



# CITY of BRISBANE

## Affordable Housing Subcommittee Agenda

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Thursday, July 30, 2020 at 2:30 PM • Virtual Meeting

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*This meeting is compliant with the Governors Executive Order N-29-20 issued on March 17, 2020 allowing for deviation of teleconference rules required by the Brown Act. The purpose of this is to provide the safest environment for staff, subcommittee members and the public while allowing for public participation. The public may address the subcommittee using exclusively remote public comment options.*

### TO ADDRESS THE SUBCOMMITTEE

The meeting will be an exclusively virtual meeting. The agenda materials may be viewed online at [www.brisbaneca.org](http://www.brisbaneca.org) at least 72 hours prior to the meeting.

### REMOTE PUBLIC COMMENTS

Meeting participants are encouraged to submit public comments in writing in advance of the meeting. The following email and text line will be monitored during the meeting and public comments received will be read into the record during Public Comment or during an Item.

**Email:** [aibarra@brisbaneca.org](mailto:aibarra@brisbaneca.org)

**Text:** 415-407-2675

**Call-in number during the meeting for oral communications:** 1-669-900-9128

Meeting ID: 997 6808 7505 (After entering the meeting ID and pressing #, simply press # a second time to enter the meeting waiting room. No participant code is required. Please wait on the call until a Subcommittee or Staff Member announces that the phone line is open.)

### PUBLIC MEETING VIEWING

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Join Zoom Meeting

<https://zoom.us/j/99768087505?pwd=M1BNWE9nSVVFOEFBdUpkSDhCR0lZz09>

Meeting ID: 997 6808 7505

Passcode: 833373

To listen to the meeting if not using computer audio, dial: 1-669-900-9128

### SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact Angel Ibarra at (415) 508-2109. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**SUBCOMMITTEE MEMBERS:**

Councilmember Davis, Councilmember Lentz

**PRESENTATIONS AND DISCUSSION ITEMS**

- A. Discuss Conceptual Development Potential at 22 San Bruno Avenue and Adjacent Sites

**PUBLIC COMMENT**

**ADJOURNMENT**

**File Attachments for Item:**

Discuss Conceptual Development Potential at 22 San Bruno Avenue and Adjacent Sites

**From:** Felix AuYeung

**Sent:** Thursday, July 9, 2020 2:46 PM

**To:** Holstine, Clay

**Cc:** Swiecki, John; Ayres, Julia; Cynthia Luzod

**Subject:** RE: Response from City of Brisbane re: 1100 San Bruno Avenue, Brisbane

Hi Clay,

Thanks for your patience on this. I looked at the San Bruno Avenue assemblage again, and dug through our own internal files (when my predecessor looked at the site in 2014, at that time including 3 other parcels on Visitacion, all owned by DeMarco). Here are my preliminary thoughts:

- Horsepower Holdings appear to have purchased 4 parcels from DeMarco for \$1.5M. On the two parcels on San Bruno, they proposed their 16-du senior project. The two parcels on Visitacion remain their existing uses. The value of the two parcels on San Bruno should hopefully be well below \$1.5M given their cost basis is shared with the other two parcels on Visitacion.
- DeMarco retained ownership of the end parcel on San Bruno. While it is small, getting control of that parcel should help with the feasibility of a project and the overall design by taking the building to the end of the block. This property does have improvements on it, so it may cost some to secure it.
- Assuming we can piece the two Horsepower parcels and the one DeMarco end parcel with the City's parcel, then we would have 18,531 square feet of land (0.425 acre) for a project, with a total frontage on San Bruno of 200'. If we limit ground level use for parking only, we should be able to fit 36 parking stalls.
- Above the parking, if we can build 3 residential stories (4 stories total), then upon a first look, we should be able to fit 36 family units, 54 senior units, or 72 studio units, depending on the City's population priority. Going higher would yield more units, but parking is limited to the footprint of the site.

I believe this could be a viable site, if we can secure all the parcels on San Bruno Avenue south of the City's site. At this stage, what do you see as the next steps in this process? Have you contacted DeMarco about the end parcel property?

Thanks very much,

Felix

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