



CITY of BRISBANE

Planning Commission Meeting Agenda

Thursday, February 10, 2022 at 7:30 PM • Virtual Meeting

This virtual meeting is compliant with the Ralph M. Brown act as amended by California Assembly Bill No. 361 effective September 16, 2021 providing for a public health emergency exception to the standard teleconference rules required by the Brown Act. The purpose of this is to provide a safe environment for staff, Planning Commissioners, and the public while allowing for public participation. The public may address the Commission using exclusively remote public comment options which are detailed below.

The Commission may take action on any item listed in the agenda.

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TO ADDRESS THE COMMISSION:

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SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact the Community Development Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Commissioners: Funke, Gomez, Gooding, Patel, and Sayasane

CALL TO ORDER

ROLL CALL

ADOPTION OF AGENDA

CONSENT CALENDAR

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.

- A. [Approval of draft meeting minutes of January 27, 2022](#)

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

OLD BUSINESS

None

NEW BUSINESS

- B. [260 Annis Road; Short-term Rental Permit 2021-STR-1; R-BA Brisbane Acres Residential Zoning District; Appeal of Zoning Administrator denial of short-term rental permit 2021-STR-1; Wei Ming Chang, applicant; Chang Sun Family Trust, owner.](#)

WORKSHOP

- C. [2023-2031 Housing Element Update: "Balance Brisbane" Update, Housing Needs Assessment and Rules to Meet the RHNA, and Constraints to Housing.](#)

ITEMS INITIATED BY STAFF

ITEMS INITIATED BY THE COMMISSION

ADJOURNMENT

D. Adjournment to the regular meeting of February 24, 2022

APPEALS PROCESS

Anyone may appeal the action of the Planning Commission to the City Council. Except where specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days following the Planning Commission's decision. An application form and fee is required to make a formal appeal. For additional information, please contact the City Clerk at 415-508-2110.

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WRITINGS THAT ARE RECEIVED AFTER THE AGENDA HAS BEEN POSTED

Any written communication that is received after the agenda has been posted but before 4 p.m. of the day of the meeting will be available for public inspection at the front lobby in City Hall and online at www.brisbaneca.org/meetings. Any writings that are received after the agenda has been posted but after 4 p.m. of the day of the meeting will be available on the internet at the start of the meeting (www.brisbaneca.org/meetings), at which time the materials will be distributed to the Planning Commission.

NOTICE OF DISCLOSURE

Written information or comments that may include a person's name, address, email address, etc. submitted to the City, Planning Commission, and/or City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City's website.

File Attachments for Item:

A. Approval of draft meeting minutes of January 27, 2022

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of January 27, 2022
Virtual Regular Meeting

CALL TO ORDER

Chairperson Gooding called the meeting to order at approximately 7:40 p.m.

ROLL CALL

Present: Commissioners Funke, Gooding, Gomez, Patel, and Sayasane
Absent: None
Staff Present: Director Swiecki, Senior Planner Johnson, Senior Planner Ayres, and Associate Planner Robbins

ADOPTION OF AGENDA

Commissioner Funke moved to adopt the agenda. Commissioner Gomez seconded the motion and it was approved 5-0.

CONSENT CALENDAR

Commissioner Patel moved to adopt the consent calendar (agenda item A). Commissioner Funke seconded the motion and it was approved 5-0.

ORAL COMMUNICATIONS

Sherry Goodwin, Brisbane resident, addressed the Commission on behalf of “Save the Acres” regarding the number of signatures collected in opposition to the Planning Commission’s consideration to approve public right of way lines to facilitate construction of three parcels within the Lower Brisbane Acres above Kings Road, from November 2019. These signatures were submitted to coincide with the Balance Brisbane simulation tool which asks residents to consider housing development on a portion of the Lower Brisbane Acres (Lower Thomas Hill).

Barbara Ebel, Brisbane resident, requested the Planning Commission consider establishing architectural design guidelines or standards of a singular style, such as Art Deco, in downtown Brisbane along Visitacion Avenue. She disagreed with statements made at prior public hearings related to adoption of objective residential design standards that residents preferred a variety of architectural styles.

WRITTEN COMMUNICATIONS

There was one written communication regarding an item not on the agenda.

WORKSHOP

B. 2023-2031 Housing Element Update: “Balance Brisbane” Update, Review of Performance from 2015-2022 Housing Element, and an Overview of Affirmatively Furthering Fair Housing.

Senior Planner Johnson introduced the second of a series of workshops leading up to the preparation of a draft Housing Element.

Associate Planner Robbins began the presentation with an update on the data collected thus far from the Balance Brisbane simulation tool, sharing two charts that showed which planning subareas received responses for a housing allocation and the average number of housing units by subarea.

Chairperson Gooding invited public input or comment on this topic.

Erin Becker indicated she submitted a simulation and asked for clarification about where within the Lower Acres subarea housing development was being suggested.

Senior Planner Johnson clarified the only part of the Lower Acres subarea the simulation tool identifies as a potential site for increasing the allowable housing density, over what is currently allowed, are parcels adjacent to San Bruno Avenue and Thomas Avenue, or Lower Thomas Hill, as it is called on the simulation tool.

Associate Planner Robbins reminded the Commission that the Balance Brisbane simulation tool is accepting submissions until February 6, 2022, is available in English and Chinese, and a new how-to video about the simulations tool has been published on the City’s website.

Senior Planner Ayres provided an overview of the City’s obligations to affirmatively further fair housing in Housing Element policies by ensuring vulnerable communities in Brisbane have equal and protected access to quality housing. She answered questions about the City’s dormant home buyer assistance program, the utilization of Housing Choice Vouchers in the City, and the scarcity of data pertaining to discrimination based on sexual orientation and gender identity.

Chairperson Gooding invited public input or comment on this topic.

Barbara Ebel recommended the Commission consider land trusts when considering policies and programs for the draft Housing Element.

Senior Planner Ayres indicated the City has contracted with ECONorthwest to prepare an Affordable Housing Strategic Plan in coordination with the preparation of the draft Housing Element, and as part of the work, ECONorthwest will look at potential funding sources and tools for increasing access to affordable housing, which could include land trusts.

Senior Planner Johnson reviewed the performance of the current Housing Element (2015-2022) and highlighted the key accomplishments made under this Housing Element while acknowledging some persistent challenges towards developing affordable housing units. He answered questions from the Commission about how to capture accurate data to better classify ADUs constructed within Brisbane as meeting the City’s RHNA for low-income housing, the mechanism and application of requiring

deed restricted housing in Brisbane, and how other cities are performing with meeting their housing needs in comparison to Brisbane.

Chairperson Gooding invited public input or comment on this topic.

Barbara Ebel shared her desire to voluntarily deed-restrict her recently constructed detached dwelling unit as an affordable unit, which staff indicated was not allowed under current policies. She suggested the City consider requiring ADUs to be deed-restricted as affordable for a limited term.

Senior Planner Johnson indicated the next steps in the preparation of the draft Housing Element, with additional workshops on February 10th and 24th that will cover a housing needs assessment, the Balance Brisbane final results, and housing constraints, as well a discussion on housing sites inventory and draft policies and programs.

The Commission asked for more information on the City's COVID-19 rental assistance program. Senior Planners Johnson and Ayres indicated there is a dedicated fund for the program and the parameters for the program and eligibility criteria are available on the [City's website](#). Senior Planner Ayres indicated staff would follow up with more information about the program.

ITEMS INITIATED BY STAFF

Director Swiecki informed the Commission that the City Council heard the Objective Design and Development Standards zoning text amendment and continued the item to allow time to consider land use concerns raised during the hearing, announced the League of California Cities Planning Commissioners Academy in March 2022, and highlighted a March 3, 2022 City Council workshop for the aforementioned Affordable Housing Strategic Plan.

ITEMS INITIATED BY THE COMMISSION

There were none.

ADJOURNMENT

Chairperson Gooding declared the meeting adjourned to the next regular meeting of February 10, 2022 at approximately 9:00 p.m.

Attest:

John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on the City's YouTube channel at www.youtube.com/BrisbaneCA, on the City's website at <http://www.brisbaneca.org/meetings>, or on DVD (by request only) at City Hall.

File Attachments for Item:

B. 260 Annis Road; Short-term Rental Permit 2021-STR-1; R-BA Brisbane Acres Residential Zoning District; Appeal of Zoning Administrator denial of short-term rental permit 2021-STR-1; Wei Ming Chang, applicant; Chang Sun Family Trust, owner.

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 2/10/2022

SUBJECT: **260 Annis Road; Short-term Rental Permit 2021-STR-1;** R-BA Brisbane Acres Residential Zoning District; Appeal of Zoning Administrator denial of short-term rental permit 2021-STR-1; Wei Ming Chang, applicant; Chang Sun Family Trust, owner.

REQUEST: The application requests that the City grant a permit for a short-term residential rental for up to two (2) habitable rooms within the property.

RECOMMENDATION: Deny Short-term Rental Permit 2021-STR-1 via adoption of Resolution 2021-STR-1, containing the findings of denial.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, Sections 15301 - this proposal falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the Guidelines do not apply.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) [Chapter 17.35](#) - Short-term Residential Rentals.

ANALYSIS AND FINDINGS:

Background

BMC Chapter 17.35 regulates the short-term rental (STR) of residential dwelling units within Brisbane, defined as rentals for less than 30 consecutive days, and establishes STR permit procedures and operational standards. Generally, STRs may only occur within single-family dwelling units, hosts must own the dwelling and permanently reside within it, no host shall conduct STR activity within the City of Brisbane without an approved STR permit issued by the City, and unhosted stays are prohibited.

Applications for an STR permit are reviewed by the Zoning Administrator (ZA) and must include specific information which includes, but is not limited to, the following:

1. A statement indicating that the host is the property owner;
2. Documents providing evidence of the host's permanent residence at the subject property;
3. The number of habitable rooms to be provided for STR; maximum of two rooms may be rented;

4. The number and location of existing parking spaces on the property;
5. Evidence the host has acquired liability insurance specifically for STR activity within a permanent residence;
6. An acknowledgement of compliance with the requirements of the city's zoning ordinance, municipal codes, and applicable health and safety standards; and
7. Authorization from the property owner for city staff to enter the dwelling unit proposed to be offered for STR to confirm compliance with applicable ordinances prior to permit issuance.

Once a complete application is received, the ZA provides written notice of the application to neighboring owners and occupants which details the application and provides a 21-day period for written comments on the application to be submitted. Following closure of the 21-day notice period, the ZA may issue the STR permit if the ZA finds and determines that:

1. The application meets all operating standards and requirements of BMC Chapter 17.35;
2. The dwelling unit to be offered for STR complies with life safety standards as certified by the applicant and confirmed by an on-site inspection by building department and/or North County Fire Authority staff; and
3. The dwelling unit to be offered for STR is not the subject of an active code enforcement action or administrative citation from the city in the past twelve months.

History of 2021-STR-1

On July 16, 2021, the applicant/property owner submitted an STR application for 260 Annis Road that lacked required information as referenced above to process the permit. On October 21, 2021, the applicant submitted all required information pursuant to BMC Section 17.35.030.B (see attachment D). The application was deemed complete and a notice was mailed to neighboring property owners to start the 21-day comment period.

On December 17, 2021, after closure of the 21-day comment period, Community Development Department staff performed an onsite inspection to verify the dwelling unit complied with life safety standards and ensure the application met all STR operating standards and requirements of BMC Chapter 17.35, as certified by the applicant in their application. During the inspection, staff observed several violations of life safety standards (see attachment E) that would need to be corrected to comply with BMC Chapter 17.35.

Wei Ming (Willy) Chang, applicant and owner, was not present for the inspection, nor was owner Yanan Sun; instead, Yanan Sun's sister was present to assist staff and represent the absent owners.

Staff identified the following discrepancies between the information provided on the owner's application and observed conditions on the property that appeared to violate STR permit procedures and operating standards:

1. **Owner occupancy and unhosted stays.** STRs are only permitted within legal single-family dwellings where the host is the owner of record and resides at the dwelling unit for at least 275 days out of a given consecutive twelve-month period per BMC Sections 17.35.040.B and

17.35.020.B. Unhosted stays, or rentals of the home while the property owner is not occupying the property, are prohibited per BMC Section 17.35.040.A. Staff's observations during the site inspection, as well as closer review of the submitted application materials provided, indicate that the property owners do not permanently reside on the property.

The applicant's submitted plans indicate a maximum of two rooms would be rented on either the upper or lower floor while the owner would occupy the floor that is not being rented. Upon inspection, staff observed the upper floor was occupied by short-term renters, and that the lower floor of the home was occupied by a renter identified by the owners' representative as a long-term renter, meaning the property owners were not occupying the property. The owners' representative did not permit staff to inspect the lower level, indicating she could not allow such action without first notifying the tenant(s). Ms. Sun's sister did not contact her sister to clarify or receive instructions regarding staff's questioning of a long-term renter on the premises, as she did at least two other times when faced with questions she could not answer from staff. Since staff witnessed short-term renters occupying rooms on the upper floor during the inspection, a hosted stay would be impossible if the lower floor also was rented and not occupied by the owner, in violation of the Ordinance and contradictory to the application materials.

The application (see attachment D) included plans that showed 260 Annis had bedrooms on two levels and stated rooms on either floor would be rented, with the host/property owner occupying whichever floor was not being rented at that time. However, the property has been listed on numerous hosting platforms dating back over a year, including AirBNB, VRBO, Booking, MisterBAndB, FlipKey, Homes and Villas (by Marriott), and significantly Marbella Lane Vacation Rentals, Investment, and Management. (Note that Willy Chang (the applicant) and Yanan Sun are the founders and managing partners for Marbella Lane Vacation Rentals, Investment, and Management, a company that manages vacation homes.)

Some of these platforms included multiple listings at the subject property for a 1,500 SF rental with a kitchen, 2.5 bathrooms, and 3 bedroom and/or an 800 SF space with one bedroom and one bathroom. The listings for the smaller space, located on the lower floor of the home, specifically highlight there is no kitchen but guests have access to the entire "apartment with a separate entrance," (see attachment F). The listings do not indicate that parts of the home or different levels of the home would be inaccessible to STR tenants or occupied by the property owner during a given rental.

Furthermore, the owner's insurance policy indicates the occupancy of the home is "Vacation & Short Term" and is underwritten by a company that generally offers products for commercial properties and/or businesses. Additional research by staff has indicated insurance companies, specifically Farmers – the provider for the applicant – offer STR coverage for owner occupied homes as an endorsement on a standard home owners policy, rather than a policy specifically underwritten for vacation rentals (see attachment C).

2. **Inadequate onsite parking.** Two onsite parking spaces are required for the requested STR activity at this property per BMC Section 17.35.040.I.

Plans submitted with the application identified two covered off-street parking spaces within the garage, but the onsite inspection revealed both parking spaces were obstructed and unavailable for short-term renters.

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Following staff's onsite inspection and review of the complete application materials, the ZA denied STR permit 2021-STR-1 on January 6, 2022 (see attachment B), finding that the applicant does not meet the definition of a "host" as defined under BMC Section 17.35.020.B and the dwelling to be offered for STR at 260 Annis Road was found to be in violation of STR operational standards for onsite parking and hosted stays pursuant to BMC Section 17.35.030.D.

Appeal by Property Owners

Willy Chang and Yanan Sun have appealed the ZA's denial of application 2021-STR-1 on the grounds that they are both the owners of record and occupy the dwelling unit, and therefore would qualify as a "host" under BMC Section 17.35.020.B. Their appeal states that contrary to the statement made by their representative at the site inspection, there is no long-term renter on the premises, that they (the owners) live downstairs and host short-term renters upstairs, and the items stored in the garage have been removed to comply with operational standards for onsite parking under the BMC (see attachment C).

Subsequent Issuance of an Administrative Citation

Following the appeal, staff became aware through Host Compliance that the property continued to be used for short-term rentals, notwithstanding that the owners have not received a permit to do so (see attachment G). Under those circumstances, the City has issued an administrative citation to Willy Chang and Yanan Sun on February 2, 2022. Under the Municipal Code, where there has been an administrative citation issued for an STR violation within 12 months, no STR permit shall be issued.

Discussion

While the owners have corrected the violation pertaining to STR parking standards, and they can perform repairs to correct all life safety standards violations identified by staff, the issue of owner occupancy, or meeting the definition of "host" remains. As noted above, the application clearly indicated that bedrooms on the upper and lower floors would be used interchangeably but not simultaneously for STR, with the owners occupying the floor not being rented at any given time. While this arrangement would be difficult to enforce, it is technically permissible under the provisions of the Ordinance for owner occupancy and hosted stays. The observed conditions at the site inspection of both levels of the home being rented out, with no owner occupancy or hosting violates STR operational standards contained within BMC Chapter 17.35, including:

- Prohibition of unhosted stays;
- Limitation on bookings - individual rooms within an STR shall not be booked to separate, unrelated rental parties; and
- No more than two habitable rooms may be rented at any given time during a hosted stay.

Additionally, the owner's insurance policy is for "Vacation & Short Term" property occupancy, not permanent occupancy by the homeowner; a commercial activity. It is underwritten by a company that specializes in commercial properties and businesses and staff's research has indicated coverage for owner-occupied homes that offer STRs may be covered under a regular homeowner's policy with an

endorsement for STR or by specialized insurance companies offering coverage specifically to homeowners conducting hosted stays in their permanent residence. Furthermore, past rental listings indicate the home is not owner occupied as separate listings for the upper and lower floors have been documented on numerous hosting and rental websites. Finally, as noted, the City has issued an administrative citation to the owners for violating the STR Ordinance.

Analysis


Based on the application materials submitted and the observed site conditions at the property inspection, staff's conclusions and analysis presented to the Zoning Administrator to recommend denial of the application are unchanged by the applicant's appeal materials. Staff recommends the Commission deny the application and appeal due to the following facts:

1. The applicant does not meet the definition of a "host" as defined under Brisbane Municipal Code Section 17.35.020.B, in that the applicant has not adequately demonstrated they reside at the single-family dwelling unit for at least two hundred seventy-five (275) days out of a given consecutive twelve-month period.
2. The single-family dwelling to be offered for STR at 260 Annis Road has been found to be in violation of operational standards applicable to all STRs under Brisbane Municipal Code section 17.35.040, specifically that unhosted stays are prohibited.
3. Under BMC Section 17.35.030 B, no permit for an STR shall be issued if, within 12 months, there has been an administrative citation issued for an STR Ordinance violation. The City issued such an administrative citation to the owners on February 2, 2022.

If the Commission finds the evidence presented does not support a denial and/or additional evidence or testimony provided during the public hearing supports approval of STR permit 2021-STR-1, staff recommends continuing the item to the next regular Planning Commission meeting following a successful appeal of administrative citation CDD22-003, to allow staff to prepare findings of approval based on the Commission's deliberation.

ATTACHMENTS:

- A. Draft Resolution 2021-STR-1
- B. Zoning Administrator report (January 6, 2022)
- C. Applicant's appeal letter and supporting information
- D. Applicant's plans and short-term rental application review checklist
- E. Correction Notice from the Building Division
- F. Past rental listings for upper and lower floors at 260 Annis Road
- G. Administrative citation CDD22-003 (February 2, 2022)


Jeremiah Robbins, Associate Planner


John Swiecki, Community Development Director

Draft
RESOLUTION 2021-STR-1

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
DENYING SHORT-TERM RESIDENTIAL RENTAL PERMIT 2021-STR-1
TO OFFER THE SINGLE-FAMILY DWELLING AT 260 ANNIS ROAD
FOR SHORT-TERM RENTAL

WHEREAS, Wei Ming Chang, trustee of the Chang Sun Family Trust and property owner, applied to the City of Brisbane for a Short-term Rental Permit to offer the single-family dwelling at 260 Annis Road for short-term residential rental, such application being identified as 2021-STR-1; and

WHEREAS, on November 18, 2021, the Zoning Administrator, publicly noticed a complete application for short-term residential rental at 260 Annis Road was received, in compliance with Brisbane Municipal Code Chapter 17.35, at which time neighboring owners and occupants interested in the matter were given an opportunity to submit written comments; and

WHEREAS, on December 17, 2021, after a twenty-one-day notice period prescribed under Brisbane Municipal Code Section 17.35.030, Community Development staff performed an onsite inspection which found substantial violations of the of operational standards applicable to all STRs under Brisbane Municipal Code Chapter 17.35, including evidence the single-family dwelling at 260 Annis Road was not owner occupied, that the applicants could not qualify as a host, and unhosted short-term rental stays would occur in violation of BMC Chapter 17.35; and

WHEREAS, on January 6, 2022, following the closure of the twenty-one-day notice period and result of the onsite inspection, the Zoning Administrator denied the application and made certain findings detailed in a second public notice of action on the application, mailed on the same date, pursuant to BMC Chapter 17.35; and

WHEREAS, Yanan Sun, trustee of the Chang Sun Family Trust and property owner, submitted a timely appeal of the Zoning Administrator's denial to the Planning Commission pursuant to Chapters 17.52 and 17.56 of the Brisbane Municipal Code; and

WHEREAS, on February 2, 2022, the City of Brisbane issued an administrative citation to Wei Ming Chang and Yanan Sun for operating a short-term residential rental at 260 Annis Road without an operating permit from the City, in violation of Brisbane Municipal Code Section 17.35.030; and

WHEREAS, on February 10, 2022, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings of denial attached herein, as Exhibit A, in connection with the requested Short-term Residential Permit;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of February 10, 2022 did resolve as follows:

Short-term Rental Permit 2021-STR-1 is denied by the Planning Commission.

ADOPTED this 10th day of February, 2022, by the following vote:

AYES:

NOES:

ABSENT:

DOUGLAS GOODING
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

FINDINGS OF DENIAL

1. Pursuant to Brisbane Municipal Code Section 17.35.030.D, the application does not meet all short-term rental operational standards and requirements of Chapter 17.35, specifically:
 - i. The applicant does not meet the definition of a “host” as defined under Brisbane Municipal Code Section 17.35.020.B, in that the applicant has not adequately demonstrated they are the owner of record who resides at the single-family dwelling unit for at least two hundred seventy-five (275) days out of a given consecutive twelve-month period and who offers the dwelling unit for short-term rental of less than thirty (30) days; and
 - ii. Brisbane Municipal Code Section 17.35.040.A, prohibits unhosted stays.
2. The dwelling unit offered for short-term rental is not in compliance with life safety standards, as confirmed by an onsite inspection performed by the City of Brisbane Building Department.
3. No permit for a short-term rental shall be issued if, within 12 months, there has been an administrative citation issued for an STR Ordinance violation under BMC Section 17.35.030.D. The City issued such an administrative citation to the owners on February 2, 2022.



Date: January 6, 2022
To: Zoning Administrator
From: Jeremiah Robbins, Associate Planner
Subject: 2021-STR-1 Short-term Rental Permit

Request

Consideration of the application for a short-term rental permit at 260 Annis Road (APN: 007-555-170). The applicant is requesting the maximum two habitable rooms to be used for STR within an existing two-level single-family house.

Applicant/Owner

Wei Ming Chang/CHANG SUN FAMILY TRUST

Applicable Code Sections

Brisbane Municipal Code (BMC) Chapter 17.35 - Short-term Residential Rentals

Discussion

On July 16, 2021, the applicant created an online Short-Term Rental (STR) application in Host Compliance (Registration No. STR-00002). On October 21, 2021, the applicant submitted all required information pursuant to BMC Section 17.35.030.B (see Attachment 2). and the application was deemed complete.

On September 22, 2021, the building permit (B202100236) to remove an unpermitted kitchen stove was finalized. On October 8, 2021, TOT payment was completed by the applicant in order to meet BMC Section 17.35.030.B.11. The home has an attached two car garage that can accommodate the two-parking space requirement and use of these spaces for STR renters is included as a condition of approval.

On December 17, 2021, Community Development Department staff performed an onsite inspection to verify the single-family dwelling unit at 260 Annis Road to be offered for short-term rental complies with life safety standards and ensure the application meets all operating standards and requirements of BMC Chapter 17.35, as certified by the applicant. Staff identified a number of discrepancies with the information provided on the application as well as violations of the short-term rental permit procedures and operating standards. They are highlighted below:

1. **Owner occupancy.** Short-term rentals are only permitted within legal single-family dwellings where the host is the owner of record and resides at the dwelling unit for at least 275 days out of a given consecutive twelve-month period per BMC Sections 17.35.040.B and 17.35.020.B.

Yanan Sun has been representing the owner and applicant, yet she works for Marbella Lane Vacation Rentals, Investment, and Management, a company that manages vacation homes.

Furthermore, the owner's insurance policy indicates the occupancy of the home is "Vacation & Short Term".

2. **Hosted stays.** Unhosted stays are prohibited per BMC Section 17.35.040.A.

Applicant's submitted plans indicate a maximum of two rooms could be rented on either the upper or lower floor while the owner would occupy the floor not being rented. Upon inspection, staff discovered the lower floor of the home is occupied by a long-term renter. Staff also witnessed short-term renters occupying rooms on the upper floor during the inspection, making a hosted stay impossible.

3. **Inadequate onsite parking.** At least one parking space shall be made available onsite per habitable room available to rent as a short-term rental, and existing onsite parking spaces shall be made available to short term renters per BMC Section 17.35.040.I.

Plans submitted with the application identified two covered off-street parking spaces within the garage, but the onsite inspection revealed both parking spaces were obstructed and unavailable for short-term renters.

Recommendation

That the short-term rental permit 2021-STR-1 be denied, subject to the findings provided in Attachment 1.

Attachments

1. Findings of Denial



Jeremiah Robbins, Associate Planner

FINDINGS

1. All short-term rental activity is subject to the regulations identified in Brisbane Municipal Code Chapter 17.35.
2. The applicant does not meet the definition of a “host” as defined under Brisbane Municipal Code Section 17.35.020.B, in that the applicant has not adequately demonstrated they are the owner of record who resides at the single-family dwelling unit for at least two hundred seventy-five (275) days out of a given consecutive twelve-month period and who offers the dwelling unit for short-term rental of less than thirty (30) days.
3. Pursuant to Brisbane Municipal Code Section 17.35.030.D, the single-family dwelling to be offered for short-term residential rental at 260 Annis Road has been found to be in violation of the following operational standards applicable to all short-term rentals under Brisbane Municipal Code section 17.35.040:
 - i. **Unhosted Stays Prohibited.** The short-term rental ordinance authorizes only hosted stays and prohibits unhosted stays, as such terms are defined within BMC Section 17.35.020.

The applicant indicated the property owner resides at the home and would occupy whichever level of the home is not rented by short-term renters, however, documentation provided by the applicant and observations made during an onsite inspection on December 17, 2021 revealed the single-family dwelling unit is insured as a vacation home, listed as an entire home rental with a separate unit on the lower floor on the applicant’s vacation home management website, and that the lower floor is occupied by a long-term renter while the upper floor is simultaneously rented to short-term renters.

- ii. **Parking.** At least one parking space shall be made available per onsite per habitable room available to rent as a short-term rental. Existing onsite parking spaces shall be made available to short-term renters. No additional onsite parking shall be required for short-term rentals.

An onsite inspection on December 17, 2021 revealed the required onsite parking spaces to be obstructed and unavailable to short-term renters.

ATTACHMENT C

Date Submitted: 1/12/2022Fee: 405.96Receipt No.: R00064035**A P P E A L**

I/We hereby appeal the action by the:

- ☒ Planning Commission
☒ Zoning Administrator
☐ Planning Director

regarding Application No. 2021-STR-1

Short Term Rental Permit Denial

for

260 Annis Road, Brisbane, CA 94005

at

The reasons for the appeal are:

We have enough evidence to prove the following items below are True. Meanwhile, we would like to summarize the reasons for the appeal as follow:-

1. 260 Annis Rd is our primary residence. We live in this property full time. We will submit the proof shortly.

2. Currently, our garage is used as storage, but we can convert it back for parking requirements.

3. Homeowner insurance policy/company ONLY allows us to buy a) homeowner insurance OR b) short-term rental insurance.

And a short-term rental insurance by default is also a (homeowner insurance + short-term rental insurance)

The argument and evidence will be submitted later and we'll follow up with additional documents.

Peter L. Balogh Law Offices of Peter L. Balogh

Mailing Address: 954 Oak Street, Sonoma, CA 95476

Phone- 650-355-8834 Fax- 650-355-7342 Email- pbalogh@pacificallawyer.com

YANAN SUN/WEI MING CHANG/CHANG SUN FAMILY TRUST

Name(s):

650-766-0686

Phone Number:

260 Annis Rd, Brisbane, CA 94005

Mailing Address:

yanansun0202@gmail.com

Email Address:

Signature(s)

DocuSigned by:

75B18D92D88A4F6...

1/12/2022

Date:

➤ **ELECTRONIC SUBMITTAL REQUIRED.** Please submit this application and any supplemental material to planningapplications@brisbaneca.org as a PDF. (Max email size 10 MB.)

LAW OFFICES OF
PETER L. BALOGH

Meeting Address

1750 Francisco Blvd., Pacifica, CA 94044

Mailing Address

954 Oak St., Sonoma, CA 95476

Telephone (650) 355-8834

Facsimile (650) 355-7342

Email pbalogh@pacificallawyer.com

www.pacificallawyer.com

***Via Email to ipadilla@brisbaneca.org and jrobbins@ci.brisbane.ca.us and
planningapplications@brisbaneca.org***

January 24, 2022

Ingrid Padilla
Jeremiah Robbins
City Clerk's Office
City of Brisbane
50 Park Place
Brisbane, CA 94005

Re: Notice of Appeal of Denial of Short-Term Rental Permit for Property Located at
260 Annis Road, Brisbane, California

Dear Ms. Padilla and Mr. Robbins:

I am writing to you on behalf of the owners of 260 Annis Road, Brisbane and in anticipation of the upcoming appeal hearing set before the Planning Commission for February 10, 2022 at 7:30p.m.

In this letter I will address the reasons why the permit denial should be overturned and the permit for Short Term Vacation Rental should be granted. Pending this appeal, the owners have removed all active listings for the property as requested in the email denying the application.

1. Owner Occupancy- the host is the owner of record and the owners occupy the dwelling unit (please see Exhibit A- Grant Deed). They have been residing there for 5 years. They own it as Trustees of their own Living Trust. Testimony at the hearing will support that they reside full time in the residence. As the owners have mentioned to the City before, the insurance policy must state vacation rental in order for there to be any coverage whatsoever for vacation rentals. However, the policy provides homeowners

coverage, indicating that they are covering the premises as homeowners (See Exhibit B- Insurance Declarations page).

2. Hosted Stays-there is no long-term renter in the premises. The person that was observed by the inspectors was a one-time short-term renter. The owners have not and will not engage in any further short-term rentals without a valid permit. The Owners are living downstairs and would be hosting any short-term guests upstairs in compliance with the regulations.
3. Inadequate Onsite Parking- since the inspection, the items being stored have been removed from the garage and there will be two spaces available for short-term rental guests. (See Exhibit C- photo of cleared out garage). The garage will remain that way.

The owners of 260 Annis Road will continue to do their very best to work with the City of Brisbane to ensure ongoing compliance with the City's regulations. If the City needs any further documentation or has any questions, do not hesitate to contact me.

Thank you.

Sincerely,



Peter L. Balogh

Recording requested by (name):

Mary Loung, EsqWhen recorded mail to
and mail tax statements to:Wei Ming Chang and Yanan Sun, Trustees260 Annis RoadBrisbane, CA 94005**2019-044957**

11:24 am 06/12/19 DE Fee: 23.00

Count of Pages 3

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



* \$ R 0 0 0 2 7 1 2 1 6 1 \$ *

Recorder's Use Only

For Property Located at:

GRANT DEED

3P

Assessor's Parcel No. (APN):
007-555-170

Documentary Transfer Tax: \$ 0

If exempt, enter R&T code: 11930

Explanation: Transfer into a revocable trustThe Undersigned

Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

- ☒ Transfer is exempt from fee per GC § 27388.1(a)(2):
- ☐ recorded concurrently "in connection with" transfer subject to Documentary Transfer Tax
 - ☒ recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
- ☐ Transfer is exempt from fee per GC 27388.1(a)(1):
- ☐ Fee cap of \$225.00 reached
 - ☐ Not related to real property

For a valuable consideration, receipt of which is hereby acknowledged,

GRANTOR(S) Wei Ming Chang, an unmarried man and Yanan Sun, an unmarried woman,

(owners who are signing deed)

as joint tenants

(current owner(s) form of title)

hereby grant(s) to GRANTEE(S) Wei Ming Chang and Yanan Sun, as trustees

(new owners, including current owners if staying on title)

of the Chang Sun Family Trust

(new owners, continued)

the following real property in the City of BrisbaneCounty of San Mateo, California (insert legal description):

See Exhibit "A" attached hereto and made a part thereof.

Notwithstanding the prior joint tenancy title of record, the grantors, now married, agree that the real property conveyed herein is their COMMUNITY PROPERTY and shall henceforth retain its community property character.

Date:

Apr 25 2019

(Signature of declarant)

Wei Ming Chang

(Print name)

Date:

Apr 25 2019

(Signature of declarant)

Yanan Sun

(Print name)

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)

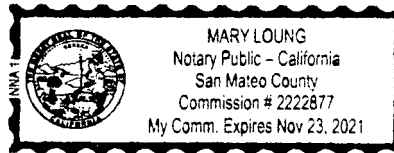
On 4/25/19 before me, Mary Loung, Notary Public

personally appeared Wei Ming Chang and Yanan Sun
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

EXHIBIT A

The land referred to is situated in the County of San Mateo, City of Brisbane, State of California, and is described as follows:

Parcel A:

Parcel #2 as shown on that certain Map entitled "Parcel Map, Lands Gonzales being a Resubdivision of Acre No. 15 of Brisbane Acre Unrec., City of Brisbane, San Mateo County, California", filed in the Office of the County Recorder of San Mateo County, State of California on September 14, 1979 in Volume 47 of Parcel Maps at Page 93.

RESERVING THEREFROM a non-exclusive easement for ingress and egress a public utilities within so much of Parcel #2 above as designated "Ingress & Egress & P.U. ease to the benefit of Parcel 1 & 2.

Said easement is reserved for the benefit of and appurtenant to Parcel #1 of said Map.

Parcel B:

A non-exclusive easement for ingress and egress and public utilities within so much of Parcel #1 as shown on that certain Map entitled "Parcel Map, Land of Gonzales being a Resubdivision of Acre No. 15 of Brisbane Acre Unres, City of Brisbane, San Mateo County, California", filed in the Office of the County Recorder of San Mateo County, State of California on September 14, 1979 in Volume 47 of Parcel Maps at Page 93, as designated "Ingress & Egress & P.U. ease to the benefit of Parcels 1 & 2.

APN: 007-555-170

JPN: 007-055-555-05.01



FARMERS
INSURANCE

ATTACHMENT C; EXHIBIT B

Item B.

**FOREMOST BASICS™
DECLARATIONS PAGE**

Underwritten by: **Foremost Insurance Company**
Grand Rapids, Michigan
Home Office: P.O. Box 2450
Grand Rapids, Michigan 49501

AMENDED DECLARATION * EFFECTIVE 10/15/21
SUPERSEDES ANY PREVIOUS DECLARATION PAGE BEARING
THE SAME POLICY NUMBER FOR THIS POLICY PERIOD.
REASONS FOR CHANGE FOLLOW:
- COVERAGE OR POLICY INFORMATION WAS UPDATED

POLICY NUMBER: [REDACTED]

RENEWAL OF:

POLICY PERIOD BEGINNING 10/15/21 **ENDING** 10/15/22 12:01 A.M. STANDARD TIME

YOU AS NAMED INSURED AND YOUR ADDRESS

CHANG SUN FAMILY TRUST 4&25&2
260 ANNIS RD
BRISBANE CA 94005-1773

YOUR POLICY IS SERVICED BY

FARMERS INSURANCE GROUP
980 DAVID RD STE C
BURLINGAME CA 94010-2112

AGENCY CODE:

TELEPHONE:

COVERAGES: Coverage is provided only where an Amount of Insurance or a Limit of Liability is shown and a premium is stated for the Peril Insured Against. Detailed descriptions and any limitations will be found in your policy.

AGGREGATE LIMIT: If your Declarations Page indicates SECTION II COVERAGES, the most we will pay in any one Policy Period for any one insured Location for Liability is \$2,000,000 regardless of the number of claims, suits, accidents, or offenses.

LOCATION # 1

IMPORTANT RATING INFORMATION

PREMISES 260 ANNIS RD
DESCRIPTION: BRISBANE CA 94005-1773

CONSTRUCTION: FRAME
FAMILIES: 1
OCCUPANCY: VACATION & SHORT TER
HYDRANT: WITHIN 1,000 FEET
FIRE DEPT.: WITHIN 5 MILES

TERRITORY: A
PROT. CLASS: 3
RESP. FIRE DEPT.: NCFD BRISBANE FS 81
COUNTY: SAN MATEO

YR. BUILT: 1980
FORM: DF3

MORTGAGEE #1

LOAN NO.: [REDACTED]

Policy Number: [REDACTED]

Form 80998 01/13

115485 381*5001099361

26

INSURED COPY

PAGE 1 CONTINUED

SECTION I COVERAGES	AMOUNT OF INSURANCE	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
A. DWELLING	\$ [REDACTED]		\$ [REDACTED]
C. PERSONAL PROPERTY	\$ [REDACTED]		
D. LOSS OF RENTS (1/12 PER MONTH)	\$ [REDACTED]		

SECTION I LOSSES ARE SUBJECT TO A DEDUCTIBLE OF: [REDACTED]

SECTION II COVERAGES	LIMIT OF LIABILITY	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
F. PREMISES LIABILITY	\$1,000,000 EA ACCIDENT		INCLUDED
G. MEDICAL PAYMENTS	\$ [REDACTED]		

FORMS/ENDORSEMENTS THAT APPLY TO LOCATION # 1	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
11103 07/10 REDUCTION IN COV WHEN VACANT/UNOCC.		
11303 03/13 DWELLING FIRE THREE - LANDLORD		
11287 02/20 REQUIRED STATE CHANGE - CALIFORNIA		
11162 02/21 REPL COST-DWELL ORDINANCE/LAW		
11167 02/09 PLATINUM ENDORSEMENT		
11095 05/06 LANDLORD PERSONAL INJURY LIAB COV		
11186 02/09 OTHER STRUCTURES ADDL AMOUNT OF INS		\$ [REDACTED]

DISCOUNTS/SURCHARGES THAT APPLY TO LOCATION # 1	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
CLAIMS FREE DISCOUNT		\$ [REDACTED]
MULTI-POLICY DISCOUNT		\$ [REDACTED]
MULTIPLE PROPERTIES DISCOUNT		\$ [REDACTED]
PLATINUM PACKAGE DISCOUNT		\$ [REDACTED]
TENANT SCREENING DISCOUNT		\$ [REDACTED]
LOCATION # 1 Annual Premium		\$ [REDACTED]
LOCATION # 1 Additional Premium		\$ [REDACTED]
TOTAL ANNUAL POLICY PREMIUM		\$ [REDACTED]
ADDITIONAL PREMIUM RESULTING FROM THIS CHANGE		\$ [REDACTED]

STATE REQUIRED MESSAGE(S)

THIS POLICY DOES NOT INCLUDE BUILDING UPGRADE COVERAGE UNLESS UNDER THE FORMS/ENDORSEMENT SECTION IT SHOWS ORDINANCE OR LAW.

EARTHQUAKE COVERAGE NOT INCLUDED.

THE LIMIT OF LIABILITY FOR THIS STRUCTURE (COVERAGE A) IS BASED ON AN ESTIMATE OF THE COST TO REBUILD YOUR HOME, INCLUDING AN APPROXIMATE COST FOR LABOR AND MATERIALS IN YOUR AREA, AND SPECIFIC INFORMATION THAT YOU HAVE PROVIDED ABOUT YOUR HOME.

YOU HAVE A RIGHT TO REQUEST A NEW ESTIMATE OF THE REPLACEMENT COST FOR YOUR

HOME. PLEASE NOTIFY YOUR AGENT IF YOU WOULD LIKE A NEW ESTIMATE OR IF THERE ARE ANY CHANGES TO THE FEATURES OF YOUR HOME.

ATTACHMENT C: EXHIBIT B

Item B.

THIS DECLARATIONS PAGE WITH YOUR FOREMOST POLICY PROVISIONS AND ANY ENDORSEMENTS ISSUED TO FORM A PART THEREOF COMPLETES THE ABOVE NUMBERED POLICY.

ADDITIONAL FEE INFORMATION

In consideration of our agreement to allow you to pay in installments, the following service fee(s) apply per installment:

1-PAY	2-PAY	4-PAY	10-PAY	12-PAY
\$0.00	\$6.00	\$6.00	\$6.00	\$2.00

If you have purchased a California Earthquake Authority ("CEA") companion policy a \$1.00 service fee will be applied per CEA installment.

Processed: September 15, 2021

COPY



STR = SHORT TERM RENTAL

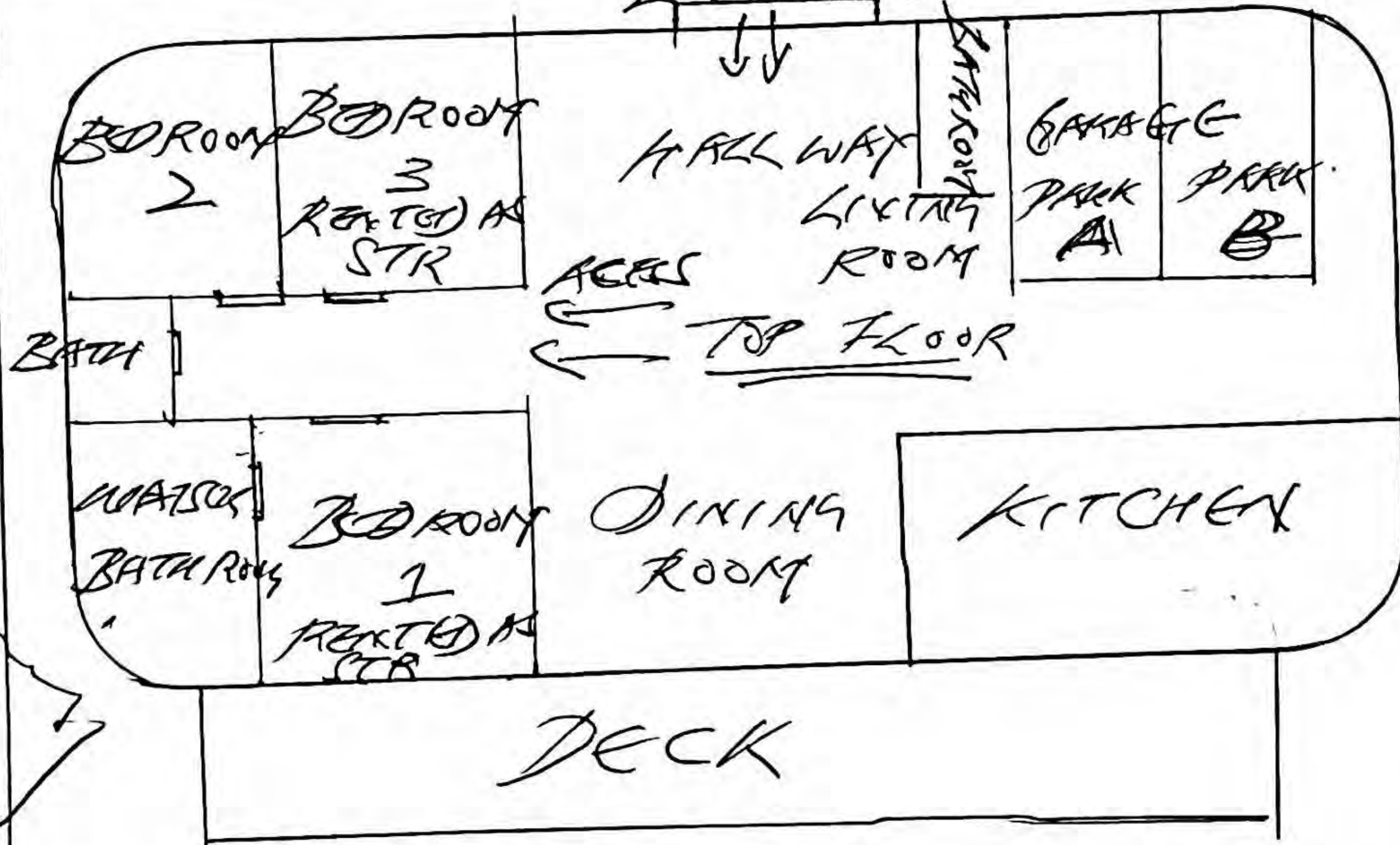
PROPERTY LINES

TREES & BUSHES

PARKING	PARKING	PARKING	PARKING	PARKING	PARKING	TOTAL PARKING SPACE = 8
6	5	4	3	2	1	

PRIVATE ROAD (ARVINS)

ENTRANCE



TREES & BUSHES

515+

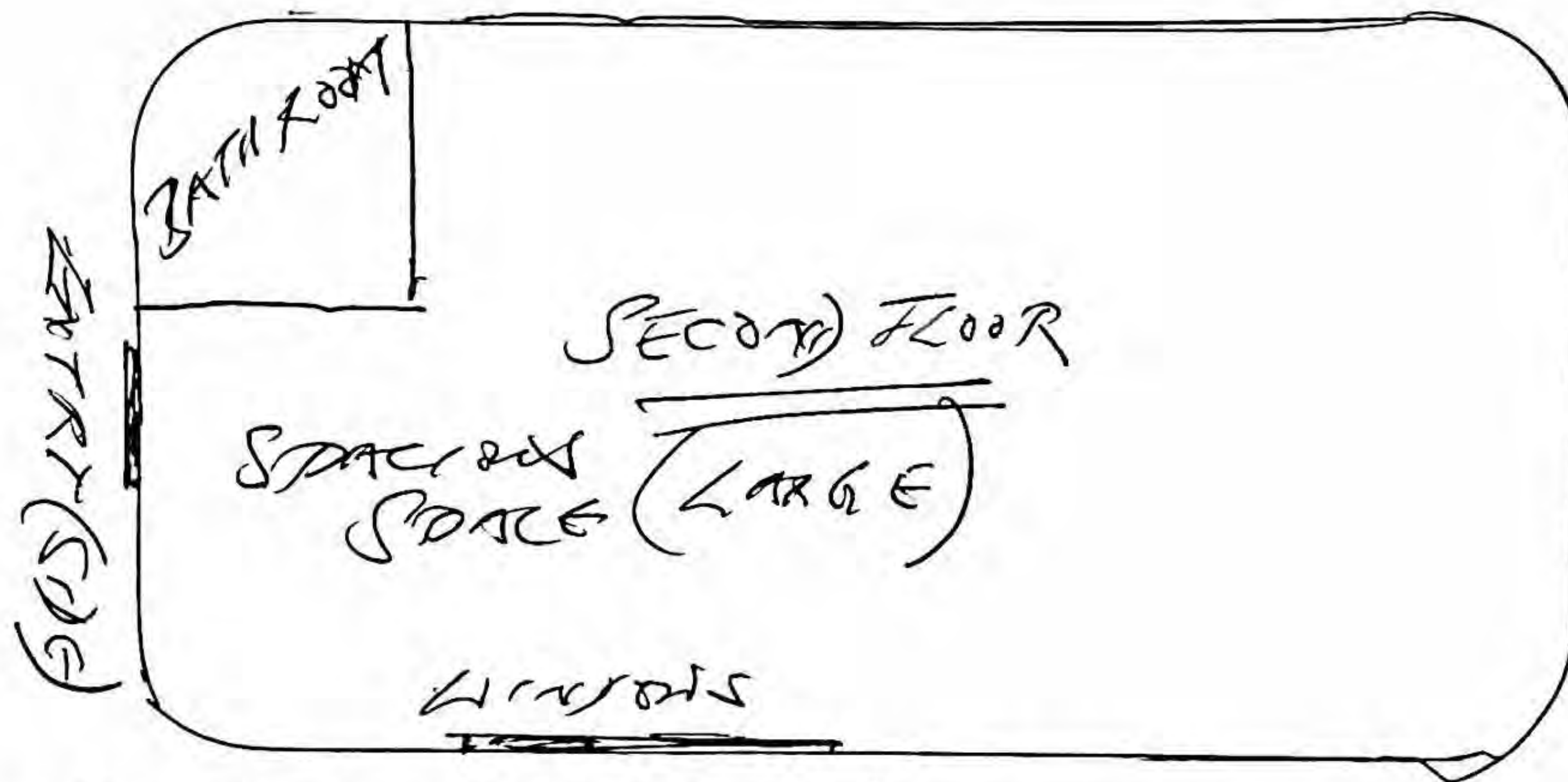
469 + 487 + 657 = 1,597

1,610

PROPERTY LINES

PROPERTY LINES

Secret



ALL RENTALS ARE LISTED.

THIS NOT AN ENTIRE HOME RENTAL. THERE'S TWO FLOORS. DEPENDING ON THE SITUATIONS, GUESTS STAY ON THE 1ST FLOOR & WE STAY ON THE 2ND FLOOR OR VICE VERSA

Short Term Rental Application Review Checklist

ATTACHMENT D

Brisbane Planning Application No.: 2021-STR-1

Host Compliance Registration No.: STR-00002

Review Date: 11/18/2021

Planner: Jeremiah Robbins

☒ ADDRESS OF PERMANENT RESIDENCE BEING USED FOR SHORT-TERM RENTAL

✓ 260 Annis Road

☒ NAME AND CONTACT INFORMATION OF THE HOST

✓ Wei Ming Chang

☒ **PROOF OF HOME OWNERSHIP** – Only one document is required to provide evidence of homeownership. This could be a copy of a property tax bill, documentation of homeowner's income tax exemption, or a copy of a title report or deed showing title vested.

✓ Document provided: Signed Trust

☒ **PROOF OF PERMANENT RESIDENCY IN THE HOME** – Three documents that show full-time residency. Acceptable documents include driver's license, vehicle registration certificate, State or Federal tax return statement, bank or credit card statement, or utility bill (e.g., water, power, internet, cable/satellite).

✓ Document #1 provided: Driver's license

✓ Document #2 provided: Water bill

✓ Document #3 provided: Bank statement

☒ **NUMBER OF HABITABLE ROOMS TO BE PROVIDED FOR SHORT-TERM RENTAL (FLOOR PLAN)** – The floor plan needs to show where the STR rooms (max. 2 rooms) are located within the home and how they will be accessed from the street. The plan does not have to be to scale and may be hand drawn but does need to be legible. Each room must be labeled (e.g., kitchen, hallway, bedroom). The rooms to be rented as STR's must be clearly labeled as such.

✓ Document provided: Main level and lower level floor plans included. The main level floor plan includes site plan information

☒ **SITE PLAN SHOWING REQUIRED PARKING ON THE PROPERTY** – The site plan needs to show the property lines, the location of the home on the property, and the location and number of parking spaces on the property. One parking space on the property is required for every habitable room offered for short term rental. The site plan does not need to be to scale and may be hand drawn, but it must be legible and labeled for clarity.

✓ Document provided: Combined floor plan and site plan

☒ **PROOF OF INSURANCE** – Hosts must have short term rental liability insurance with coverage of at least \$500,000. The document needs to clearly show the address of the insured property, applicants name, the policy description verifying it is for short term rental activity, and the coverage amount of at least \$500,000.

✓ Document provided: Insurance renewal policy packet

☒ ACKNOWLEDGMENT AND AUTHORIZATION TO PROVIDE THE ADDRESS OF THE SHORT-TERM RENTAL AND THE HOST'S CONTACT INFORMATION ON A PUBLIC REGISTRY

✓ *Acknowledgment contained as part of online application*

☒ ACKNOWLEDGEMENT OF COMPLIANCE WITH THE REQUIREMENTS OF THE CITY'S ZONING ORDINANCE, MUNICIPAL CODES, AND APPLICABLE HEALTH AND SAFETY STANDARDS

✓ *Acknowledgment contained as part of online application*



CITY OF BRISBANE BUILDING DEPARTMENT

CORRECTION NOTICE

TO Yoram Sun/Willy Chang PERMIT NO. N/A
 ADDRESS 260 Annis Rd DATE 12/16/2021
Brisbane, CA

- 1- Repair Exhaust Dyer Vent
- 2- Sliding Door to Rear Deck - repair to operate properly.
- 3- A/C Equipment @ drain pipe to extend below below Deck. (b) secure gas line to wall. (c) Provide brace to stabilize A/C Unit.
- 4- Hang fire Extinguisher - 2A10BC @ 30"-37" above Floor level.
- 5- Call for Re-Inspection -

- ☒ PLEASE MAKE CORRECTIONS AND CALL FOR REINSPECTION
☐ REINSPECTION FEE REQUIRED
☐ PLEASE MAKE CORRECTIONS AND PROCEED WITH WORK

INSPECTOR

INSPECTOR OFFICE HOURS

(415) 508-2120

Kurdy Pals
 Senior Building Inspector
 9 AM - 4 PM

Booking.com

USD ?

List your property

Register

Sign in

Jan 23, 2022 2:21am PT

Stays

Flights

Flight + Hotel

Car rentals

Attractions

Airport taxis

Coronavirus (COVID-19) Support

[Home](#) >
 [All holiday homes](#) >
 [United States](#) >
 [California](#) >
 [Brisbane](#) >
 @Marbella Lane - 3BR Penthouse Executive Suite, SFO, Parking (Holiday home), Brisbane (USA) deals

We Price Match

Holiday home info & price

Facilities

House rules

Guest reviews (3)

Search

Destination/property name:

Brisbane

Check-in date

Check-out date

2 adults · 0 children · 1 room

I'm travelling for work

Search

Show on map

Holiday home

@Marbella Lane - 3BR Penthouse Executive Suite, SFO, Parking

Annis Road, Brisbane, 94005, United States – Great location - show map

We Price Match

Superb 9.1

3 reviews

Staff 9.2

+45 photos

1991 ft²

Size

Kitchen

City view

Garden

Washing machine

You're eligible for a Genius discount at @Marbella Lane - 3BR Penthouse Executive Suite, SFO, Parking! To save at this property, all you have to do is [sign in](#).

Boasting a shared lounge and a garden, Marbella Lane - 3BR Penthouse Executive Suite, SFO, Parking features accommodation in Brisbane with free WiFi and garden views. With city views, this accommodation provides a balcony.

The holiday home has 3 bedrooms, 3 bathrooms, bed linen, towels, a TV with cable channels, a dining area, a fully equipped kitchen, and a patio with lake views.

The holiday home offers a sun terrace.

Sneaky Brewery is 5.6 miles from @Marbella Lane. The nearest airport is San Francisco International Airport.

Show me more

Most popular facilities

- Free parking

Availability

We Price Match

When would you like to stay at @Marbella Lane - 3BR Penthouse Executive Suite, SFO, Parking?

Check-in date

Check-out date

Check availability

Rooms 1

Adults 2

Children 0

Sleeps	Accommodation Type	Price
x 6	Holiday Home Bedroom 1: 1 extra-large double bed	Show prices

Bedroom 2: 1 large double bed
Bedroom 3: 1 large double bed

ATTACHMENT F

Item B.



Lock in a great price for your upcoming stay

Get instant confirmation with FREE cancellation on most rooms!



Extra health & safety measures

This property has taken extra health and hygiene measures to ensure that your safety is their priority

[See health & safety details](#)

Guest reviews

[See availability](#)

9.1 Superb · 3 reviews [Read all reviews](#)

Categories:



↑ High score for Brisbane

[Read all reviews](#)



Property questions and answers

Looking for more info? Send a question to the property to find out more.

[Ask a question](#)



Managed by MARBELLA LANE

Company review score: 8.7 Based on 192 reviews from 68 properties



68
managed
properties

Company information

Managed by | Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA

Property information

Note: Smoking, Events/Parties are *STRICTLY* Prohibited, Security Deposit at Risk!! Perfect for biz travelers to tech conferences, or family vacation! NO EVENTS OR PARTIES!
• 2,000 Sqft • sanitized, self-checkin (contact free) • 180 degree bay-views and tree views, if you love nature, this is it! • penthouse on the top floor /w a separate entry (completely separate unit downstairs on the 2nd floor) • newly renovated, enjoy views from your tub • midtown market (0.5 mile) open till midnight • Full Kitchen for cooking • DirecTV • fast & stable wifi • Reserved parking • Washer/Dryer available • Uber is easy and convenient • 5min SFO, 20min SF • Extremely Safe neighborhood • this is a green, solar accommodation Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA 3 bedrooms • 2.5 baths • 1 kitchen • Nestled in San Bruno mountains, surrounded by dense Lush Trees, Wild Flowers, Birds yet ideally located near Highway 101, Caltrain, BART/Cartrain shuttle, the Peninsula, Silicon Valley, San Francisco, and SFO. Note: This is a long term rentals for over 30 days! No pets allowed, but if you must bring one, two hundred dollars charge will be made.

Neighbourhood information

The Neighborhood Brisbane Hills is Safe, Quiet, and Friendly with unique homes sharing it's border with San Francisco, and within minutes away from San Francisco International Airport. It is also known as City Of Stars wherein during Xmas holidays many of the residents light huge stars, a tradition that can be traced back to several decades. Brisbane Downtown is small, offering coffee shop and excellent restaurants. Our place sits on a private road with few neighbors down. Glorious Views of Sunrise from San Bruno State Park if you're able to wake up early. Or in the evening for a Spectacular Views of San Francisco Sunset, they call it a wonder of a Thousand PinkSparkles across the Bay. Getting Around Our place within minutes from highway 101 & 280, down the hill where you can catch train or bus (San Bruno Ave & Annis Rd), nonetheless, please check the schedule since it is not a busy line, also it requires a mile or less walk uphill. We highly recommend a rental car.

Languages spoken

Mandarin, English, Spanish

Property surroundings *

[Great location - show map](#)

[See availability](#)

What's nearby

K1 Speed	2.7 miles
Serramonte Shopping Center	4.1 miles

Top attractions

Anchor Brewing Company	5.9 miles
Oracle Park	7 miles

Public transport

Metro - BART - San Bruno Station	3 miles
Metro - BART - Balboa Park Station	4.1 miles

Speakeasy Brewery	4.3 miles	San Francisco City Hall	7.1 miles	Metro - BART - Glen Park Station	5.3 miles
Westlake Shopping Center	5 miles	Union Square	7.6 miles	Metro - BART - 24th St. Mission Station	5.3 miles
San Francisco State University	5.4 miles	Coit Tower	8.6 miles	Metro - BART - Millbrae Station	5.3 miles
🍴 Restaurants & cafes		Lombard Street	8.7 miles	🚗 Closest airports	
		Ghirardelli Square	8.9 miles		
		Pier 39	9.1 miles		
		Lands End	9.6 miles		
		Golden Gate Bridge	10.2 miles		
Restaurant - Downtown Brisbane	0.6 miles			San Francisco International Airport	4.3 miles
Cafe/bar - Madhouse Coffee	0.6 miles			Oakland International Airport	10.1 miles
				Mineta San Jose International Airport	33.6 miles

* All distances are measured in straight lines. Actual travel distances may vary.

Are you missing any information about this area? [Yes](#) / [No](#)

Quality rating ☆☆☆

Booking.com rated the quality of this property as 3 out of 5 based on factors such as facilities, size, location and services provided.

Do you agree with this rating?

Yes

No

Facilities of @Marbella Lane - 3BR Penthouse Executive Suite, SFO, Parking

[See availability](#)

Most popular facilities

Free parking

Parking

Free public parking is possible on site (reservation is not possible).

✓ Parking garage

Internet

WiFi is available in all areas and is free of charge.

Kitchen

Freedom to eat when you want

- ✓ Dining table
- ✓ Toaster
- ✓ Stovetop
- ✓ Oven
- ✓ Tumble dryer
- ✓ Kitchenware
- ✓ Electric kettle
- ✓ Kitchen
- ✓ Washing machine
- ✓ Dishwasher
- ✓ Microwave
- ✓ Refrigerator
- ✓ Kitchenette

Bedroom

✓ Linen

Bathroom

- ✓ Toilet paper
- ✓ Towels
- ✓ Bath or shower
- ✓ Toilet

Living Area

Space for everyone to be together

- ✓ Dining area
- ✓ Desk

Media & Technology

Fun for everyone under one roof

- ✓ Cable channels
- ✓ TV

Room Amenities

Extra comfort

- ✓ Sofa bed
- ✓ Clothes rack
- ✓ Hardwood or parquet floors
- ✓ Tile/marble floor
- ✓ Private entrance
- ✓ Ironing facilities
- ✓ Iron

Outdoors

Sit back and relax

- ✓ Picnic area
- ✓ Outdoor furniture
- ✓ Outdoor furniture
- ✓ Sun terrace
- ✓ Patio
- ✓ Balcony
- ✓ Garden

Common areas

- ✓ Shared lounge

Activities

- ✓ Horse riding
- ✓ Bowling
- ✓ Hiking
- ✓ Windsurfing
- ✓ Fishing
- ✓ Golf course (within 3 km)

Outdoor & View

Enjoy the view

- ✓ Inner courtyard view
- ✓ Mountain view
- ✓ Garden view
- ✓ Lake view

Building characteristics

- ✓ Detached

Reception services

- ✓ Invoice provided

✓ Miscellaneous

- ✓ Air conditioning
- ✓ Non-smoking throughout
- ✓ Heating
- ✓ Family rooms
- ✓ Non-smoking rooms

Languages spoken

- ✓ Mandarin
- ✓ English
- ✓ Spanish

- ✓ Free toiletries
- ✓ Shared bathroom
- ✓ Hairdryer
- ✓ Shower

- Food & Drink
- ✓ Tea/Coffee maker

ATTACHMENT F

Item B.

Missing some information? [Yes](#) / [No](#)

House rules

[See availability](#)

@Marbella Lane - 3BR Penthouse Executive Suite, SFO, Parking takes special requests - add in the next step!

Check-in	<div> <div>16:0000:00</div> <div>16:00 - 00:00</div> </div> <p>Guests are required to show a photo identification and credit card upon check-in.</p> <p>You'll need to let the property know in advance what time you'll arrive.</p>
Check-out	<div> <div>11:00</div> <div>Until 11:00 hours</div> </div>
Cancellation/ prepayment	<p>Cancellation and prepayment policies vary according to accommodation type. Please enter the dates of your stay and check the conditions of your required room.</p>
Refundable damage deposit	<p>A damage deposit of USD 500 is required on arrival. This will be collected by credit card. You should be reimbursed within 7 days of check-out. Your deposit will be refunded in full via credit card, subject to an inspection of the property.</p>
Children and beds	<p>Child policies</p> <p>Children of any age are welcome.</p> <p>Children aged 6 years and above are considered adults at this property.</p> <p>To see correct prices and occupancy information, please add the number of children in your group and their ages to your search.</p> <p>Cot and extra bed policies</p> <p>No cots or extra beds are available.</p>
No age restriction	<p>There is no age requirement for check-in</p>
Payments by Booking.com	<p>Booking.com takes your payment on behalf of the property for this stay, but make sure you have cash for any extras once you get there.</p>
Smoking	<p>Smoking is not allowed.</p>
Parties	<p>Parties/events are not allowed</p>
Quiet hours	<p>Guests must be quiet between 22:00 and 08:00.</p>
Pets	<p>Pets are not allowed.</p>

The fine print

[See availability](#)

In response to Coronavirus (COVID-19), additional safety and sanitation measures are in effect at this property.

Guests are required to show a photo identification and credit card upon check-in. Please note that all Special Requests are subject to availability and additional charges may apply.

This property will not accommodate hen, stag or similar parties.

A damage deposit of USD 500 is required on arrival. This will be collected by credit card. You should be reimbursed within 7 days of check-out. Your deposit will be refunded in full via credit card, subject to an inspection of the property.

The best of Brisbane

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Coronavirus (COVID-19) Support

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We Price Match

[Holiday home info & price](#)
[Facilities](#)
[House rules](#)
[Guest reviews \(11\)](#)

Search

Destination/property name:

Check-in date:

Check-out date:

2 adults · 0 children · 1 room

☐ I'm travelling for work

[Search](#)

[Show on map](#)

Map data ©2021

! We're sorry, but this property isn't taking reservations on our site right now. Don't worry, you can find tons of other nearby properties right here.

Holiday home @ Marbella Lane Flamingo Lady, SFO

ANNIS RD, Brisbane, CA 94005, United States – Great location - show map

Very good **8.5**

11 reviews

Hidden in the tropical slope, great location for relaxing. 20 min to the Center. Not easy to find, but the rest is very nice.

Andrei Kazakhstan

Great location! **8.9**

+18 photos

Whole house

1194 ft²

Kitchen

City view

Garden

Extra health & safety measures

This property has taken extra health and hygiene measures to ensure that your safety is their priority

[See health & safety details](#)

Boasting garden views, @ Marbella Lane Flamingo Lady, SFO provides accommodation with a garden and a balcony, around 5.6 miles from Speakeasy Brewery. Featuring free private parking, the holiday home is in an area where guests can engage in activities such as hiking and fishing.

The holiday home with a patio and lake views features 2 bedrooms, a living room, a flat-screen TV, an equipped kitchen with a dishwasher and a microwave, and 1 bathroom with a shower.

The holiday home offers a sun terrace.

The nearest airport is San Francisco International Airport, 4.3 miles from Flamingo Lady - San Francisco.

Top location: Highly rated by recent guests (8.9)

Free private parking available on-site

Reliable info

Guests say the description and photos for this property are **very accurate**.

[Show me more](#)

Most popular facilities

Free parking

Lock in a great price for your upcoming stay

Get instant confirmation with FREE cancellation on most rooms!

From 6 April 2020, your chosen cancellation policy will apply, regardless of Coronavirus. We recommend booking a free cancellation option in case your travel plans need to change. [Read more](#)

Availability

ATTACHMENT F

Item B.

When would you like to stay at @ Marbella Lane Flamingo Lady, SFO?

Check-in date

Check-out date

Check-in date

Check-out date

Check availability

Rooms

1

Adults

2

Children

0

Guest reviews

See availability

8.5 Very good · 11 reviews [Read all reviews](#)

Categories:

Staff



Facilities ↑



Cleanliness ↑



Comfort ↑



Value for money ↑



Location ↑



↑ High score for Brisbane

Select topics to read reviews:

Location +

View +

Kitchen +

Room +

Clean +

See what guests loved the most:



Andrei

Kazakhstan

"Hidden in the tropical slope, great location for relaxing. 20 min to the Center. Not easy to find, but the rest is very nice."



Hani

United Arab Emirates

"It was excellent and convenient for us in term of location, size and comfort."



Ray

United States

"View is nice. Bed was comfortable. Coffee provided with creamer and sugar was great. They left condiment in the fridge assuming from previous renters and that was cool, we didn't use it but it's nice they leave it for others instead of tossing it out..."

[Read more](#)

[Read all reviews](#)



Property questions and answers

Looking for more info? Send a question to the property to find out more.

[Ask a question](#)



Managed by MARBELLA LANE

Company review score: 8.7 Based on 127 reviews from 63 properties



63 managed properties



5 years of experience

Company information

Managed by | Marbella Lane | **Full-service vacation rental property management** | Top 1% performer by AirDNA

Property information

Note: smoking, events/parties are *STRICTLY* prohibited, Security Deposit at Risk! Potential for noise: This is a condominium complex Brisbane midway between SF Intl Airport, and San Francisco! **Perfect for Tech Conferences in SF** • 1,200 Sqft. • sanitized, self-checkin (contact free) • midtown market (0.5 mile) open till midnight • full-kitchen for cooking • WiFi, directTV ultimate • parking is reserved for you • washer/dryer upon request • Uber is easy and convenient • 5min to Sfo • 20min to downtown SF • heated community outdoor pool 5 min drive • extremely safe neighborhood • this is a green, solar accommodation The space Marbella Lane | Full-service vacation rental property management | Top 1% performer 2 bedrooms • 1 bath • 1 kitchen • Nestled in San Bruno mountains, surrounded by dense lush trees, wild flowers, birds yet ideally located near highway 101, caltrain, Bart/cartrain shuttle, the peninsula, silicon valley, san francisco, and sfo.

Neighbourhood information

The Neighborhood Brisbane Hills is Safe, Quiet, and Friendly with unique homes sharing it's border with San Francisco, and within minutes away from San Francisco International Airport. It is also known as City Of Stars wherein during Xmas holidays many of the residents light huge stars, a tradition that can be traced back to several decades. Brisbane Downtown is small, offering coffee shop and excellent restaurants. Our place sits on a private road with few neighbors down. Glorious Views of Sunrise from San Bruno State Park if you're able to wake up in the evening for a Spectacular Views of San Francisco Sunset, they call it a wonder of a Thousand PinkSparkles across the hills. Getting Around Our place within minutes from highway 101 & 280, down the hill where

you can catch train or bus (San Bruno Ave & Annis Rd), nonetheless, please check the schedule since it is not a busy line, also it requires a mile or less walk uphill. We highly recommend a rental car.

ATTACHMENT F

Item B.

Languages spoken

Mandarin, English

Property surroundings *

Great location - show map

Restaurants & cafes

Restaurant	Downtown Brisbane	0.6 miles
Cafe/bar	Madhouse Coffee	0.6 miles

Closest airports

San Francisco International Airport	4.3 miles
Oakland International Airport	10.1 miles
Mineta San Jose International Airport	33.6 miles

* All distances are measured in straight lines. Actual travel distances may vary.

Are you missing any information about this area? Yes / No

Quality rating

Booking.com rated the quality of this property as 3 out of 5 based on factors such as facilities, size, location and services provided.

Do you agree with this rating?

Yes No

Facilities of @ Marbella Lane Flamingo Lady, SFO Great facilities! Review score, 8.4

Most popular facilities

Free parking

Parking

Free! Free private parking is possible on site (reservation is not needed).

Secured parking

Internet

Free! WiFi is available in all areas and is free of charge.

Kitchen

Freedom to eat when you want

- Dining table
- Cleaning products
- Toaster
- Stovetop
- Oven
- Tumble dryer
- Kitchen
- Washing machine
- Dishwasher
- Microwave
- Refrigerator

Bedroom

- Linen
- Wardrobe or closet
- Alarm clock

Bathroom

- Toilet paper
- Towels
- Bath or shower
- Private bathroom
- Toilet

Living Area

Space for everyone to be together

- Dining area
- Seating Area
- Desk

Media & Technology

Fun for everyone under one roof

- Flat-screen TV
- TV

Room Amenities

Extra comfort

- Fold-up bed
- Hardwood or parquet floors
- Private entrance
- Heating
- Iron

Pets

Pets are not allowed.

Accessibility

- Upper floors accessible by stairs only

Outdoors

Sit back and relax

- Sun terrace
- Patio
- Balcony
- Garden

Food & Drink

- Tea/Coffee maker

Services & Extras

- Wake up service/Alarm clock

Outdoor & View

Enjoy the view

- Mountain view
- Garden view
- Lake view
- Sea view

Building characteristics

- Private apartment in building
- Semi-detached

Reception services

- Invoice provided
- Express check-in/check-out

Cleaning services

- Laundry

Shops

- Gift shop
- Barber/beauty shop

Miscellaneous

- Non-smoking throughout
- Heating
- Family rooms
- Non-smoking rooms

Safety & security

- Carbon monoxide detector

Languages spoken

- Mandarin

- ✓ Free toiletries
- ✓ Hairdryer
- ✓ Shower

Activities

- ✓ Horse riding Additional charge
- ✓ Bowling Additional charge
- ✓ Hiking
- ✓ Windsurfing Additional charge
- ✓ Fishing
- ✓ Golf course (within 3 km) Additional charge

English

ATTACHMENT F

Item B.

Missing some information? [Yes](#) / [No](#)



Sustainable initiatives

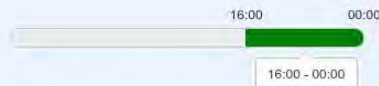
This property has taken steps to provide more sustainable and environmentally friendly travel

[Read more](#)

House rules

@ Marbella Lane Flamingo Lady, SFO takes special requests - add in the next step!

Check-in



Guests are required to show a photo identification and credit card upon check-in.

You'll need to let the property know in advance what time you'll arrive.

Check-out



Cancellation/ prepayment

Cancellation and prepayment policies vary according to accommodation type. Please [enter the dates of your stay](#) and check the conditions of your required room.

Refundable damage deposit

A damage deposit of USD 250 is required on arrival. This will be collected by credit card. You should be reimbursed within 7 days of check-out. Your deposit will be refunded in full via credit card, subject to an inspection of the property.

Children and beds

Child policies

Children of any age are welcome.

Children aged 6 years and above are considered adults at this property.

To see correct prices and occupancy information, please add the number of children in your group and their ages to your search.

Cot and extra bed policies

There is no capacity for cots at this property.

There is no capacity for extra beds at this property.

No age restriction

There is no age requirement for check-in

Payments by Booking.com

Booking.com takes your payment on behalf of the property for this reservation. During your stay you can pay for any extras using Mastercard, Visa, UnionPay credit card and American Express.

Smoking

Smoking is not allowed.

Parties

Parties/events are not allowed

Quiet hours

Guests must be quiet between 22:00 and 08:00.

Pets

Pets are not allowed.

The fine print

In response to Coronavirus (COVID-19), additional safety and sanitation measures are in effect at this property.

Guests are required to show a photo identification and credit card upon check-in. Please note that all Special Requests are subject to availability and additional charges may apply.

This property will not accommodate hen, stag or similar parties.

ATTACHMENT F

Item B.

A damage deposit of USD 250 is required on arrival. This will be collected by credit card. You should be reimbursed within 7 days of check-out. Your deposit will be refunded in full via credit card, subject to an inspection of the property.



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 We Price Match

Search

Destination/property name:

 Brisbane

Check-in date

 Check-in date

Check-out date

 Check-out date

2 adults · 0 children · 1 room

☐ I'm travelling for work

- Holiday home info & price
- Facilities
- House rules
- The fine print
- Guest reviews (19)

!

We're sorry, but this property isn't taking reservations on our site right now. Don't worry, you can find tons of other nearby properties **right here**.

Holiday home

@ Marbella Lane Eco Friendly Treehouse, SFO

 Annis Rd., Brisbane, CA 94005, United States – [Great location - show map](#)

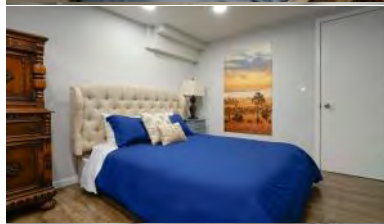
After booking, all of the property's details, including telephone and address, are provided in your booking confirmation and your account.

-  Margaret Gerd
-  Nicola Herminio
-  Stacy C
-  Leslie
-  Anthony
-  Anonymous
-  United States

Free WiF

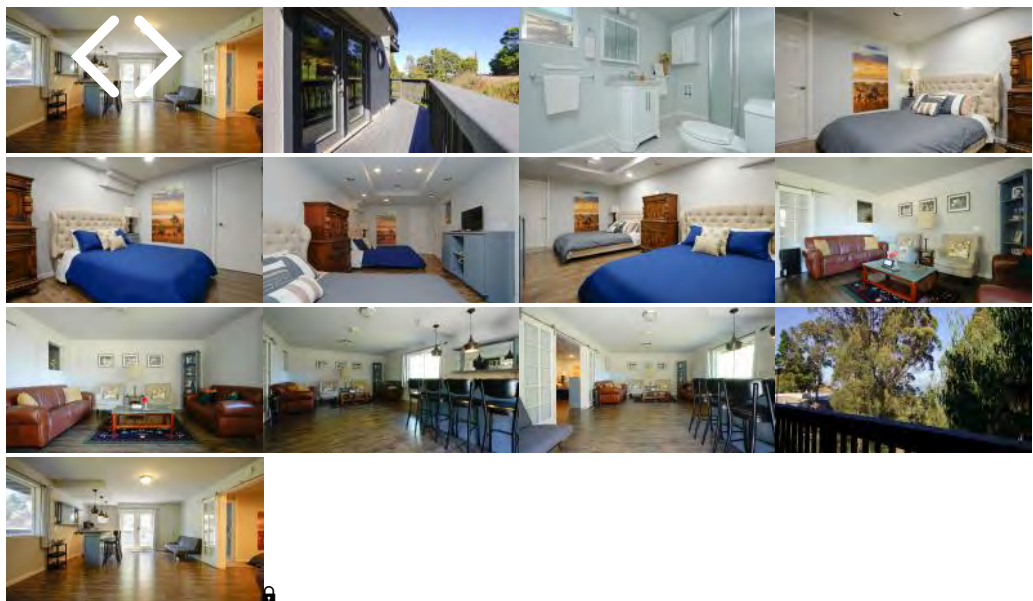
10





+12 photos

@ Marbella Lane Eco Friendly Treehouse, SFO



9.0 Superb

19 reviews

What guests loved the most:

"The Tree house was perfect! The house is located in a quite and peaceful area. The house was very clean, nice decor, and very cozy! If I had to recommend it, YES for sure!"



Margaret

United States

"Landlord often contacted us and asked if everything was right. Filled us up very well"

Translated by Booking.com - Show original



Gerd

Germany

"Relatively modern structure, excellent for groups of 4/6 people (sofa bed). There is no full kitchen but fridge, microwave and iron are available. If you want, they also have a swimming pool (not in the structure, you have to move around) and a washing machine (also on request). Friendly and helpful staff (we did everything by email)."

Translated by [Booking.com](#) - [Show original](#)

Nicola
 Italy

"Property was isolated from the city. Really relaxing and quiet. Fresh air is the best."

Herminio
 Philippines

"Comfortable and cute. The host was very friendly."

Stacy
 United States

"Bed linens were amazing. Beautiful area & very safe. Planning on staying again in the future!!"

C
 United States

"We loved the location up on the hillside overlooking the Bay! Great location for what we were wanting to do in the Bay Area."

Leslie
 United States

"The great thing is that you don't need Keys. Marbella gave me a code to punch in and boom we were in. Super close to the free way. Very private and away from people. The little house was cute and my girlfriend instantly loved the place. She comes down to Visit me during the week here in the city because I work out of town. So we're always looking for deals on rooms to stay at. I think we will definitely come back again. Absolutely loved this place and everything about it. The location is perfect. Close to Brisbane and South City."

Anthony
 United States

"Clean, safe, close to everything we wanted to do in San Francisco. Hosts went above & beyond to make sure we had everything we needed & communication was excellent."

Anonymous
 United States

Categories:

- Staff 9.1
- Facilities 8.7
- Cleanliness 9.5
- Comfort 9.6
- Value for money 8.7
- Location 8.6
- Free WiFi 10

High score for Brisbane

×



Whole house

796 ft²

Size



Sea view



Free WiFi



Balcony

You're eligible for a Genius discount at @ Marbella Lane Eco Friendly Treehouse, SFO! To save at this property, all you have to do is [sign in](#).

Boasting sea views, @ Marbella Lane Eco Friendly Treehouse, SFO provides accommodation with a patio and a coffee machine, around 6.2 miles from Speakeasy Brewery. Featuring free private parking, the holiday home is in an area where guests can engage in activities such as hiking and fishing.

This holiday home with garden views features parquet floors, 1 bedroom and 1 bathroom with a shower and a hairdryer. Towels and bed linen are featured.

The holiday home offers a sun terrace. A car rental service is available at Eco Friendly Treehouse - San.

The nearest airport is San Francisco International Airport, 6.2 miles from the accommodation.

@ Marbella Lane Eco Friendly Treehouse, SFO has been welcoming Booking.com guests since 2 Oct 2016.

Distance in property description is calculated using © OpenStreetMap

[Missing some information?](#) /

Property highlights

- Top location: Highly rated by recent guests (8.6)
- Free private parking available on-site

Most popular facilities

Free parking

Availability

We Price Match

When would you like to stay at @ Marbella Lane Eco Friendly Treehouse, SFO?

Check-in date

Check-out date

Rooms Adults Children



Lock in a great price for your upcoming stay

Get instant confirmation with FREE cancellation on most rooms!

Guest reviews

Superb · 19 reviews

[Read all reviews](#)

Categories:

- Staff 9.1
- Facilities 8.7
- Cleanliness 9.5

- Cleanliness ↑9.9
- Comfort ↑9.6
- Value for money ↑8.7
- Location ↑8.6
- Free WiFi ↑10

↑ High score for Brisbane

Select topics to read reviews:

Location +

Quiet +

Clean +

Bed +

Kitchen +

See what guests loved the most:

 Margaret

 United States

"The Tree house was perfect! The house is located in a quite and peaceful area. The house was very clean, nice decor, and very cozy! If I had to recommend it, YES for sure!"

 Gerd

 Germany

"Landlord often contacted us and asked if everything was right. Filled us up very well"

Translated by [Booking.com](#) - [Show original](#)

 Nicola

 Italy

"Relatively modern structure, is no full kitchen but fridge, mi also have a swimming pool (n wash..."

Translated by [Booking.com](#) -




Property questions and answers

Looking for more info? Send a question to the property to find out more.



Managed by MARBELLA LANE

Company review score: 8.7 Based on 194 reviews from 70 properties

 70 managed properties

Company information

Managed by | [Marbella Lane](#) | [Full-service vacation rental property management](#) | Top 1% performer by AirDNA

Property information

Note: Smoking, events/parties are *STRICTLY* prohibited, Security Deposit at Risk! Potential for noise: [This is a condominium complex](#) Brisbane midway between SF Intl Airport, and San Francisco! **Perfect for Tech Conferences in SF** • [800 sq ft](#) • sanitized, self-checkin (contact free) • midtown market (0.5 mile) open till midnight • WiFi, directTV ultimate all package w/ 225+ channels • parking is reserved for you • washer/dryer upon request • Uber is easy and convenient • 5min to Sfo • 20min to downtown Sf • heated community outdoor pool 5 min drive • extremely safe neighborhood • this is a green, solar accommodation The space [Marbella Lane](#) | [Full-service vacation rental property management](#) | Top 1% performer [1 bedroom](#) • [1 bath](#) • [NOT a kitchen, it is a bar setup](#), Cups, wine glasses, dishes, tableware, a few cooking pots, coffee machine, microwave and small size fridge are available to use. Please see picture. • Nestled in San Bruno mountains, surrounded by dense lush trees, wild flowers, birds yet ideally located near highway 101, caltrain, Bart/cartrain shuttle, the peninsula, silicon Valley, san francisco, and sf

Neighbourhood information

The Neighborhood Brisbane Hills is Safe, Quiet, and Friendly with unique homes sharing it's border with San Francisco, and within minutes away from San Francisco International Airport. It is also known as City Of Stars wherein during Xmas holidays many of the residents light huge stars, a tradition that can be traced back to several decades. Brisbane Downtown is small, offering coffee shop and excellent restaurants. Our place sits on a private road with few neighbors down. Glorious Views of Sunrise from San Bruno State Park if you're able to wake up early. Or in the evening for a Spectacular Views of San Francisco Sunset, they call it a wonder of a Thousand PinkSparkles across the Bay. Getting Around Our place within minutes from highway 101 & 280, down the hill where you can catch train or bus (San Bruno Ave & Annis Rd), nonetheless, please check the schedule since it is not a busy line, also it requires a mile or less walk uphill. We highly recommend a rental car.

Languages spoken

Mandarin, [English](#)

Property surroundings *

[Great location - show map](#)

Restaurants & cafes

Restaurant Downtown Brisbane	0.6 miles
------------------------------	-----------

Cafe/bar Madhouse Coffee	0.6 miles
--------------------------	-----------

Closest airports

San Francisco International Airport	4.3 miles
-------------------------------------	-----------

Oakland International Airport	10.1 miles
-------------------------------	------------

Mineta San Jose International Airport	33.6 miles
---------------------------------------	------------


* All distances are measured in straight lines. Actual travel distances may vary.

[Are you missing any information about this area? /](#)

Facilities of @ Marbella Lane Eco Friendly Treehouse, SFO

Most popular facilities

most popular amenities

 Free parking

Parking

Free private parking is possible on site (reservation is not needed).

- ✓ Street parking
- ✓ Secured parking

Internet

WiFi is available in all areas and is free of charge.

Kitchen

Freedom to eat when you want

- ✓ Cleaning products
- ✓ Toaster
- ✓ Microwave
- ✓ Refrigerator

Bedroom

- ✓ Linen
- ✓ Wardrobe or closet

Bathroom

- ✓ Toilet paper
- ✓ Towels
- ✓ Bath or shower
- ✓ Private bathroom
- ✓ Toilet
- ✓ Free toiletries
- ✓ Hairdryer
- ✓ Shower

Living Area

Space for everyone to be together

- ✓ Sofa
- ✓ Seating Area
- ✓ Desk

Media & Technology

Fun for everyone under one roof

- ✓ Cable channels
- ✓ TV

Room Amenities

Extra comfort

- ✓ Socket near the bed
- ✓ Sofa bed
- ✓ Hardwood or parquet floors
- ✓ Private entrance

Outdoors

Sit back and relax

- ✓ Sun terrace
- ✓ Patio
- ✓ Balcony

Common areas

- ✓ Library

Food & Drink

- ✓ Tea/Coffee maker

Activities

- ✓ Horse riding Additional charge
- ✓ Bowling Additional charge
- ✓ Hiking
- ✓ Windsurfing Additional charge

- ✓ Fishing
- ✓ Golf course (within 3 km) Additional charge

ATTACHMENT F

Item B.

Outdoor & View

Enjoy the view

- ✓ Mountain view
- ✓ Garden view
- ✓ Sea view

Building characteristics

- ✓ Private apartment in building
- ✓ Semi-detached

Transport

- ✓ Public transport tickets
- ✓ Car hire

Reception services

- ✓ Invoice provided
- ✓ Express check-in/check-out

Cleaning services

- ✓ Laundry

✓ Miscellaneous

- ✓ Non-smoking throughout
- ✓ Heating
- ✓ Family rooms
- ✓ Non-smoking rooms

Safety & security

- ✓ Carbon monoxide detector

Languages spoken

- ✓ Mandarin
- ✓ English

[Missing some information? /](#)




Sustainable initiatives

This property has taken steps to provide more sustainable and environmentally friendly travel

House rules

@ Marbella Lane Eco Friendly Treehouse, SFO takes special requests - add in the next step!

 **Check-in** 16:00:00 00:00
Guests are required to show a photo identification and credit card upon check-in. You'll need to let the property know in advance what time you'll arrive.

 **Check-out** Until 11:00 hours

 **Cancellation/ prepayment**

Cancellation and prepayment policies vary according to accommodation type. Please **enter the dates of your stay** and check the conditions of your required room.

 **Refundable damage deposit**

A damage deposit of USD 250 is required on arrival. This will be collected by credit card. You should be reimbursed within 7 days of check-out. Your deposit will be refunded in full via credit card, subject to an inspection of the property.

Child policies

 **Children and beds**

Children of any age are welcome.
Children aged 6 years and above are considered adults at this property.

To see correct prices and occupancy information, please add the number of children in your group and their ages to your search.

Cot and extra bed policies

No cots or extra beds are available.

 **No age restriction**

There is no age requirement for check-in.
Booking.com takes your payment on behalf of the property for this stay, but make sure you have cash for any extras once you get there.

 **Payments by Booking.com**

 **Smoking**

Smoking is not allowed.

 **Parties**

Parties/events are not allowed



Quiet hours

Pets

Guests must be quiet between 22:00 and 08:00.

Pets are not allowed.

ATTACHMENT F

Item B.

The fine print

The room fees are required within 24 hours of booking. Otherwise, your booking will be cancelled if funds are not received timely. House Rules:- - Separate trash for recycling purposes. You can leave trash organized in the unit, our cleaner will take care. Or Close the external trash bins RACCOON belts tightly if you want to throw them, otherwise, RACCOON will make a mess. - Only Registered guest can stay overnight, ask approval if you have visitors. - Be respectful to other people who live in other units, Quiet Hours after 22:00. - Please no shoes inside of the house. - No smoking in or around the house. - No Events or parties allowed. - Due to nature environment, and near water, there are mosquito and others, please leave the door closed. - Parking is limited to one car, more parking as needed can be requested.



In response to Coronavirus (COVID-19), additional safety and sanitation measures are in effect at this property.

Guests are required to show a photo identification and credit card upon check-in. Please note that all Special Requests are subject to availability and additional charges may apply.

This property will not accommodate hen, stag or similar parties.


A damage deposit of USD 250 is required on arrival. This will be collected by credit card. You should be reimbursed within 7 days of check-out. Your deposit will be refunded in full via credit card, subject to an inspection of the property.

Screenshot printed at: 2/2/2022 9:16:45 AM

misterbab Brisbane  Help · Log in · Sign up · Covid-19  More · Guides · Events · Blog · EN · \$

Gay Accommodations Aug 11, 2021 7:32am US/Pacific





Home · Gay Accommodations · United States · Brisbane · @ Marbella Lane - Flamingo Lady | near SFO | Lndry



M
Marbella

@ Marbella Lane - Flamingo Lady | near SFO | Lndry
Brisbane, CA, United States · [View on map](#)

Entire Place · 4 guests · 2 bedrooms · 1 bathroom · 3 beds

HIGHLY RATED  Instant Booking   

About the place

Perfect for biz travelers to tech conferences, or family vacation! NO EVENTS OR PARTIES!

- 1,200 Sqft.
- sanitized, self-checkin (contact free)
- midtown market (0.5 mile) open till midnight
- private deck to enjoy lush trees, wild flowers, and birds
- full-kitchen for cooking
- fast & stable wifi
- directTV
- parking is reserved for you
- washer/dryer upon request
- Uber is easy and convenient
- 5min to Sfo
- 20min to downtown SF
- heated community outdoor pool 5 min drive
- extremely safe neighborhood
- this is a green, solar accommodation

Marbella Lane | Full-service vacation rental property management | Top 1% performer by AIRDNA

2 bedrooms · 1 bath · 1 kitchen

- Nestled in San Bruno mountains, surrounded by dense lush trees, wild flowers, birds yet ideally located near highway 101, caltrain, Bart/cartrain shuttle, the peninsula, silicon valley, san francisco, and sfo.

Note: This is a long term rentals for over 30 days!
Guests have access to the entire apartment during the stay, completely separate entrance to yourself but not accessible to other parts of the property.

Brisbane Hills is safe, quiet, and friendly with unique homes sharing its border with SF, and within minutes away from SFO. It is also known as City Of Stars wherein during Xmas holidays many of the residents light huge stars, a tradition that can be traced back to several decades. Brisbane Downtown is small, offering coffee shop and excellent restaurants.

Our place sits on a private road with few neighbors.

Glorious Views of Sunrise from San Bruno State Park if you're able to wake up early. Or in the evening for a Spectacular Views of San Francisco Sunset, they call it a wonder of a Thousand Pink Sparkles across the Bay.

Our place is within minutes from highway 101 & 280 and near Caltrain down the hill. There is a bus (San Bruno Ave & Annis Rd), but please check the schedule since it is not a busy line. It also requires about a mile walk uphill.

We recommend a rental car.

Uber/Lyft (downloadable app on smartphone)
- \$15 from airport
- \$20 to SF

Use the below codes for first-time users:
- For \$20 in Uber credit, use my code - lyq4
- For \$20 in Lyft credit, use my code - daniel4661

Hey, avid hikers or trees huggers - Brisbane is near these awesome hiking trails, or your wilderness wonderland :) Enjoy!

Muir Woods · 45 miles
Stinson Beach · 52 miles
Napa · 64 miles
Point Reyes · 87 miles
Carmel-by-the-Sea · 116 miles
Big Sur · 154 miles
Lake Tahoe · 237 miles
Yosemite · 216 miles

FOR MEMBERS ONLY
Other misterbab travelers will be staying in Brisbane on those dates.
[Sign up and connect with them!](#)

[Report this listing](#)

Instant Booking
or
[Contact host](#)

Your credit card won't be charged at this stage

Additional note:-

CANCELLATION POLICY: Specific Cancellation policy applies on each platforms. NO Refund within 60 days of check-in, if you book on our website. Security Deposit (\$500 USD)

NO PARTIES OR EVENTS. Deposit will be on-hold, reservation will be Cancelled. COPS will be Called, and Legal Actions will be taken, if you choose to throw a party at our property! Outside furnitures, and decorations are NOT allowed.

Keep outside noise to a minimum after 10pm. Ask for approval if you've visitors, and additional guests fees applies.

Exterior security cameras monitoring in place, so please check your guests count for accuracy at the time of your reservation! Violation to this rule will result in immediate eviction.

Groups of visitors, and party size visitors are not allowed.

As a friendly reminder, if you've any issues during your stay, please bring to our attention. We would love to fix it for you right away. Any refunds on Cleaning or Nightly Rate will not be authorized after check out, and we have a very strict no-smoking policy. Any traces of smoking inside the unit will result in a penalty of \$500 USD.

In response to the coronavirus (COVID-19), additional safety and sanitation measures are currently in effect at this property.

Amenities

Kitchen

Parking

Dryer

Dishwasher

Heating

Essentials

More amenities

Availability - misterb&b travelers to connect with



About the host

Marbella



Member since: November 2019
 Response rate: 98% / Response time: < 2h
 Spoken languages: English, 中文

Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNAView profile >

Protect your payments: never communicate outside of misterb&b (website or app) and never transfer money outside our secure system.

Marbella works for a gay-friendly agency selected by misterb&b

Because we foster the largest community of global gay travelers, we want to ensure all are welcome anywhere we go. Full apartments are in high demand around the world. To help ensure you can travel and feel welcome anywhere, in addition to our gay and gay-friendly hosts, we've selected agencies to offer apartments in cities across the world.

Because gay is in our DNA we ask each agency to affirm their welcoming attitude and acceptance of our community by agreeing to the charter below:

Agency Charter

- ✓ Checking this box certifies that the management and staff of your agency welcome all people regardless of their sexual orientation or gender identity or expression
- ✓ Further you agree to challenge homophobic and transphobic behavior and ensure a positive and welcoming environment for our guests
- ✓ Through a courteous attitude, excluding judgment, your agency will work to ensure a peaceful stay for its LGBTQ clientele (information, safety, quality of service and discretion)

Property rules & conditions

Check-in: from 4pm

Checkout: to 11am

Extra per guest: \$25 per night after 2 guest(s)

Minimum stay: 30 nights

Cleaning fees: \$80

Cancellation policy: Strict cancellation policy means: 70% refund up to 14 days before confirmed arrival date, then 30% up to 1 day prior to the confirmed check-in date. In both cases, the refund excludes misterb&b service fee paid by the guest and by the host. If the stay is interrupted, the guest will have no right to receive a refund.

Deposit: \$250 USD

Show less

Reviews

Be the first to review this property!

The hosts took the time to best showcase their accommodation. Their home is now ready for your stay and they look forward to welcoming you as their first misterb&b guest!



When booking with misterb&b, you help support organizations fighting for LGBTQ rights around the world.

Find out about Mitter for Good initiative in the footer and help start building tomorrow's world by making a donation.

Supporting the community is not just about survival, it's also about thriving, empowering and making a difference.

Marbella's location and Brisbane gay map

Marbella's accommodation is located in Brisbane, CA, United States

The exact location is only disclosed once a booking is confirmed.

Click below to see Marbella's neighborhood and gay places nearby

[See location map](#)

[See gay map](#)

[Complete gay city guide for BRISBANE](#)

Common questions

What if I have questions about the property before I book?

Why should I book through misterb&b?

Do I need to pay for a security deposit?

How can I tell if a reservation is accepted or confirmed?

Marbella's other accommodations

[See all](#)

@ Marbella Lane - SJ
Designer Home | 3BR |
Ldry+P
★ Entire place • San Jose •
Wi-Fi • Parking • A/C conditioning

@ Marbella Lane - 6BR SFR
| DTWN SJ | Laundry + P
★ Entire place • San Jose •
Wi-Fi • Parking • Pets allowed

@ Marbella Lane - Mountain
View Studio
★ Entire place • Honolulu •
Wi-Fi • Pool • Parking

@ Marbella Lane - Breezy
Head Beach Hotel
★ Entire place • Honolulu •
Wi-Fi • Parking • Air conditioning

Similar accommodations in Brisbane

[More gay accommodations](#)

Spacious bright bedroom in
a warm/ cozy home
★ Private room • Daly City
Rated Wonderful 4.67 (3 reviews)
Wi-Fi • Gym • Heating

@ Marbella Lane - 3BR
Penthouse Executive Suite |
SFQ | Parking
★ Private room • Brisbane
Wi-Fi • Parking • A/C conditioning

@ Marbella Lane - 6BR |
Mission St. near SF | Ldry
★ Entire place • Daly City
Wi-Fi • Kitchen • Heating

Halekips - Beautiful
Victorian Guest Home
★ Entire place • South San Francisco •
Wi-Fi • Parking • Kitchen

Interested in more accommodations around Brisbane?

[South Brisbane](#)

[New Farm](#)

[Ashgrove](#)

[East Brisbane](#)

[Norman Park](#)

[Bulimba](#)

Explore
Gay travel
Gay beaches
Gay guides
Gay hotels
Gay Pride
Gay clothing optional

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Ranking criteria

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Receive gay travel tips & discounts. Subscribe now!

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[LGBTQ Community](#)
[Mister for good](#)

Partnerspace characteristics

[Channel managers](#)
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[GUMI listings](#)

Contact & Help

[Need information? Consult our \[FAQ\]\(#\)](#)

Book with a tap. Download our app now.

Download on the App Store

GET IT ON Google play

ATTACHMENT F

INUTROSTI

Hi there!

We're the cookies

We waited to be sure this website interested you before knocking, but now we need to know if we can accompany you during your visit.

Click "I want to choose" to change settings.

We respect your privacy, here's how.

No, thanks

I want to choose

Print

Secure p

VISA

Experience a More Welcoming World

With misterB&B, experience a more welcoming world. From private rooms and apartments to LGBTQ-friendly hotels, you have the option to stay in the heart of gay districts as well as other neighborhoods in the places you visit. A loft in SoHo, a shared room in Barcelona or in the Castro, a gay-friendly hotel in Le Marais or in Chelsea, experience misterB&B in all gay travel destinations! Activate the connection option on your profile and connect with other misterB&B travelers at your destination city or hotel. Problems with misterB&B? Please refer to our Help Center. misterB&B is not affiliated, endorsed, or otherwise associated with Airbnb.

Screenshot printed at: 2/2/2022 9:17:45 AM

Brisbane

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[Blog](#)
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[\\$](#)

May 21, 2021 6:08pm US/Pacific

Gay Accommodations

Home / Gay Accommodations / United States / Brisbane / @ Marbella Lane - Treehouse | Work Remotely | SFO

@ Marbella Lane - Treehouse | Work Remotely | SFO

Brisbane, CA, United States - [View on map](#)

Entire Place 6 guests 1 bedroom 1 bathroom 3 beds

HIGHLIGHTS: [Instant booking](#) [Wi-Fi](#) [PARKING](#)

About the place

Perfect for biz travelers to tech conferences, or family vacation! NO EVENTS OR PARTIES!

- 800 sq ft
- sanitized, self-checkin (contact free)
- midtown market (0.5 mile) open till midnight
- directTV
- fast & stable wifi
- parking is reserved for you
- washer/dryer upon request
- Uber is easy and convenient
- 5min to Sfo
- 20min to downtown Sf
- heated community outdoor pool 5 min drive
- extremely safe neighborhood
- this is a green, solar accommodation

Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA

1 bedroom • 1 bath

- NOT a kitchen, it is a bar setup, Cups, wine glasses, dishes, tableware, a few cooking pots, coffee machine, microwave and small size fridge are available to use. Please see picture.
- Nestled in San Bruno mountains, surrounded by dense lush trees, wild flowers, birds yet ideally located near highway 101, caltrain, Bart/cartrain shuttle, the peninsula, silicon Valley, san francisco, and sfo

Guests have access to the entire apartment during the completely separate entrance to yourself but not accessible to other parts of the

Add dates for prices

Check-in - Checkout 1

INSTANT BOOKING

or

Contact host

Your credit card won't be charged at this stage

FOR MEMBERS ONLY
Other misterb&b travelers will be staying in Brisbane on those dates.
[Sign up and connect with them!](#)

[Report this listing](#)

entrance to yourself but not accessible to other parts of the property.

Brisbane Hills is safe, quiet, and friendly with unique homes sharing its border with SF, and within minutes away from SFO. It is also known as City Of Stars wherein during Xmas holidays many of the residents light huge stars, a tradition that can be traced back to several decades. Brisbane Downtown is small, offering coffee shop and excellent restaurants.

Our place sits on a private road with few neighbors.

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Our place is within minutes from highway 101 & 280 and near Caltrain down the hill. There is a bus (San Bruno Ave & Annis Rd), but please check the schedule since it is not a busy line. It also requires about a mile walk uphill.

We recommend a rental car.

Uber/Lyft (downloadable app on smartphone)

- \$15 from airport
- \$20 to SF

Use the below codes for first-time users:

- For \$20 in Uber credit, use my code - iyql4
- For \$20 in Lyft credit, use my code - daniel4661

Hey, avid hikers or trees huggers - Brisbane is near these awesome hiking trails, or your wilderness wonderland :) Enjoy!

Muir Woods • 45 miles

Stinson Beach • 52 miles

Napa • 64 miles

Point Reyes • 87 miles

Carmel-by-the-Sea • 116 miles

Big Sur • 154 miles

Lake Tahoe • 237 miles

Yosemite • 216 miles

Additional note:-

CANCELLATION POLICY: Specific Cancellation policy applies on each platforms. NO Refund within 60 days of check-in, if you book on our website.

Security Deposit (\$500 USD)

—

NO PARTIES OR EVENTS. Deposit will be on-hold, reservation will be Cancelled. COPS will be Called, and Legal Actions will be taken, if you choose to throw a party at our property! Outside furnitures, and decorations are NOT allowed.

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Exterior security cameras monitoring in place, so please check your guests count for accuracy at the time of your reservation! Violation to this rule will result in immediate eviction.

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—

As a friendly reminder, if you've any issues during your stay, please bring to our attention. We would love to fix it for you right away. Any refunds on Cleaning or Nightly Rate will not be authorized after check out, and we have a very strict no-smoking policy. Any traces of smoking inside the unit will result in a penalty of \$500 USD.


—

In response to the coronavirus (COVID-19), additional safety and sanitation measures are currently in effect at this property.

Amenities

 Parking

 Dryer

 Heating

 Essentials

 Family/kids friendly

 TV

[More amenities](#)

Availability - misterb&b travelers to connect with

MAY 2021							JUNE 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

About the host

Marbella



Member since: November 2019

Response rate: 97% / Response time: < 2h

Spoken languages: English, 中文

Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNAView [profile](#) >

Protect your payments: never communicate outside of misterb&b (website or app) and never transfer money outside our secure system.

Marbella works for a gay-friendly agency selected by misterb&b

Because we foster the largest community of global gay travelers, we want to ensure all are welcome anywhere we go. Full apartments are in high demand around the world. To help ensure you can travel and feel welcome anywhere, in addition to our gay and gay-friendly hosts, we've selected agencies to offer apartments in cities across the world.

Because gay is in our DNA we ask each agency to affirm their welcoming attitude and acceptance of our community by agreeing to the charter below:

Agency Charter

- ✓ Checking this box certifies that the management and staff of your agency welcome all people regardless of their sexual orientation or gender identity or expression
- ✓ Further you agree to challenge homophobic and transphobic behavior and ensure a positive and welcoming environment for our guests
- ✓ Through a courteous attitude, excluding judgment, your agency will work to ensure a peaceful stay for its LGBTQ clientele (information, safety, quality of service and discretion)

Property rules & conditions

Check-in: from 4pm

Checkout: to 11am

Extra per guest: \$25 per night after 2 guest(s)

Minimum stay: 1 night

Cleaning fees: \$80

Cancellation policy: Strict cancellation policy means: 70% refund up to 14 days before confirmed arrival date, then 30% up to 1 day prior to the confirmed check-in date. In both cases, the refund excludes misterb&b service fee paid by the guest and by the host. If the stay is interrupted, the guest will have no right to receive a refund.

Deposit: \$250 USD

[Show less](#)

Reviews

Be the first to review this property!

The hosts took the time to best showcase their accommodation. Their home is now ready for your stay and they look forward to welcoming you as their first misterb&b guest!

When booking with misterb&b, you help support organizations fighting for LGBTQ rights around the world.

Find out about Mister for Good initiative in the footer and help start building tomorrow's world by making a donation.

Supporting the community is not just about survival, it's also about thriving, empowering and making a difference.

Marbella's location and Brisbane gay map

Marbella's accommodation is located in Brisbane, CA, United States

The exact location is only disclosed once a booking is confirmed.

Click below to see Marbella's neighborhood and gay places nearby

[See location map](#)
[See gay map](#)
[Complete gay city guide for BRISBANE »](#)

Common questions

What if I have questions about the property before I book?

Why should I book through misterb&b?

Do I need to pay for a security deposit?

How can I tell if a reservation is accepted or confirmed?

Marbella's other accommodations

[See all »](#)

@ Marbella Lane & JTHAVN
- Joshua Tree Remote
[Desert Bubble Stargazing](#)
⚡ Entire place • Joshua Tree
Wi-Fi • Hot tub • Parking

@ Marbella Lane - 3BR SFR
2Floor | DTWN SJ | Ldry
⚡ Entire place • San José
Wi-Fi • Parking • Pets allowed

@ Marbella Lane - Executive Suite | Steps to Beach
⚡ Entire place • Honolulu
Wi-Fi • Pool • Air conditioning

@ Marbella Lane - 3BR Penthouse Executive Suite |
[SFO | Parking](#)
⚡ Entire place • Brisbane
Wi-Fi • Parking • Kitchen

Similar accommodations in Brisbane

[More gay accommodations »](#)

Furnished twin room near
Bart station

Twin bed in a 2 people
shared room/LAKEVIEW

Lakeview/Shared room for
2/Free Laundry&WIFI

Furnished 2people shared
room at Outpost Coliving

Shared room • San Francisco
Wi-Fi • Kitchen • Washer

Shared room • San Francisco
Wi-Fi • Air conditioning • Kitchen

Shared room • San Francisco
Wi-Fi • Kitchen • Washer

Shared room • San Francisco
Wi-Fi • Kitchen • Washer

ATTACHMENT F

Item B.

Interested in more accommodations around Brisbane?

South Brisbane

New Farm

Ashgrove

East Brisbane

Norman Park

Bulimba

Explore
Gay travel
Gay beaches
Gay guides
Gay hotels
Gay Pride
Gay clothing optional
Tags

Pride
LGBTQ Community
Mister for good

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Ranking criteria
Marketplace
characteristics
Channel managers
Investors
misterb&b reviews

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Gay Gift Card
Goodies

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Your email

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Hi there!
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We waited to be sure this website interested you before knocking. But now we need to know if we can accompany you during your visit

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We respect your privacy, here's how.

Consents certified by axepio

No, thanks

I want to choose

OK!

RGPD

Experience a More Welcoming World

With misterb&b, experience a more welcoming world. From private rooms and apartments to LGBTQ-friendly hotels, you have the option to stay in the heart of gay districts as well as other neighborhoods in the places you visit. A loft in Soho, a shared room in Barcelona or in the Castro, a gay-friendly hotel in Le Marais or in Chelsea, experience misterb&b in all gay travel destinations! Activate the connection option on your profile and connect with other misterb&b travelers at your destination city or hotel! Problems with misterb&b? Please refer to our Help Center. misterb&b is not affiliated, endorsed, or otherwise associated with Airbnb.

Screenshot printed at: 2/2/2022 9:12:45 AM

from TripAdvisor

My shortlist
\$ USD
Manage your booking
Help
Sign in
List your property

* Marbella Lane - 3BR Penthouse Executive Suite | SFO | Parking

Home
Vacation Rentals
United States
California
Brisbane
Brisbane Hotel apartment: Home 9501400

Jan 20, 2022 1:01pm PT

Share
Save

1 / 60

* Marbella Lane - 3BR Penthouse Executive Suite | SFO | Parking – Home 9501400

Hotel apartment
3 bedrooms
sleeps 6

min stay varies

BOOK WITH CONFIDENCE.

Pay on FlipKey to get Payment Protection for this rental. Never pay by bank or wire transfer.

KEY INFO

Not suitable for children
No pets allowed
Air conditioning
Private garden

Description from manager

Perfect for biz travelers to tech conferences, or family vacation! NO EVENTS OR PARTIES!
STR21-00002

• 2,000 Sqft.

• sanitized, self-checkin (contact free)

• 180 degree bay-views and tree views, if you love nature, this is it!

• penthouse on the top floor /w a separate entry (completely separate unit downstairs on the 2nd floor)

• newly renovated, enjoy views from your tub

• midtown market (0.5 mile) open till midnight

• Full Kitchen for cooking

• DirecTV

• fast & stable wifi

• Our Parking is reserved for You

• Washer/Dryer available

• Uber is easy and convenient

• 5min SFO, 20min SF

• Extremely Safe neighborhood

• this is a green, solar accommodation

Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA

3 bedrooms • 2.5 baths • 1 kitchen

• Nestled in San Bruno mountains, surrounded by dense Lush Trees, Wild Flowers, Birds yet ideally located near Highway 101, Caltrain,

From

\$201 /night

Check-in
Check-out

Book now

Contact manager

Book online with Payment Protection



[Less](#)

BED & BATHROOM

 Bedroom 1: Full bed
 Bedroom 2: 2 Twin beds
 Bedroom 3: 2 Full beds
 Beds in other rooms: 5 Full beds Sofa beds
 2 Twin beds

 2 Full baths

AMENITIES

 Wireless Internet
  Air conditioning


 Private garden
  Patio

[Less](#)

ACCESS

 Parking
  Not suitable for wheelchair users


POLICIES

 **Check in time:** 16:00, **Check out time:** 11:00
 If you have any questions about check-in or check-out times, please contact the owner/manager.

Payment

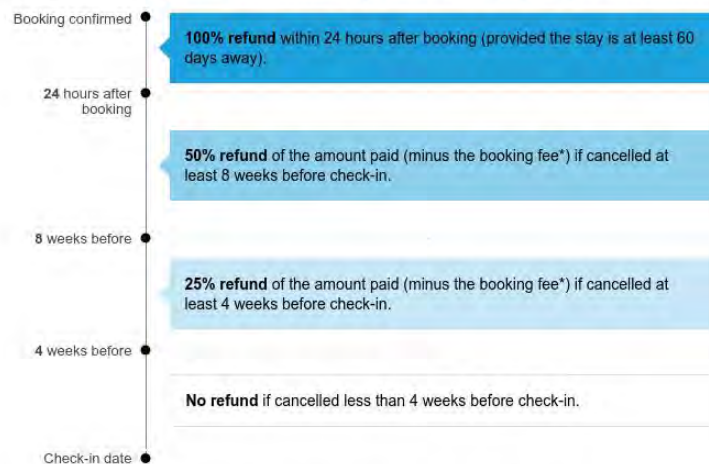
This rental can only be paid for online through FlipKey using your credit/debit card or PayPal (never by bank or wire transfer).

Damage deposit: \$500.00

 **Smoking**
 No smoking at this property

CANCELLATIONS

Change of plans? No problem. You could receive a partial or full refund, depending on when you cancel.



* The booking fee is stated in the cancellation policy information on the payment page. This fee helps us run our secure platform and enables us to provide 24/7 customer support

About the manager

Marbella Lane Corporation

Tourist License
47-1798100

Average reply time: 21 minutes

Response rate: 90%

Calendar last updated: 20 Jan 2022

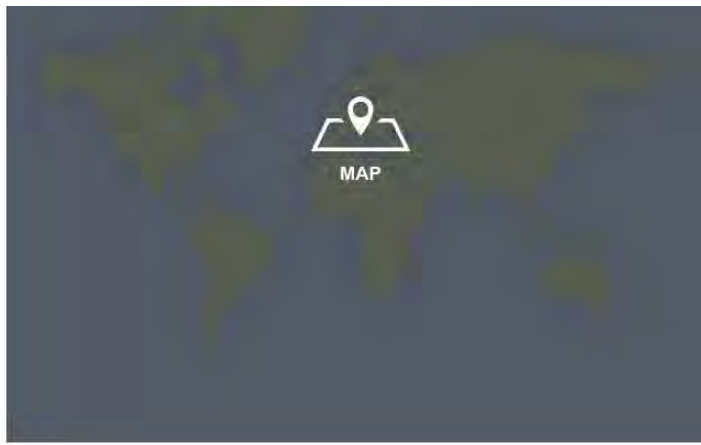
Years listed: 3

Based in: United States

Languages spoken: English

Map





Reviews

Have you stayed here?

This vacation rental hasn't got any reviews yet. The average rating on FlipKey is four out of five. This place could be newly added or perhaps it's a well kept secret. Either way, it's time to reveal all.

FAQs

- [How do I find more info about the property?](#)
- [What if I have questions before I book?](#)
- [How do I contact the property manager?](#)
- [What's the difference between 'Book your stay' and 'Contact the owner/manager'?](#)
- [What is a booking request?](#)
- [How do I know my booking is safe?](#)
- [How do I know what it will cost for my stay?](#)
- [How do I know if my booking request has been accepted?](#)
- [How do I pay for my vacation?](#)
- [Why can't I call the property manager before booking?](#)
- [How do damage deposits work?](#)
- [How can I view and manage my booking?](#)
- [How do I pay the balance of my booking?](#)
- [How can I withdraw my booking request?](#)
- [How do I cancel my booking?](#)
- [How do I make changes to my booking?](#)
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Genuine guest feedback from 100,000+ reviews



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When you pay online with PayPal or by credit/debit card



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Know where you're staying within 24 hours

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4,666 properties

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[Massachusetts](#)
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[California](#)
8,175 properties

[South Carolina](#)
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[New Jersey](#)
2,690 properties

[Arizona](#)
2,251 properties

[Georgia](#)
1,978 properties

[Texas](#)
5,150 properties

[North Carolina](#)
4,502 properties

[Tennessee](#)
2,587 properties

[New York](#)
2,178 properties

[Missouri](#)
1,734 properties

Alabama
1,583 properties
Oregon
1,193 properties
[Start a new search](#)

Washington
1,348 properties
Virginia
1,109 properties

Big Bear Region
1,211 properties

ATTACHMENT F

Item B.

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AS FEATURED IN USA TODAY AND
RECOMMENDED BY TRAVEL + LEISURE IN
ITS ANNUAL VILLA GUIDE:



FlipKey Elsewhere



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Screenshot printed at: 2/2/2022 9:20:45 AM

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FLIPKEY from **TRIPADVISOR** My shortlist \$ USD Manage your booking Help May 13, 2021 2:34am PT

* Marbella Lane - Flamingo Lady | near SFO | Lndry
 Home Vacation Rentals United States California Brisbane Brisbane House: Home 9496245 9 Brisbane Rentals



*** Marbella Lane - Flamingo Lady | near SFO | Lndry – Home 9496245**

House 2 bedrooms sleeps 5 min stay varies

BOOK WITH CONFIDENCE.
 Pay on FlipKey to get Payment Protection for this rental. Never pay by bank or wire transfer.

KEY INFO

- Not suitable for children
- No pets allowed
- Private garden

Description from manager
 Perfect for biz travelers to tech conferences, or family vacation! NO EVENTS OR PARTIES!

- 1,200 Sqft.
- sanitized, self-checkin (contact free)
- midtown market (0.5 mile) open till midnight
- private deck to enjoy lush trees, wild flowers, and birds
- full-kitchen for cooking
- fast & stable wifi
- direcTV
- parking is reserved for you
- washer/dryer upon request
- Uber is easy and convenient
- 5min to Sfo
- 20min to downtown Sf
- heated community outdoor pool 5 min drive
- extremely safe neighborhood
- this is a green, solar accommodation

Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA

2 bedrooms • 1 bath • 1 kitchen

- Nestled in San Bruno mountains, surrounded by dense lush trees, wild flowers, birds yet ideally located near highway 101, caltrain, Bart/cartrain shuttle, the peninsula, silicon valley, san francisco, and sfo.

RFD & BATHROOM

From \$155 /night


Check-in Check-out

2 guests

Book now

Contact manager

Book online with Payment Protection

 Bedroom 1: Full bed
 Bedroom 2: 2 Twin beds
 Beds in other rooms: Twin bed


 1 Full bath

AMENITIES

- | | |
|---|---|
|  Wireless Internet | <input checked="" type="checkbox"/> Private garden |
| <input checked="" type="checkbox"/> Patio | <input checked="" type="checkbox"/> Internet access |
| <input checked="" type="checkbox"/> Central heating | <input checked="" type="checkbox"/> Stove |
| <input checked="" type="checkbox"/> Fridge | <input checked="" type="checkbox"/> Microwave |
| <input checked="" type="checkbox"/> Toaster | <input checked="" type="checkbox"/> Dishwasher |
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Clothes dryer |
| <input checked="" type="checkbox"/> Iron | <input checked="" type="checkbox"/> TV |
| <input checked="" type="checkbox"/> Satellite TV | <input checked="" type="checkbox"/> Linen provided |
| <input checked="" type="checkbox"/> Towels provided | |

[Less](#)

ACCESS

-  Parking
 ☒ Not suitable for wheelchair users

POLICIES

 **Check in time:** 16:00, **Check out time:** 11:00

If you have any questions about check-in or check-out times, please contact the owner/manager.

Payment

This rental can only be paid for online through FlipKey using your credit/debit card or PayPal (never by bank or wire transfer).

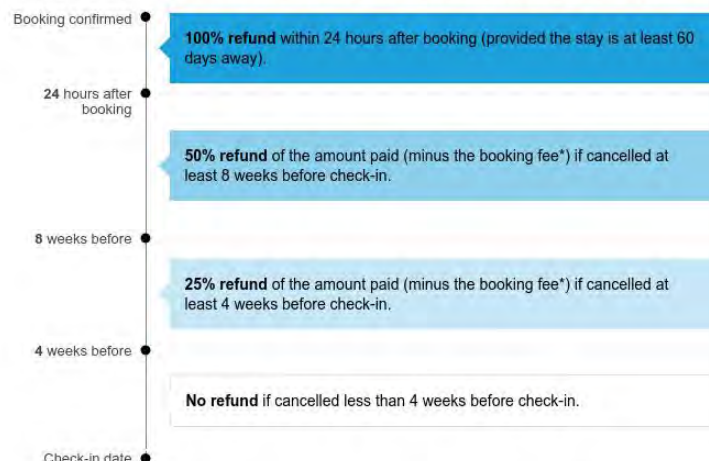
Damage deposit: \$250.00

☒ Smoking

No smoking at this property

CANCELLATIONS

Change of plans? No problem. You could receive a partial or full refund, depending on when you cancel.



* The booking fee is stated in the cancellation policy information on the payment page. This fee helps us run our secure platform and enables us to provide 24/7 customer support

About the manager

Marbella Lane Corporation


Tourist License
47-1798100

Average reply time: 11 minutes

Response rate: 100%

Calendar last updated: 13 May 2021

Years listed: 2

Overall rating: 

Languages spoken: English

Map



Availability

Calendar last updated: 13 May 2021

May 2021							June 2021							July 2021						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1			1	2	3	4	5					1	2	3
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24
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30	31																			
August 2021							September 2021							October 2021						
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15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
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November 2021							December 2021							January 2022						
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14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
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February 2022							March 2022							April 2022						
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	3	4	5	6	7
15	16	17	18	19	20	21	15	16	17	18	19	20	21	8	9	10	11	12	13	14
22	23	24	25	26	27	28	22	23	24	25	26	27	28	15	16	17	18	19	20	21
29	30						29	30	31					22	23	24	25	26	27	28
														29	30	31				

— = Unavailable

[See the next twelve months](#)

Reviews


Excellent – based on 2 reviews

[Write a review](#)

Excellent 2
 Very Good 0
 Average 0


average 
 Poor  0
 Terrible  0

“Mrs.”

 Reviewed 5 Nov 2018

We had an amazing time!
 The condo was extremely clean.
 The kitchen was my favorite spot. Also, you can turn the heat on in the restroom, by flipping on a switch.
 SO WORTH IT! Especially after coming...

“The landlord is very enthusiastic, the room is very clean, we have had a very pleasant two days, the car in the middle o”

 Reviewed 31 Jul 2018

The landlord is very enthusiastic, the room is very clean, we have had a very pleasant two days, the car in the middle of the problem and so on are the landlord help us to solve it, thank them very mu...

Response from the manager Thank You! Happy to Help!















Review 1-2 of 2

FAQs

- [How do I find more info about the property?](#)
- [What if I have questions before I book?](#)
- [How do I contact the property manager?](#)
- [What's the difference between 'Book your stay' and 'Contact the owner/manager'?](#)
- [What is a booking request?](#)
- [How do I know my booking is safe?](#)
- [How do I know what it will cost for my stay?](#)
- [How do I know if my booking request has been accepted?](#)
- [How do I pay for my vacation?](#)
- [Why can't I call the property manager before booking?](#)
- [How do damage deposits work?](#)
- [How can I view and manage my booking?](#)
- [How do I pay the balance of my booking?](#)
- [How can I withdraw my booking request?](#)
- [How do I cancel my booking?](#)
- [How do I make changes to my booking?](#)

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Recommended for you

<p> Excellent</p> <p>From \$239 /night </p> <p>San Francisco (1 bedroom cond... San Francisco, United States 1 bedroom / sleeps 4</p> <p>View Details</p>	<p> Excellent</p> <p>From \$135 /night </p> <p>Beautiful Victorian on quiet tree li... Alameda, United States 1 bedroom / sleeps 2</p> <p>View Details</p>	<p> Excellent</p> <p>From \$295 /night </p> <p>AMAZINGLY PERFECT S.F. Va... San Francisco, United States 3 bedrooms / sleeps 7</p> <p>View Details</p>
<p> Very Good</p> <p>From \$129 /night </p> <p>Modern Luxury Private SanFran ... San Francisco, United States 1 bedroom / sleeps 4</p> <p>View Details</p>	<p> Very Good</p> <p>From \$239 /night </p> <p>San Francisco (1 bedroom cond... San Francisco, United States 1 bedroom / sleeps 4</p> <p>View Details</p>	<p> Very Good</p> <p>From \$239 /night </p> <p>Wyndham Canterbury Resort (on... San Francisco, United States 1 bedroom / sleeps 4</p> <p>View Details</p>
<p> Excellent</p> <p>From \$185 /night </p> <p>cozy 2 BD 1 bath APT with SF vi... 2 bedrooms / sleeps 4</p> <p>View Details</p>		

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South Carolina

4,845 properties

Arizona

3,352 properties

New York

3,080 properties

Missouri

1,894 properties

Virginia

1,425 properties

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10,399 properties

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6,543 properties

Tennessee

3,665 properties

Utah

3,244 properties

Georgia

2,265 properties

Washington

1,818 properties

Pennsylvania

1,393 properties

Texas

7,681 properties

Hawaii

5,335 properties

Massachusetts

3,388 properties

New Jersey

3,197 properties

Alabama

1,992 properties

Oregon

1,643 properties

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OF HOME.

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FLIPKEY from **TRIPADVISOR** My shortlist \$ USD Manage your booking May 22, 2021 7:49am US/Pacific

* Marbella Lane - Treehouse | Work Remotely | SFO
Home - Vacation Rentals - United States - California - Brisbane - Brisbane House | Home | 9496244

*** Marbella Lane - Treehouse | Work Remotely | SFO - Home 9496244**

House 2 bedrooms sleeps 6 min stay varies

BOOK WITH CONFIDENCE.
Pay on FlipKey to get Payment Protection for this rental. Never pay by bank or wire transfer.

KEY INFO

- Not suitable for children
- No pets allowed
- Private garden

Description from manager

Perfect for biz travelers to tech conferences, or family vacation! NO EVENTS OR PARTIES!

- 800 sq ft
- sanitized, self-checkin (contact free)
- midtown market (0.5 mile) open till midnight
- DirecTV
- fast & stable wifi
- parking is reserved for you
- washer/dryer upon request
- Uber is easy and convenient
- 5min to Sfo
- 20min to downtown SF
- heated community outdoor pool 5 min drive
- extremely safe neighborhood
- this is a green, solar accommodation

Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA

1 bedroom • 1 bath

- NOT a kitchen, it is a bar setup. Cups, wine glasses, dishes, tableware, a few cooking pots, coffee machine, microwave and small size fridge are available to use. Please see picture.
- Nestled in San Bruno mountains, surrounded by dense lush trees, wild flowers, birds yet ideally located near highway 101, caltrain, Bart/cartrain shuttle, the peninsula, silicon Valley, san francisco, and glo

BED & BATHROOM

Bedroom 1: 2 Full beds
Bedroom 2: Twin bed
Beds in other rooms: Twin bed

1 Full bath

AMENITIES

- Wireless Internet
- Patio
- Central heating
- Microwave
- Washing machine
- Iron
- Satellite TV
- Private garden
- Internet access
- Fridge
- Toaster
- Clothes dryer
- TV
- Linen provided

ACCESS

Parking

POLICIES

Check in time: 16:00, Check out time: 11:00
If you have any questions about check-in or check-out times, please contact the owner/manager.

Payment

This rental can only be paid for online through FlipKey using your credit/debit card or PayPal (never by bank or wire transfer).

Damage deposit: \$250.00

Smoking

No smoking at this property

\$160 night

Check-in Check-out

2 guests

Book now

Contact manager

Book online with Payment Protection

Change of plans? No problem. You could receive a partial or full refund, depending on when you cancel.



Marbella Lane Corporation

Overall rating:

Languages spoken: English

Calendar last updated: 22 May 2021

May 2021							June 2021							July 2021						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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November 2021							December 2021							January 2022						
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February 2022							March 2022							April 2022						
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8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
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22	23	24	25	26	27	28	29	30												
29	30																			

— = Unavailable

See this next twelve months

 Average - based on 2 reviews

[Write a review](#)



"Amazing rental"

Reviewed 8 Aug 2018

My husband and I spent a weekend at the Treehouse. We had an amazing time. The host were responsive. The space was very spacious and clean. There was very easy access to major interstates to travel into SF, into San Jose, and the airport. The balcony was very nice with beautiful views. The area was very quite and relaxing. I would recommend this place. I would personally love to come back here!

Response from the manager Thank You Catherine M!

"Complete Misrepresentation"

Reviewed 26 Jul 2018

We visited San Francisco; we were exhausted from the drive that we decided to stay the night and head back in the afternoon the following day.

My partner booked a room with Airbnb the same day, therefore this was not something booked in advance, the booking which based on the description on the site, stated it would be an entire house, in fact the post stated "tree house" which intrigued us as we thought it would be something completely different and a new experience. The post continued to talk about the views from the treehouse and made it sound so surreal. Private driveway, parking, entire house, etc.

Upon booking this same day we started heading towards the house; upon arriving to the area there was no identifiable information, the address was barely visible, there was only one porch light on, there was a baby stroller out front and there was a car parked along the street in front of the house.

We received instructions to proceed down the staircase adjacent to the house and to park in front in one of the empty parking spaces. We nearly fell down the stairs as there was no light and no illumination, we had to use the flash lights on our cell phones to see where we were going. Thus our safety was a real concern.

We received a code via text to unlock the door, we were warned of mosquitos in this message along with instructions to be quiet which we found strange if we were to have the entire house.

We got inside and there are no lights, again with our cellphone flash lights we are trying to look for a main light switch to get the lights on. We finally find the lights and then we realize this is not the entire house, this is the downstairs portion of the home, we hear someone upstairs hence the text for us to be quiet, again this is a misrepresentation, its extremely cold inside and there is no central heating, there are only small portable heaters, we then see the place is not clean and dust everywhere and I started sneezing uncontrollably.

We also notice a door that leads into the room from the main house and its locked from our end but accessible from the home which made us feel very unsafe as you could also not see out on to the deck as there were no lights, the switches turned up and down but no lights came on, there were also windows with no curtains/drapes so anyone could look inside, it was a very unsafe feeling, we felt that anyone could come in from the main house at anytime to take our belongings if we brought them in or if we stayed.

The portable heaters were not sufficient to heat the areas and we would have gotten sick from the cold it was as if we were still standing outside, the house is also NOT a tree house, they simply have trees surrounding the area which is not a treehouse. The bathroom was dirty, the dishes not clean, the entire place was not as described. Jeremiah tried contacting Airbnb and the host with no resolve from his phone app, additionally he filed a complaint with Airbnb through the app about this host and our experience with no resolve.

The fact that the place was not clean, cold as an ice box and that there were no lights and that we were not alone as stated this is a misrepresentation we decided we did not feel safe and we immediately contacted Airbnb stating we were not safe and we left.

This process took approximately seven to ten minutes before we got back in the car and left. We were inside this filthy place for no more than 10 minutes before leaving. Airbnb does not offer the opportunity to contact anyone or speak with anyone. You are also not able to leave a review on any other site. etc. You're trapped.

Complete misrepresentation of the listing, we were unsafe. The place was dirty. They sent us a text saying to be quiet. We were supposed to have the entire house. Again this was a misrepresentation of the listing. There was no heat. There were a catalyst of issues. Bathroom was dirty. There was no lighting. Staircase was very narrow slippery and no illumination making entry unsafe.

Response from the manager Dear guest, we don't appreciate you bringing 30+ people to party to break the house rule and write a complete fake review like this. This is a complete misinterpretation, whoever is interested in knowing what kind of property we offer, please take a look at our property reviews in Airbnb and over 200 websites. You will know the Truth. We've over 200 5 stars Reviews!!

Review 1-2 of 2

FAQs

How do I find more info about the property?

What if I have questions before I book?

How do I contact the property manager?

What's the difference between 'Book your stay' and 'Contact the owner/manager'?

What is a booking request?

How do I know my booking is safe?

How do I know what it will cost for my stay?

How do I know if my booking request has been accepted?

How do I pay for my vacation?

Why can't I call the property manager before booking?

How do damage deposits work?

How can I view and manage my booking?

How do I pay the balance of my booking?

How can I withdraw my booking request?

How do I cancel my booking?

How do I make changes to my booking?

View all FAQs

Recommended for you

<p>From \$135 /night</p> <p> Excellent</p> <p>*Marbella Lane - Flamingo Lady ... Brisbane, United States 2 bedrooms / Sleeps 4</p> <p>View Details</p>	<p>From \$135 /night</p> <p> Excellent</p> <p>Beautiful Victorian on quiet tree h... Alameda, United States 1 bedroom / Sleeps 2</p> <p>View Details</p>	<p>From \$239 /night</p> <p> Excellent</p> <p>San Francisco (1 bedroom cond... San Francisco, United States 1 bedroom / Sleeps 4</p> <p>View Details</p>
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From **\$295** /night

Excellent

AMAZINGLY PERFECT S.F. Va...

San Francisco, United States

3 bedrooms / Sleeps 7

[View Details](#)

From **\$129** /night

Very Good

Modern Luxury Private SanFran...

San Francisco, United States

1 bedroom / Sleeps 4

[View Details](#)

From **\$185** /night

Excellent

cozy 2 BD 1 bath APT with GF Vi...

2 bedrooms / Sleeps 4

[View Details](#)

From **\$135** /night

Excellent

Cozy apartment with views of SF

1 bedroom / Sleeps 2

[View Details](#)

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Where: San Francisco, California, United States of America [Check-in](#) [Check-out](#) [Guests](#) [Check Availability](#)

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@ Marbella Lane - 3BR Penthouse Executive Suite SFO Parking [Save](#) [Share](#)

\$464 avg/night

Enter dates for accurate pricing

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Property # 1954310

[About](#) [Rooms & beds](#) [Amenities](#) [Policies](#) [Reviews](#) [Map](#) [Host](#) [Rates & Availability](#) [Heart](#)

About this rental

House 2000 sq. ft. **3 bedrooms** 3 beds · Sleeps 6 **3 bathrooms** 3 full baths **Spaces** Kitchen · Living Room · Kitchenette

Summary:

Perfect for biz travelers to tech conferences, or family vacation! NO EVENTS OR PARTIES!

The Space:

- 2,000 Sqft.
- sanitized, self-checkin (contact free)
- 180 degree bay-views and tree views, if you love nature, this is it!
- penthouse on the top floor /w a separate entry (completely separate unit downstairs on the 2nd floor)
- newly renovated, enjoy views from your tub
- midtown market (0.5 mile) open till midnight
- Full Kitchen for cooking
- DirecTV
- fast & stable wifi
- Our Parking is reserved for You
- Washer/Dryer available

- Uber is easy and convenient
- 5min SFO, 20min SF
- Extremely Safe neighborhood
- this is a green, solar accommodation

Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA

3 bedrooms • 2.5 baths • 1 kitchen

- Nestled in San Bruno mountains, surrounded by dense Lush Trees, Wild Flowers, Birds yet ideally located near Highway 101, Caltrain, BART/Cartrain shuttle, the Peninsula, Silicon Valley, San Francisco, and SFO.

Note: This is a long term rentals for over 30 days!

Guest Access:

Guests have access to the entire apartment during the stay, completely separate entrance to yourself but not accessible to other parts of the property.

The Neighborhood:

Brisbane Hills is safe, quiet, and friendly with unique homes sharing its border with SF, and within minutes away from SFO. It is also known as City Of Stars wherein during Xmas holidays many of the residents light huge stars, a tradition that can be traced back to several decades. Brisbane Downtown is small, offering coffee shop and excellent restaurants.

Our place sits on a private road with few neighbors.

Glorious Views of Sunrise from San Bruno State Park if you're able to wake up early. Or in the evening for a Spectacular Views of San Francisco Sunset, they call it a wonder of a Thousand Pink Sparkles across the Bay.

Getting Around:

Our place is within minutes from highway 101 & 280 and near Caltrain down the hill. There is a bus (San Bruno Ave & Annis Rd), but please check the schedule since it is not a busy line. It also requires about a mile walk uphill.

We recommend a rental car.

Uber/Lyft (downloadable app on smartphone)

- \$15 from airport

- \$20 to SF

Use the below codes for first-time users:

- For \$20 in Uber credit, use my code - iyql4

- For \$20 in Lyft credit, use my code - daniel4661

Other Things to Note:

Hey, avid hikers or trees huggers - Brisbane is near these awesome hiking trails, or your wilderness wonderland :) Enjoy!

Muir Woods • 45 miles

Stinson Beach • 52 miles

Napa • 64 miles

Point Reyes • 87 miles

Carmel-by-the-Sea • 116 miles

Big Sur • 154 miles

Lake Tahoe • 237 miles

Yosemite • 216 miles

Additional note:-

CANCELLATION POLICY: Specific Cancellation policy applies on each platforms. NO Refund within 60 days of check-in, if you book on our website.

Security Deposit (\$500 USD)

—

NO PARTIES OR EVENTS. Deposit will be on-hold, reservation will be Cancelled. COPS will be Called, and Legal Actions will be taken, if you choose to throw a party at our property! Outside furnitures, and decorations are NOT allowed.

Keep outside noise to a minimum after 10pm. Ask for approval if you've visitors, and additional guests fees applies.

Exterior security cameras monitoring in place, so please check your guests count for accuracy at the time of your reservation! Violation to this rule will result in immediate eviction.

Groups of visitors, and party size visitors are not allowed.

As a friendly reminder, if you've any issues during your stay, please bring to our attention. We would love to fix it for you right away. Any refunds on Cleaning or Nightly Rate will not be authorized after check out, and we have a very strict no-smoking policy. Any traces of smoking inside the unit will result in a penalty of \$500 USD.

In response to the coronavirus (COVID-19), additional safety and sanitation measures are currently in effect at this property.

Interaction with Guests:

We respond promptly to messages, calls or e-mails.

[View less](#)



Hosted by **MARBELLA LANE**
Premier Host

Popular destinations in the area



South Lake Tahoe, ...



Sonoma, California,...



Napa, California, U...



Sea Ranch, Californ...

Rooms & beds

Bedrooms: 3 (Sleeps: 6)

queen



queen



king



Bathrooms: 3

Toilet · shower



Toilet · shower



Toilet · shower



Spaces



Kitchen



Living Room



Kitchenette

Amenities



Internet



Washer & Dryer



76

No Smoking

TV
Satellite or cable

Children Welcome
Parking

No Smoking
Heater

ATTACHMENT F

Item B.

[View all 40 amenities](#)

Policies

Cancellation Policy

100% refund if you cancel at least 60 days before check-in.

If you have upcoming trips, you can manage or cancel your booking in your traveler account.

No refund if you cancel less than 60 days before check-in.

[View upcoming trip](#)

Learn more about [cancellation policies](#).



Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

House Rules

Check in after: 4:00 PM **Check out before:** 11:00 AM

- Children allowed
- No smoking
- No pets
- Max guests: **6**
- No events
- Minimum age of primary renter: **18**

Cleaning practices

- Cleaned with disinfectant
- All towels and bedding washed in hot water that's at least 60°C/140°F
- Check in and check out with no person-to-person contact
- High-touch surfaces cleaned with disinfectant (like countertops, light switches, handles, and faucets)

0 Reviews

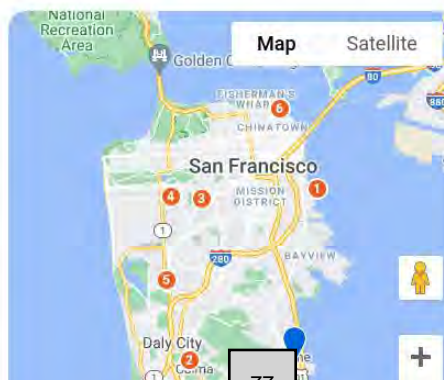
This property doesn't have any reviews yet.

Map

Brisbane, California, United States of America
Detailed location provided after booking

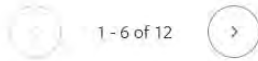
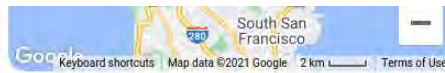
What's nearby

- San Francisco, CA (JCC-China Basin He... 6.3 mi
- Colma Station 3.8 mi
- UCSF Parnassus Station 6.9 mi
- Golden Gate Park 7.5 mi



5. San Francisco State University 5.6 mi

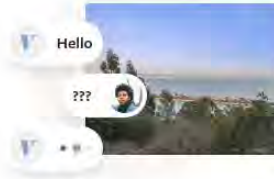
6. Pier 39 9.1 mi



Still have questions?

Get a fast response about property amenities, check-in times, and general questions.

[Chat now](#)



Hosted by MARBELLA LANE

Member Since 2016



MARBELLA LANE is a Premier Host · They consistently provide great experiences for their guests



About MARBELLA LANE

Managed by | Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA

Why MARBELLA LANE chose Brisbane

****Perfect for Tech Conferences in SF****

- 2,000 Sqft.
- sanitized
- Superb duplex-apartments each with a separate private entrance
- 1BD unit on one side of the duplex, and 2BD unit on the other side
- Full Kitchen for cooking
- "Free wifi" - Fast Wi-Fi, DirecTV w/ 225+ channels
- Our Parking is reserved for You
- Washer/Dryer available upon request
- Uber is easy and convenient
- 5min SFO, 20min SF
- Extremely Safe neighborhood
- this is a green, solar accommodation

What makes this House unique

Brisbane Hills is safe, quiet, and friendly with unique homes sharing its border with SF, and within minutes away from SFO. It is also known as City Of Stars wherein during Xmas holidays many of the residents light huge stars, a tradition that can be traced back to several decades. Brisbane Downtown is small, offering coffee shop and excellent restaurants.

[View less about MARBELLA LANE](#)

Languages: English, Spanish, Mandarin

[Contact host](#)

It's easy to contact hosts and keep track of all your messages when you have a Vrbo account.

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Rates & Availability

ATTACHMENT F

Item B.

August 2021							September 2021						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7			1	2	3	4	
									220	257	469	660	
8	9	10	11	12	13	14	5	6	7	8	9	10	11
							442	390	303	287	294	435	445
15	16	17	18	19	20	21	12	13	14	15	16	17	18
							300	293	310	325	347	557	558
22	23	24	25	26	27	28	19	20	21	22	23	24	25
		349	347	356			404	342	336	323	365	558	576
29	30	31					26	27	28	29	30		
	200	200					416	351	339	370	389		

Taxes and fees are additional

Additional information about rental rates

Cleaning Fee	160
Pet Fee	50
Additional Guest Fee	50

Home > United States > California > San Mateo County > Brisbane

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Partner resources
Vacation rental guides

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FeWo-direkt.de
Bookabach.co.nz
Stayz.com.au

Company

About
Careers
Affiliates
Media Center
Advertising

Get special offers, travel inspiration, and more from Vrbo

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Subscribe

Get the Vrbo mobile app

+1

Your mobile phone number

Send

Available for iOS and Android. Messaging rates may apply.



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Know before you go COVID-19 travel restrictions, including testing and quarantine, are changing rapidly. [Check restrictions](#)


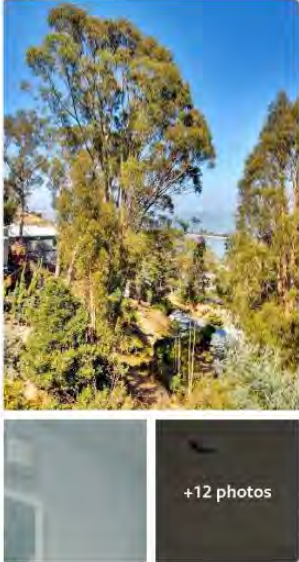
May 21, 2021 5:04pm US/Pacific

Vrbo Trip Boards Log in Sign up Help Feedback USD (\$) EN List your Property

Where: San Francisco, California, United States of America

Check-in Check-out Guests [Check Availability](#)

[View all San Francisco properties](#)

\$234 avg/night
★★★★☆ 21 Reviews
Very Good! 4.2/5

[Save](#) [Share](#)

Enter dates for accurate pricing

Check In Check Out

Guests

[Check Availability](#)


[Free cancellation up to 60 days before check-in](#)


[Contact host](#)


Property # 890753


Overview Rooms & beds Amenities Policies **Reviews** Map Host Rates & Availability


@ Marbella Lane - Treehouse | Work Remotely | SFO



MARBELLA LANE
Premier Host


 House - 797 sq. ft.

 Sleeps: 6

 Bedrooms: 1

 Bathrooms: 1

 Min Stay: 1-7 nights



Brisbane, California, United States of America - 7 min drive to the beach

Instant Confirmation No Smoking Internet TV Satellite or Cable

One Bedroom House, Sleeps 6

Summary:

Perfect for biz travelers to tech conferences, or family vacation! NO EVENTS OR PARTIES!

The Space:

• 800 sq ft

- sanitized, self-checkin (contact free)
- midtown market (0.5 mile) open till midnight
- directTV
- fast & stable wifi
- parking is reserved for you

- washer/dryer upon request
- Uber is easy and convenient
- 5min to Sfo
- 20min to downtown Sf
- heated community outdoor pool 5 min drive
- extremely safe neighborhood
- this is a green, solar accommodation

Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA

1 bedroom • 1 bath

• NOT a kitchen, it is a bar setup, Cups, wine glasses, dishes, tableware, a few cooking pots, coffee machine, microwave and small size fridge are available to use. Please see picture.

• Nestled in San Bruno mountains, surrounded by dense lush trees, wild flowers, birds yet ideally located near highway 101, caltrain, Bart/cartrain shuttle, the peninsula, silicon Valley, san francisco, and sfo

Guest Access:

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The Neighborhood:

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Our place sits on a private road with few neighbors.

Glorious Views of Sunrise from San Bruno State Park if you're able to wake up early. Or in the evening for a Spectacular Views of San Francisco Sunset, they call it a wonder of a Thousand Pink Sparkles across the Bay.

Getting Around:

Our place is within minutes from highway 101 & 280 and near Caltrain down the hill. There is a bus (San Bruno Ave & Annis Rd), but please check the schedule since it is not a busy line. It also requires about a mile walk uphill.

We recommend a rental car.

Uber/Lyft (downloadable app on smartphone)

- \$15 from airport

- \$20 to SF

Use the below codes for first-time users:

- For \$20 in Uber credit, use my code - iyql4

- For \$20 in Lyft credit, use my code - daniel4661

Other Things to Note:

Hey, avid hikers or trees huggers - Brisbane is near these awesome hiking trails, or your wilderness wonderland :) Enjoy!

Muir Woods • 45 miles

Stinson Beach • 52 miles

Napa • 64 miles

Point Reyes • 87 miles

Carmel-by-the-Sea • 116 miles

Big Sur • 154 miles

Lake Tahoe • 237 miles

Yosemite • 216 miles

Additional note:-

CANCELLATION POLICY: Specific Cancellation policy applies on each platforms. NO Refund within 60 days of check-in, if you book on our website.

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As a friendly reminder, if you've any issues during your stay, please bring to our attention. We would love to fix it for you right away. Any refunds on Cleaning or Nightly Rate will not be authorized after check out, and we have a very strict no-smoking policy. Any traces of smoking inside the unit will result in a penalty of \$500 USD.

In response to the coronavirus (COVID-19), additional safety and sanitation measures are currently in effect at this property.

Interaction with Guests:

We respond promptly to messages, calls or e-mails.

[View less](#)

Registration Number: 47-1798100

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3BR · 1BA · Sleeps 8

Lovely Remodeled Beach Hou...

Half Moon Bay, CA, US

\$267 avg/night

★★★★★ (293)



1BR · 1BA · Sleeps 6

Absolutely Private President's...

San Francisco, CA, US

\$138 avg/night

★★★★★ (378)



2BR · Sleeps 6

Beautiful newly remodeled ho...

San Bruno, CA, US

\$195 avg/night

★★★★★ (6)

Popular destinations in the area



South Lake Tahoe, ...



Sonoma, California,...



Napa, California, U...



Sea Ranch, Californ...

Rooms & beds

Bedrooms: 1 (Sleeps: 6)

queen (2)



twin/ single · sleep sofa
/futon (2)



Bathrooms: 1


ATTACHMENT F

Item B.

Toilet + shower



Spaces

 Living Room

 Kitchenette



Bathroom

Amenities

Essentials

-  Internet
-  Linens provided
-  Towels Provided
-  Heating

Kitchen

-  Microwave
-  Refrigerator
-  Dishes & Utensils
-  Coffee Maker

Entertainment

-  Television
-  Satellite/Cable

[View all 37 amenities](#)


Policies

Cancellation Policy

100% refund if you cancel at least 60 days before check-in.

No refund if you cancel less than 60 days before check-in.

Learn more about [cancellation policies](#).

 If you have upcoming trips, you can manage or cancel your booking in your traveler account.

[View upcoming trip](#)



Damage and Incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

House Rules

 **Check in after: 4:00 PM**  **Check out before: 11:00 AM**

- Children allowed
- No pets
- No events
- No smoking
- Max guests: **6**
- Minimum age of primary renter: **18**

Cleaning practices

- All towels and bedding washed in hot water that's at least 60°C/140°F
- Cleaned with disinfectant
- Check in and check out with no person-to-person contact
- High-touch surfaces cleaned with disinfectant (like countertops, light switches, handles, and faucets)

21 Reviews

★★★★★ Very Good! 4.2/5

California dreaming

3/5 ★★★★★ Stayed Aug 2020

Laura B.

The description mentioned pots and pans. Also mentioned ability to do easy cooking. No stovetop or burner, Microwave and toaster only. Refrigerator is very small. TV did not function. Easy to get to downtown San Francisco, however.

Published Aug 23, 2020

Very peaceful

5/5 ★★★★★ Stayed Apr 2020

Ashley A.

My cousin stayed here to quarantine after traveling here from NY before coming to stay with the family. She said it was very peaceful.

Please note there is not a kitchen, however. There's only a mini fridge and a microwave I believe.

Published May 13, 2020

Perfect Place To Stay With Kids When You Visit San Francisco

5/5 ★★★★★ Stayed Dec 2019

Bob C.

Close to the action, but not too close, we loved our Treehouse getaway. Check in was a breeze and the place was pristine. The beds were very comfortable. The bedroom isn't completely cut off from the living room, so you'll have to get creative if you want to hang out after the kids are asleep -- but any professional parent should be able to figure out how to do it.

Published Jan 7, 2020

Apartment fairly close to the city

3/5 ★★★★★ Stayed Nov 2019

Karen A.

This is a downstairs unit in a 4plex. We were aware of the upstairs tenant. The kitchen/bar is modest. Shower gel and shampoo were provided. Cozy beds, nice sheets, and fairly soft pillows. 20 min to The Mission District.

Published Nov 5, 2019

Great alternative to a hotel

5/5 ★★★★★ Stayed Oct 2019

Kevin B.

This is a very nice alternative to staying in a hotel. It has everything you'd expect. The drive in was fun for a flatlander like me and the view out the back was very nice! Our only minor issue was that we couldn't figure out the coffee maker. Do know that the place is referred to as a tree house because of the number of close trees out back but it is not elevated beyond sitting on the side of a steep hill.

Published Nov 1, 2019



1-5 of 21



Map

Brisbane, California, United States of America
Detailed location provided after booking

Highlights

Outdoor Activities

Family Friendly

Restaurants

Landmarks

Shopping &?

What's nearby

- | | |
|-----------------------------------|--------|
| 1. Golden Gate Park | 7.5 mi |
| 2. San Francisco State University | 5.6 mi |
| 3. Pier 39 | 9.1 mi |
| 4. San Francisco Bay | 7.2 mi |
| 5. Tartine | 6 mi |
| 6. The Burrow | 0.5 mi |



1 - 6 of 12

**Hosted by MARBELLA LANE**

Member Since 2016



MARBELLA LANE is a Premier Host · They consistently provide great experiences for their guests

**About MARBELLA LANE**

Managed by | Marbella Lane | Full-service vacation rental property management | Top 1% performer by AirDNA

Why MARBELLA LANE chose Brisbane

****Perfect for Tech Conferences in SF****

- 800 sq ft
- sanitized
- private deck to enjoy lush trees, wild flowers, and birds
- "free wifi" - fast tri-band quad streams
- directTV ultimate all package w/ 225+ channels
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- 20min to downtown Sf
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- this is a green, solar accommodation

What makes this House unique

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[View less about MARBELLA LANE](#)

Languages: English, Spanish, Mandarin

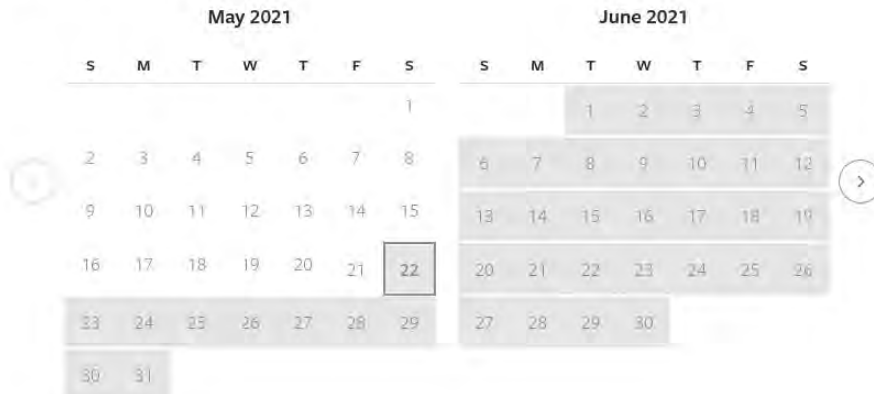
Contact host

It's easy to contact hosts and keep track of all your messages when you have a Vrbo account.

[Sign up](#) | [Log in](#)



Rates & Availability



Taxes and fees are additional

Additional information about rental rates

Cleaning Fee	80
Pet Fee	50
Additional Guest Fee	25

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More vacation ideas

Rental Ideas

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HOMES & VILLAS
BY MARRIOTT INTERNATIONAL



PHOTOS



Viewed 29 times
in 48 hours

3BR PENTHOUSE EXECUTIVE SUITE | SFO | PARKING

The Home

- ◆ 1,500 Sqft.
- ◆ sanitized, self-checkin (contact free)
- ◆ midtown market (0.5 mile) open till midnight
- ◆ Superb duplex-apartments each with a separate private entrance
- ◆ 1BD unit on one side of the duplex, and 2BD unit on the other side
- ◆ Full Kitchen for cooking
- ◆ DirecTV
- ◆ fast & stable wifi
- ◆ Our Parking is reserved for You
- ◆ Washer/Dryer available upon request
- ◆ Uber is easy and convenient
- ◆ 5min SFO, 20min SF
- ◆ Extremely Safe neighborhood
- ◆ this is a green, solar accommodation

Managed by | Marbella Lane | Full-service vacation rental proper
AirDNA

Before you leave, please
share your feedback!



from

126

USD/night





CHECK AVAILABILITY

ATTACHMENT F
Item B.

◆ Nestled in San Bruno mountains, surrounded by dense Lush Trees, Wild Flowers, Birds yet ideally located near Highway 101, Caltrain, BART/Cartrain shuttle, the Peninsula, Silicon Valley, San Francisco, and SFO.

[Show more](#)

Choose Your Dates

 CHECK-IN Add date	 CHECK-OUT Add date
 GUESTS 1 Guest 	

CHECK AVAILABILITY

MARRIOTT BONVOY

Right now, Marriott Bonvoy members earn **5 points per qualifying \$1** spent on home stays through August 30, 2022.

Already a member?

[Sign in](#) to see how many points you can earn on this stay.

Not a member?

[Join now](#) and start earning your way towards free nights with your first stay.

Have questions about this home?

CONTACT HOME MANAGER

AT A GLANCE


 Brisbane, CA

from
126
USD/night

Before you leave, please
share your feedback!



CHECK AVAILABILITY

 2.5 Bathrooms

 6 Guests

Home Features

Enjoy the comforts of home and beyond with these distinctive features.



Air Conditioning



Heating



Bathtub



Patio/Balcony



Pets Allowed



Building Elevator



Free Parking



Concierge
Services



Waterfront



Before you leave, please
share your feedback!



from
126
USD/night

CHECK AVAILABILITY

ALL STAYS INCLUDE

We believe certain amenities should be standard. Every home comes outfitted with these best-in-class essentials for a worry-free stay.



24/7 Support



Professional Cleaning
Pre and post stay



High-Speed WiFi



Kitchen Essentials
Cookware, Utensils, Microwave



Starter Kit of Bathroom Amenities
Soap, Shampoo, Hair Dryer



Premium Linens and Towels



Television

Home Details

BEDS & BATH

Review bedroom arrangements to make sure each is right for you. Full and half bathrooms are shown as one total.

Bedroom 1



1 King

Bedroom 2



1 Queen

Bedroom 3



1 Queen

Bathrooms

2.5

Before you leave, please
share your feedback!



from
126
USD/night

CHECK AVAILABILITY

ATTRIBUTES

Parking Available

Private Parking

No Pets Allowed

AMENITIES

Stove

Hair Dryer

Microwave

Fire Extinguisher

Heating

Bathtub

Iron

Cable/satellite

First Aid Kit

Carbon Monoxide Alarm

Smoke Alarm

Oven

Air Conditioning: Central

Coffee/Tea maker

Refrigerator

Dryer

Dishwasher

The Neighborhood

Brisbane Hills is safe, quiet, and friendly with unique homes sharing its border with SF and within minutes away from SFO. It is also known as City Of Stars where residents light huge stars, a tradition that can be traced back to

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the evening for a Spectacular Views of San Francisco Sunset, they call it a wonder of a Thousand Piri
Sparkles across the Bay.

ATTACHMENT F

Item B.



Let's try that again.

We're having trouble connecting to Google Maps. Please try refreshing your browser or trying your search again.

Things To Know

Check-in: 4:00PM

Check-out: 11:00AM

Payment and Cancellation - 30 Day Policy

Grace Period:

- Guests may cancel for free provided that: (1) reservation is canceled within 48-hours of reservation request, and (2) reservation request was made at least 10 days before arrival.

Payment Policy:

- 30 days or less prior to arrival: Guests pay 100% at time of reservation.
- More than 30 days before arrival: Guests pay 50% at time of reservation, the remaining 50% will be charged 30 days prior to arrival.
- For guests paying with points: 100% of payment will be de
booking is verified within 48 hours.

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- More than 30 days before arrival: 100% refund.

House Rules

A \$500 Security Deposit is required as an authorization hold on a credit card, This card must be furnished to the Property Manager after booking.

Only registered guests are allowed on the premise. Violation to this rule will result in immediate eviction. Exterior security cameras monitoring in place, please check your guests count for accuracy at the time of your reservation. Ask for approval, if you have visitors, groups of visitors, or party size visitors are not allowed.

Do not disconnect any connected devices. When in doubt, Ask for approval. All devices have to be ON at all time, if WiFi disconnected by guests, we will send team member to fix right way, and after hours rate at \$150 apply to guests

Quiet hour starts at 10 p.m. No shooting, and hunting No smoking in the house.

Hot-tub/Jacuzzi usage until 10 p.m.

Please do not use our towel to remove makeups, or anything which will stain them.

Please clean your dirty dishes and organize the trash for recycling purposes.

"Please be mindful of our neighbors during your stay. We care about maintaining good relationships with our community, we appreciate that you follow our "house rules" during your stay. We are committed to Rent Responsibly standards. This means we follow best-in-class guidelines to ensure you have a peaceful, safe and memorable stay with us. We use smart home technology to improve your experience. NoiseAware is a smart home device that measures volume levels throughout the property and allows us to respond to noise nuisances without disrupting your stay. NoiseAware is 100% privacy compliant and is required on this property. If you have any questions, please ask. We are committed to your comfort so please let us know if we can do anything during your stay to make it more enjoyable."

Property ID: D-40031916



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Saved Homes

Marriott Bonvoy™

Item B.

Look Up Reservation

Tours & Activities

About & FAQs

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We're always adding new features and homes to our site. Be sure to check back often.

Want to get in touch? [Contact Us](#)

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share your feedback!



from
126
USD/night

CHECK AVAILABILITY

**ADMINISTRATIVE CITATION**

CITY OF BRISBANE
50 Park Place, Brisbane, CA 94005
(415) 508-2120

DATE ISSUED: 02/02/2022 CITATION NUMBER: CDD22-003

A) RESPONSIBLE PARTY INFORMATION:

Person Cited: Wei Ming Chang and/or Yanan Sun (owners)

Residence Address (if know): 260 Annis Road, Brisbane CA 94005

Address of Rental Property: 260 Annis Road, Brisbane CA 94005

B) VIOLATION INFORMATION:

Date or Dates of Violation: 01/01/2022 thru 01/31/2022

Location of Violation: 260 Annis Road

Violation(s) (Description of violations and applicable Brisbane Municipal Code Sections violated):

Section 17.35.030 A, Brisbane Municipal Code (BMC), provides that no host shall conduct short-term rental activity within the City of Brisbane without an approved short-term rental permit issued by the City, pursuant to BMC Chapter 17.35. Between January 1, 2022 and January 31, 2022, responsible party had two documented short-term rental stays at 260 Annis Road, Brisbane, CA without an approved short-term rental permit issued by the City, in violation of Section 17.35.030.A, Brisbane Municipal Code.

☐ ADDITIONAL INFORMATION ON ATTACHMENT

C) ADMINISTRATIVE FINE:

Check One: ☒ 1st Citation \$1,500 ☐ 2nd Citation \$2,500 ☐ 3rd & additional citations \$5,000 ☐ Other Fine \$

Payment of \$ 1,500.00 is due no later than 03/04/2022 to the City of Brisbane

****SEE PAGE 2 FOR PAYMENT AND APPEAL INSTRUCTIONS****

Enforcement Officer Name:
Jeremiah Robbins

Email:
jrobbins@brisbaneca.org

Telephone:
415-519-1437

Enforcement Officer Signature: *J. Robbins*

Citation Served (check one):

☐ In Person ☒ By Certified Mail ☒ By Regular Mail ☐ Posted on Property

CITY OF BRISBANE ADMINISTRATIVE CITATION

PAYMENT AND APPEAL INSTRUCTIONS

You have been issued an Administrative Citation for violation(s) of the Brisbane Municipal Code indicated on the page 1 of this Citation. The amount of the Administrative Fine and the due date for payment of such Fine are also indicated on page 1.

HOW TO PAY THE FINE

Payment of the Administrative Fine may be made online at www.CitationProcessingCenter.com, by telephone at 1 (800) 969-6158 or by mail at:

City of Brisbane
C/O Citation Processing Center
PO Box 7275
Newport Beach, CA 92660-7275

Payment of the fine does not bar further enforcement action by the City for any continuation or repeated occurrence of the same code violation.

TO APPEAL THIS CITATION

If you wish to contest this Citation, you must file a written Notice of Appeal not later than ten (10) calendar days from the date this Citation was served upon you. The Notice of Appeal must contain:

1. Your name, mailing address and telephone number.
2. A copy of this Administrative Citation or the Citation Number shown on page 1.
3. A brief statement of your grounds for the appeal and the facts supporting your contentions.
4. A brief statement of the reasons why you believe the Administrative Citation should be rescinded, modified, or otherwise set aside.
5. Your signature.

The Notice of Appeal must be accompanied by an advance deposit of the total Administrative Fine or a completed application for an advance deposit hardship waiver.

Failure to timely and properly file a Notice of Appeal along with either the advance deposit of the Administrative Fine or a completed application for an advance deposit hardship waiver shall constitute a waiver of your right to an administrative appeal hearing.

Appeals and Hardship Waivers should be sent to:

City of Brisbane
C/O Citation Processing Center
PO Box 7275
Newport Beach, CA 92660-7275

ADVANCE DEPOSIT HARDSHIP WAIVER

If you wish to file a Notice of Appeal but you are financially unable to make the advance deposit of the Administrative Fine, you may instead file an Application for an Advance Deposit Hardship Waiver. To establish financial inability, you must demonstrate to the City that you have qualified or would qualify for a public or private assistance program which is available only to persons having low or very low income, such as food stamps, SSI, Medi-Cal, or California LifeLine. The Notice of Appeal and Application for Advance Deposit Hardship Waiver may be obtained from the City Clerk or may be downloaded from the City's website at <http://brisbaneca.org>.

FAILURE TO PAY FINE OR APPEAL

If you fail to pay the Administrative Fine when it becomes due, a late charge of 1% per month will be imposed and you will also be responsible for payment of administrative costs incurred by the City. In addition, the City may commence a legal action against you for collection of the fine, late charges and costs and may also record a lien against your real property if the violation involved such property. Depending upon the nature of the code violation, you can also be prosecuted for the commission of an infraction or misdemeanor criminal offense.

File Attachments for Item:

C. 2023-2031 Housing Element Update: “Balance Brisbane” Update, Housing Needs Assessment and Rules to Meet the RHNA, and Constraints to Housing.



MEMORANDUM

DATE: February 10, 2022
 TO: Planning Commission
 FROM: Planning Staff
 SUBJECT: **Workshop - 2023-2031 Housing Element Update: “Balance Brisbane” Update, Housing Needs and Rules to Meet the RHNA, and Constraints to Housing**

Tonight’s workshop is the third in a series leading up to the preparation of the draft update to the Housing Element, which will be presented to the Planning Commission in the Spring of this year. Link to the December 16th and January 27th workshop materials are provided as attachments, for reference. Tonight’s workshop will focus on:

1. “Balance Brisbane” Update
2. Housing Needs Assessment and Rules to Meet the Regional Housing Needs Allocation (RHNA)
3. Housing Constraints

Another workshop is scheduled for the Planning Commission’s February 24th meeting to discuss potential sites for rezoning to meet the RHNA and discuss Goals, Policies and Programs. These topics may carry into March workshops.

1. “Balance Brisbane” Second Update

As of the date of this writing, Balance Brisbane has been visited over 380 times and a total of 52 people have submitted their suggested housing sites, an increase of 52% from two weeks ago. Since the Balance Brisbane deadline has been extended to February 6th to gather more community input, and the closing date is after this written report, staff will provide a verbal report and documentation of the final results prior to the Commission’s discussion of sites selection on February 24th.

2. Housing Needs and Rules to Meet the RHNA

In prior workshops we’ve discussed Brisbane’s household demographics, housing needs, and housing trends (December 16th and January 27th workshop memos attached for reference). On January 27th, we also discussed the shortfall in meeting the Regional Housing Needs Allocation (RHNA), especially in the lower income categories. Brisbane’s RHNA is significantly larger in this housing element cycle versus the previous cycle, and the State has added stricter criteria to claim proposed sites and densities are viable to meet the RHNA. This workshop is aimed at summarizing the key criteria for designating sites to frame the Commission’s discussion of specific sites and densities in the next workshop.

This section is organized around three main questions regarding housing sites selection:

- A. What are the state’s requirements to meet the RHNA?
- B. How do the state’s RHNA rules relate to Brisbane’s Inclusionary Housing Ordinance?
- C. What if the actual development doesn’t match with the projections?

A. What are the state's requirements to meet the RHNA?

This section will describe the City's RHNA, housing site criteria generally, and the specific criteria for designating sites for specific income categories. The City must apply the lens of affirmatively furthering fair housing to site selection, including not concentrating lower income housing to lower resource areas.

RHNA – By The Numbers

The RHNA is the State-mandated minimum number of housing units by income category that jurisdictions must zone for in the Housing Element period, . Because Housing Element law requires “no net loss” if sites develop at different unit counts and/or affordability levels than what was projected in the Housing Element, a buffer of 15 to 30% beyond the RHNA is recommended by the California Department of Housing and Community Development (HCD). The Balance Brisbane simulation tool included a 20% buffer for this purpose.

City of Brisbane RHNA 2022-2031 Housing Units by Income Categories

	Very Low	Low	Moderate	Above Moderate (Market Rate)	Totals
Years 2023-2031 RHNA 6th Cycle	317	183	303	785	1,588
RHNA +20%	380	220	364	942	1,906

** 15-30% buffer recommended by HCD.

The income levels are updated annually by the State on a County-wide basis and the latest iteration was provided in the January 27th agenda report. As an example, in 2021 a four person household would need an annual income of over \$179,500 to afford a market-rate housing unit, and the same size household whose annual income is \$91,350 or less would be in the very low income category.

Housing Site Characteristics:

Sites claimed in the Housing Element must be:

- Vacant sites zoned for residential use; or
- Vacant sites zoned for nonresidential use that allow residential development; or
- Residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by a city; or
- Sites zoned for nonresidential use that can be redeveloped for residential use and for which a program is included to rezone the site to permit residential use, including sites owned or leased by a city.

When there are inadequate sites to accommodate the RHNA under existing zoning, the City must identify sites that will be rezoned by January 31, 2024, and those rezoned sites must be realistically

expected to develop for housing within the planning period.

Zoning Appropriate to Moderate-Income and Above-Moderate (Market Rate) RHNA

Housing Element law allows cities to project the number of units a site will realistically develop for moderate and above-moderate income housing in two different ways:

- **Minimum Density Method:** If a site is zoned to require minimum densities, the City can claim the number of units developed at that minimum density. The only zoning district in Brisbane to impose minimum densities are the **Parkside overlay districts**. The pending **Baylands Specific Plan** will could also establish minimum densities when adopted, consistent with Measure JJ.
- **Analysis Method:** If site zoning does not establish minimum density requirements, the number of units calculated must be adjusted based on the land use controls (development standards like height, setbacks, etc.) site improvement requirements (e.g., roadway or site circulation), and typical densities of existing or approved residential developments at a similar affordability level. **This method will apply to all other sites in Central Brisbane other than the Parkside and Baylands sites.**

Pending development sites that have received planning entitlements may be credited toward meeting the RHNA based on the specific development unit and affordability count, if they can be demonstrated to be expected to be built within the planning period. Any surplus in the zoning for low- and very-low income housing could be applied to the moderate and above-moderate RHNA.

Projected accessory dwelling units (ADU) (including junior ADUs) may also be credited to moderate or above moderate-income categories based on an analysis of past trends, ongoing demand and incentives available. While the projected ADU production will increase over the 2015-2022 Housing Element based on zoning text amendments easing ADU development restrictions, the number will still be a small percentage of the RHNA.

Zoning Appropriate to Low- and Very Low-Income RHNA

There are two methods to claim credit for units in the low- and very low-income categories:

- **Default Density Method:** Site zoning allows for residential development at a "default density" of 20 dwelling units per acre (du/ac), a density that is assumed by the State to be sufficient to accommodate the development of affordable housing.
- **Analysis Method:** Site zoning allows for residential development below the "default density" but a capacity analysis demonstrates the zoned densities of the site will accommodate the lower income RHNA. This method analyzes factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households. The site capacity analysis would include the projected number of lower income units that could realistically be developed on the site.

Currently zoned sites that meet the following criteria may be used to claim 100% of the projected units developed on the site through either of the methods used above towards meeting the lower income

categories of the RHNA:

- Site area of 0.5 to 10 acres. To claim sites outside this range, the City must demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site, or other evidence. Without prior examples of successful developments, this is a challenging case to make.
- No more than 50 percent lower income RHNA units met on nonvacant sites. If that isn't possible, and the City relies on more than half of its lower income RHNA on nonvacant sites (like the Parkside Plan sites), the City must make findings based on substantial evidence that the existing uses will likely be discontinued during the planning period.

Pending developments that include lower income units may be credited, and a portion of projected ADU development may also be credited based on production and affordability trends.

Adequate Sites Program for Future Zoning: The City does not have adequate sites under current zoning to accommodate its lower income RHNA (500 units; additional 100 buffer units).

Accordingly, Housing Element law requires the City to identify sites to be rezoned to meet the lower income RHNA shortfall, subject to the following requirements:

1. By-right (no use permit) zoning must be completed by January 31, 2024.
2. Permit a minimum of 20 du/ac.
3. Permit the development of at least 16 units per site.
4. Require 20% or more of the units to be affordable to lower income households.
5. At least 50% of the shortfall of low- and very low-income RHNA must be accommodated on sites designated for exclusively residential uses.
6. Sites must be able to be developed for housing within the planning period (by 2031).

We will review the potential rezoning sites to accommodate the lower income RHNA shortfall at the February 24th workshop.

Consequences for Failing to Meet 1/31/2024 Rezoning Deadline: If the City doesn't adopt all rezoning's by the 1/31/2024 deadline, a developer could still propose a housing development project on a site developed for rezoning. The City would then be barred by State law from denying such a project, or requiring a conditional use permit or other discretionary permit, or imposing a condition that would render the project infeasible so long as the proposed project complies with applicable objective general plan and zoning standards and criteria, including design review standards, described in the Housing Element rezoning program. (The City could deny the project if it would have a specific, adverse impact upon the public health or safety and there is no feasible method to satisfactorily mitigate or avoid the adverse impact.) The City could also be subject to enforcement actions by HCD, including a determination that the Housing Element no longer complies with the requirements of State law and referral to the Attorney General.

B. How do the RHNA rules relate to Brisbane's Inclusionary Housing Ordinance?

The State requires that the zoning regulations applicable to rezoned sites to meet the lower income RHNA shortfall require a minimum of 20% of units developed on the site to be deed-restricted as affordable to those income categories. The City's existing IHO would not meet this requirement as currently drafted; nor would the draft IHO amendments recommended by the Planning Commission in 2019 (Zoning Text Amendment RZ-5-18).

The City's inclusionary housing ordinance ("IHO"; BMC Chapter 17.31) was adopted in 2009 and applies to residential and mixed-use developments of six (6) or more dwelling units. The IHO requires anywhere between 10-20% of the total units to be deed-restricted as affordable for purchase or rent to moderate and/or low-income households depending on the number of units proposed. There is a significant difference between the lower income RHNA credit the State allows jurisdictions to take for existing zoning that meets the default density (100% of the zoned minimum density) and how much affordable housing the IHO would require on a given site. The City will be able to accommodate a significant portion of its lower income RHNA of 600 dwelling units (including a 20% buffer) with the Parkside Overlay zoned-sites, which yields 240 dwelling units using the minimum density of 20 du/ac. Because the Parkside sites will not need to be rezoned, they are not subject to the 20% affordable housing limitation required for rezoned sites explained above.

The Planning Commission reviewed draft amendments to the IHO in 2019 that would lower the applicability threshold to projects of five or more dwelling units and replace the sliding scale requirement with a flat percentage requirement of 15% to both rental and for-sale developments. The City Council has not yet reviewed the draft IHO amendments due to ongoing planning work for the Baylands Specific Plan, which would use the City's IHO as a basis for negotiating Baylands-specific affordable housing development. As part of that effort, our Affordable Housing Strategic Plan consultants ECONorthwest are finalizing a comprehensive market-based evaluation of the draft IHO to ensure it is calibrated to current market conditions and consistent with the City's larger affordable housing goals.

The City will need to identify sites to rezone to address the remaining 360 dwelling unit gap and provide an adequate buffer (see discussion in section C below). The Baylands site is the largest site that could be rezoned and, as previously indicated, the Specific Plan/rezoning is already in process, consistent with Measure JJ in 2018 and the subsequent General Plan amendment. Assuming the City is committed to completing that rezoning by January 2024, it, in combination with the existing Parkside zoning, could accommodate the City's RHNA at all income categories. Using the 20% minimum affordability level, as required by the State for planned rezoning sites, the Baylands site would generate 360 dwelling units affordable to lower income households. This conservatively assumes the site develops at the low end of the allowable development capacity range of 1,800-2,200 units allowed per the General Plan. Note that the developer has submitted preliminary Specific Plan materials to the City for 2,200 dwelling units.

For an additional buffer, the City could also consider adopting 20% affordable housing overlays for any of the other sites that may be identified to be rezoned, rather than revising the IHO to impose a 20% requirement Citywide. If the City were to amend the IHO to impose a 20% minimum requirement

Citywide, the City would have to hire a consultant to prepare an economic analysis showing that a 20% requirement could be borne by the market and wouldn't stifle housing development.

C. What if the actual development doesn't match with the projections?

As we've seen with past housing element cycles, even with zoning in place, market forces determine actual development on the ground. As mentioned above, there is an inherent disconnect between the RHNA credit we can claim for already zoned sites that meet the default density (Parkside sites) vs. sites identified for rezoning (20% of site yield). Already zoned sites, however, will likely not develop as 100% affordable developments without accompanying affordable housing overlay requirements.

If a market-rate development is proposed for an already zoned site, the City's inclusionary ordinance would apply and, in the current draft IHO, only 15% of the units built would be deed-restricted. Additionally, depending on whether the site is developed as for-sale or rental housing, the target household income levels would vary (e.g., the draft IHO requires for-sale projects to include units affordable to moderate- or low-income households, whereas rental project inclusionary units must be affordable to very low-income households).

If no buffer is provided, and sites are proposed to develop at lower levels than projected in the Housing Element, the City would have to make certain findings in approving such developments, including identifying new sites to accommodate the "lost" units on other sites. This is both logistically challenging and would invite scrutiny for Housing Element compliance or risk decertification of the Housing Element if not completed within the mandated timeframes in State law. It is prudent to ensure that the Housing Element incorporates the buffer rather than deferring the action to the time a development proposal is submitted.

3. Housing Constraints

Government Code Section 65583(a)(6) requires cities to, "*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...*" This section provides an introduction on this topic and additional materials will be provided in the late February to March workshops, to be related together with the detailed review of policies and programs. Also, as we discuss sites selection, we will highlight constraints that certain sites may or may not have versus the other sites.

While state and local regulations play an important role in protecting the public's health, safety and welfare, they can also act as constraints that affect both the amount of residential development that occurs but also affordability. Governmental constraints such as use permits for residential development and subjective design standards are examples of existing constraints that the City is in the process of addressing, through the update of the design standards for multifamily development and zoning for the NCRO-2 and SCRO-1 districts.

Nongovernmental constraints are primarily market-driven and generally outside direct government control, but cities can influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components — including the cost of land, construction costs, and the availability of financing — assists in developing and implementing housing and land-use programs that respond to existing local or regional conditions.

While the cost of new housing is largely influenced by factors beyond the City’s control, we can create essential preconditions (favorable zoning and development standards, etc.) that encourage and facilitate development of a variety of housing types and levels of affordability.

Examples of governmental and nongovernmental constraints that may be mitigated or eliminated through Housing Element policies and programs include:

Examples of Types of Housing Constraints

Governmental Constraints	Non-Governmental Constraints
Land Use/Zoning (where is housing allowed? How dense? How tall?)	Land Prices (scarcity)
Development Fees (permit fees, impact fees, in-lieu fees, etc.)	Construction Costs
Code Compliance (Health and safety, sustainability/green building, etc.)	Financing
On/Off-site Improvements, Utilities (water), Infrastructure (roads)	Topography
Permit Processing (how long is the permit process generally? How complex? How much certainty/uncertainty?)	
Constraints for Housing for Disabled Households	

4. Schedule and Next Steps:

The next workshop is scheduled for the Planning Commission’s regular meetings in February. The topics tentatively planned as follows:

- February 24th: 1) Housing Sites Inventory Discussion and 2) Draft Policies and Program related to Housing Sites
- March 10th: Draft Policies and Programs and Remaining Topics TBD

Attachments:

- Workshop Agenda Report, [December 16, 2021](#)
- Workshop Agenda Report, [January 27, 2022](#)
Assembly Bill 1398:
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220AB1398