipeline Projects

According to HCD, development projects that have either been approved, issued a building permit, or received a certificate of occupancy since the beginning of the RHNA projection period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. The projection period is the time period for which the regional housing need is calculated. The projection period for the sixth cycle is June 30, 2022 to December 31, 2030. Identifying which projects that can be credited towards the City's sixth cycle RHNA is important in determining the remaining number of units the City will need to plan for in order to meet its total RHNA. Staff has evaluated pipeline projects that could count towards the sixth cycle RHNA. For purposes of identifying the pipeline projects, staff not only considered the anticipated status of the project as of June 30, 2022 (e.g., pending, approved, issued a building permit, under construction, or received certificate of occupancy), but also whether the site was included as part of the prior Housing Element. According to this methodology, the total number of pipeline units is approximately 686 units as shown in Table 4 below.

Table 4 – Pipeline Projects

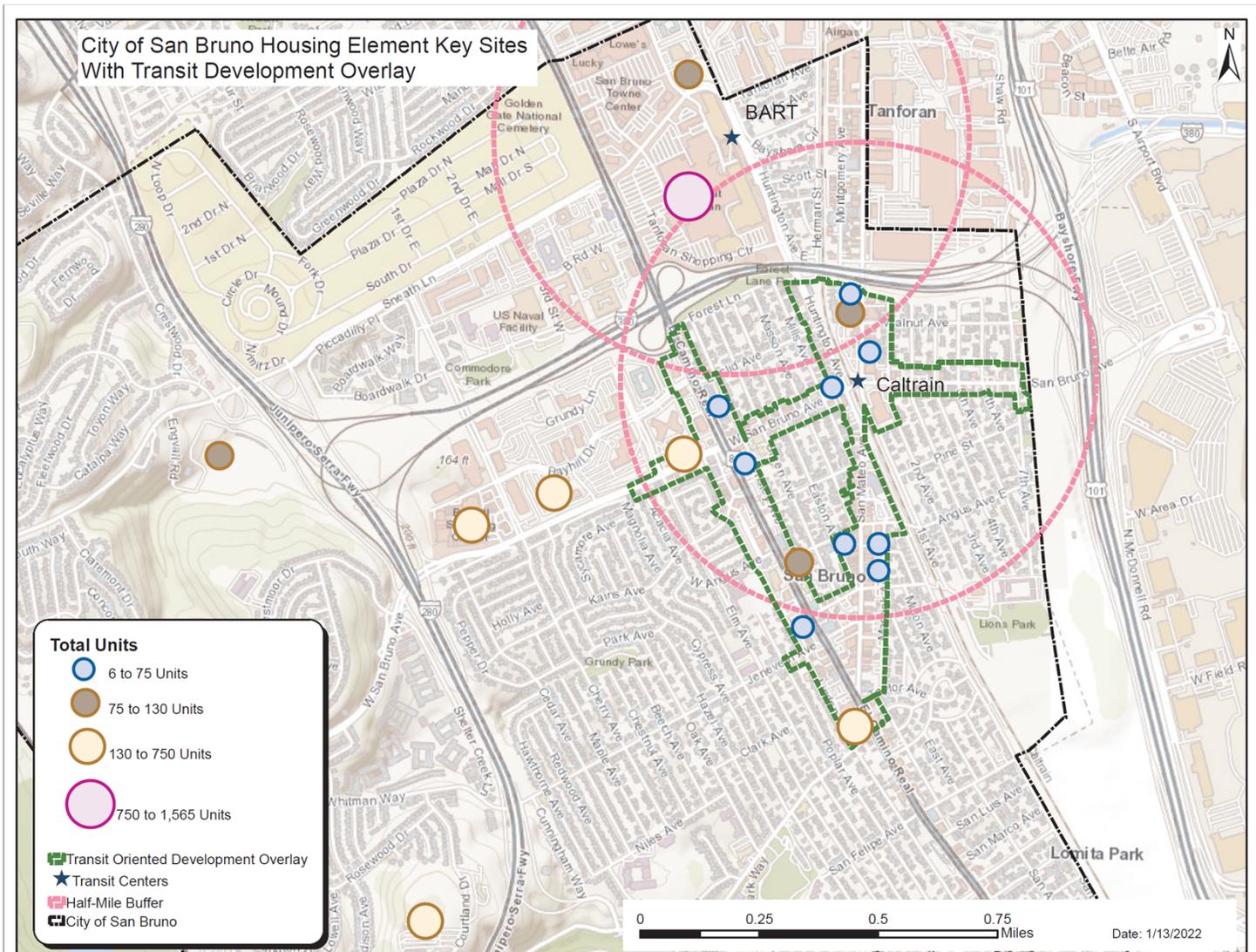
	ENTITLEMENT STATUS	VERY LOW INCOME (UNITS)	LOW INCOME (UNITS)	MODERATE INCOME (UNITS)	MARKET RATE (UNITS)	TOTAL (UNITS)
MILLS PARK	Entitled	26	19	20	362	427
GLENVIEW TERRACE	Under Review	0	1	3	25	29
111 SAN BRUNO	Entitled	0	6	5	51	62
271 EL CAMINO	Entitled	0	1	2	20	23
732-740 ECR CAMINO	Under Review	8	59	6	63	136
500 SYLVAN	Entitled	0	0	0	9	9
TOTAL		34	86	36	530	686



Transit Corridor Plan (TCP) Area Developments

The adoption of the TCP in 2013 created development opportunities for up to 1,610 new housing units in the city. To date, the City has entitled approximately 581 residential units within the TCP, of which 83 units (400 San Mateo Ave.) have been constructed, another 498 units are pending building permit issuance (Mills Park, 111 San Bruno Ave., 500 Sylvan Ave.). All of the 498 pending units within the TCP would count towards the upcoming sixth cycle (2023-2031) because they will not complete construction by June 30, 2022. This unit total includes the proposed SB35 project at 732 – 740 El Camino Real which was submitted for review in September 2021 and would account for an additional 136 units. Continued residential buildout of the TCP alone, which anticipates up to 1,610 housing units, would not be enough to satisfy the

City's sixth cycle RHNA requirement. However, it should be noted that projects within the TCP area may seek density bonuses or concessions which may result in the development of more than the 1,610 units contemplated. However, HCD is only interested in those housing sites that are likely to be developed within the eight-year RHNA cycle and scrutinizes sites that are constrained for possible re-development. The most common development constraints include active viable uses and development that requires extensive lot consolidation. Staff analyzed sites within the TCP and determined another 594 housing units are likely to be developed within the TCP over the next RHNA cycle. Though the amount is considerably less than the maximum housing development potential within the TCP, the sites represent realistic development potential for the RHNA cycle. The TCP will continue to reach its full buildout of 1,610 housing units beyond the eight-year planning horizon.



Tanforan Area

In early discussions with ABAG staff, Tanforan and its environs were identified as major opportunity sites for housing based on proximity to transit, proximity to major freeways, and the result of an aging mall. As a result of this opportunity area, San Bruno was assigned a correspondingly high RHNA number. In evaluating potential housing sites elsewhere in the city, staff has determined that the city cannot meet its RHNA allocation (with a 10% buffer) without designating the Tanforan site for at least 1,000 housing units. This number is just slightly higher than the “Reimagining Tanforan” document prepared by the City which indicated a desire for at least 1,000 housing units. Rezoning the site to allow housing would be part of a master planning process that would be indicated as a program to happen after the housing element is adopted.

The guidelines in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport represent a considerable constraint to the rezoning of Tanforan and its environs because the area is located within the flight path and within the 70dB+ noise contour where residential uses have been deemed incompatible by the plan. Rezoning to allow residential uses in this area would require a local override of the Airport Land Use Committee (ALUC) by the City Council. Once allowed, additional housing units can be realized in the Tanforan area.

Single-Family Area and Infill

In addition to housing units in the TCP area, there are a few housing sites with development potential located in other areas of the city. These sites include the former Crestmoor High School site (300 Piedmont Ave.) and the former Engvall School site (2101 Sneath Lane). Once developed, these developments could yield 300 – 442 housing units.

Accessory Dwelling Units (ADUs)

HCD provides two different methodologies the City can use when applying ADUs as a strategy for achieving RHNA numbers. The first methodology allows the City to determine an annual ADU production rate based on outcomes from 2019-2021. During this time San Bruno produced an average of 35 units per year. Therefore, 285 units could be assumed during the eight-year planning period covered by the sixth cycle element (35 units x 8 years = ~285 units). It should be noted that ADU production increased dramatically in 2020 and 2021, with 43 units approved in 2020 and 50 units in 2021, so ADU production could be as high as 400 units within the planning horizon.

The second methodology (where no other data is available) allows a weighted average based on the ADU production between 2015-2017. The average is weighted (5 times the actual) as it assumes a higher rate of production attributed to more recent State legislation. This results in a total of 376 units assumed during the planning period covered by the sixth cycle element. Depending on the methodology applied, this

solution could account for approximately 186 to 376 net new units and the lower end of this estimate is most appropriate. This is considered a “safe harbor” methodology. Staff has allocated 345 units as an estimate for the sites inventory.

Bayhill Specific Plan Area

Within the Bayhill Specific Plan, housing is a permitted use within the housing overlay areas, and three possible sites along San Bruno Avenue were identified in the plan. The sites inventory includes two of the three sites that could redevelop during the eight-year planning period, for a total of approximately 415 units.