



FY 2025-26 Action Plan

July 9, 2025

Major Focus Areas | Key Strategies

Housing and Supportive Services

- Pursue creative financing strategies
- Encourage balanced housing supply

Quality of Life

- Support a sustainable retail environment

Modern and Sustainable Organization

- Ensure financial sustainability

Welcoming and Connected Community

- Engage community volunteers



Housing and Supportive Services

Balanced Housing Supply | AHSC Round 9 application for 1051 Mission



Ownership: Zoning Text
Amendment to allow ADUs to
be sold separately from primary
dwelling units

- **Housing Standing Committee in August 2025**



Quality of Life

Complete zoning study to look at retain supportive/friendly regulations along El Camino Real

- **Setting up an Urban Land Institute (ULI) Technical Assistance Panel for 2026.**

Implement Vacant Storefronts Pilot Program

- **Launch Local! Pilot approved by City Council and launched**
- **Receiving/reviewing applications now**

Complete visioning study and community engagement for future multi-modal improvements to El Camino Real

- **Initial study beginning; Council updated planned for August 2025.**



Modern and Sustainable Organization

Implement the utility cut and heavy vehicle fees currently under development

- **August 13th meeting**

Vacant City Properties (i.e. MSB, WOL)

- **Revisit in two years**

Explore revenue enhancement options with the support of a consultant

- **Parcel tax and RPTT**
- **Polling field work July 2025**
- **Results Presented August 13th**

Enterprise Resource Planning (ERP) system implementation

- **Award of contract on a later agenda item this meeting**

Continue to manage/enforce short-term vacation rental (STR) renewals

- **Renewal letters issued**

Continue to work with consultants to establish TDM penalty structure

- **Fine structure late 2025/early 2026**
- **Applying for grant to fund outreach**



Welcoming and Connected Community

Continue to have BPAC Members participate in Safe Routes to School and other community programs

- **Recently completed audit for Westborough Middle School**

Planning Commissioners attend training sessions, provide presentations on planning policy, regulations, and resources at Planning Commission meetings

- **San Mateo County Accessory Dwelling Unit (ADU) Center presented at Planning Commission and City Council**

Signature event (i.e. Women's Leadership Conference, Pride Event, etc.)

- **Cultura Fest scheduled for August 23rd**

Q&A



FY 2025-26 Action Plan Update

City of South San Francisco