



SHAPE SOUTH SAN
FRANCISCO
2040 GENERAL PLAN

Approach to evaluate Single Family regulations, additional housing types and density with the General Plan Update

March 10, 2021

Background

- City Council, at its February 24, 2021 meeting provided initial feedback and requested Staff and the General Plan consultant team to further analyze options to allow additional housing types and densities in single family neighborhoods.
- City Council requested the approach include a community outreach component
- Staff and Raimi + Associates expanded the initial approach for City Council consideration

Proposed Research + Analysis

- Existing Land Use Analysis
 - Areas where moderate density housing is currently allowed
 - Site and building design standards
- Policy and Economic Analysis
 - Current accessory dwelling unit (ADU) and junior accessory dwelling unit (JDU) allowances
 - Current State density bonus law and inclusionary housing requirements
 - Existing condominium regulations
 - Impact on land value, housing prices, and gentrification
 - Developer feasibility
 - Parking and traffic
- Peer Communities Analysis

Proposed Research + Analysis

- Scenario Analysis
 - Analyze the possibility of existing single-family parcels being divided
 - Evaluate where in South San Francisco moderate density housing types might be appropriate
 - Hazard areas
 - Proximity to amenities
 - Parcel characteristics

Refined Phase I Engagement Process



May 2021

Community Advisory Committee Educational Forum
Kick-off Virtual Listening Sessions (2 in Late May)
Launch Online Survey (Late May)



July 2021

City Council Meeting



June 2021

Virtual Listening Sessions (2)
In-Person Listening Session Downtown
CAC Meeting
Planning Commission Meeting (Late June)



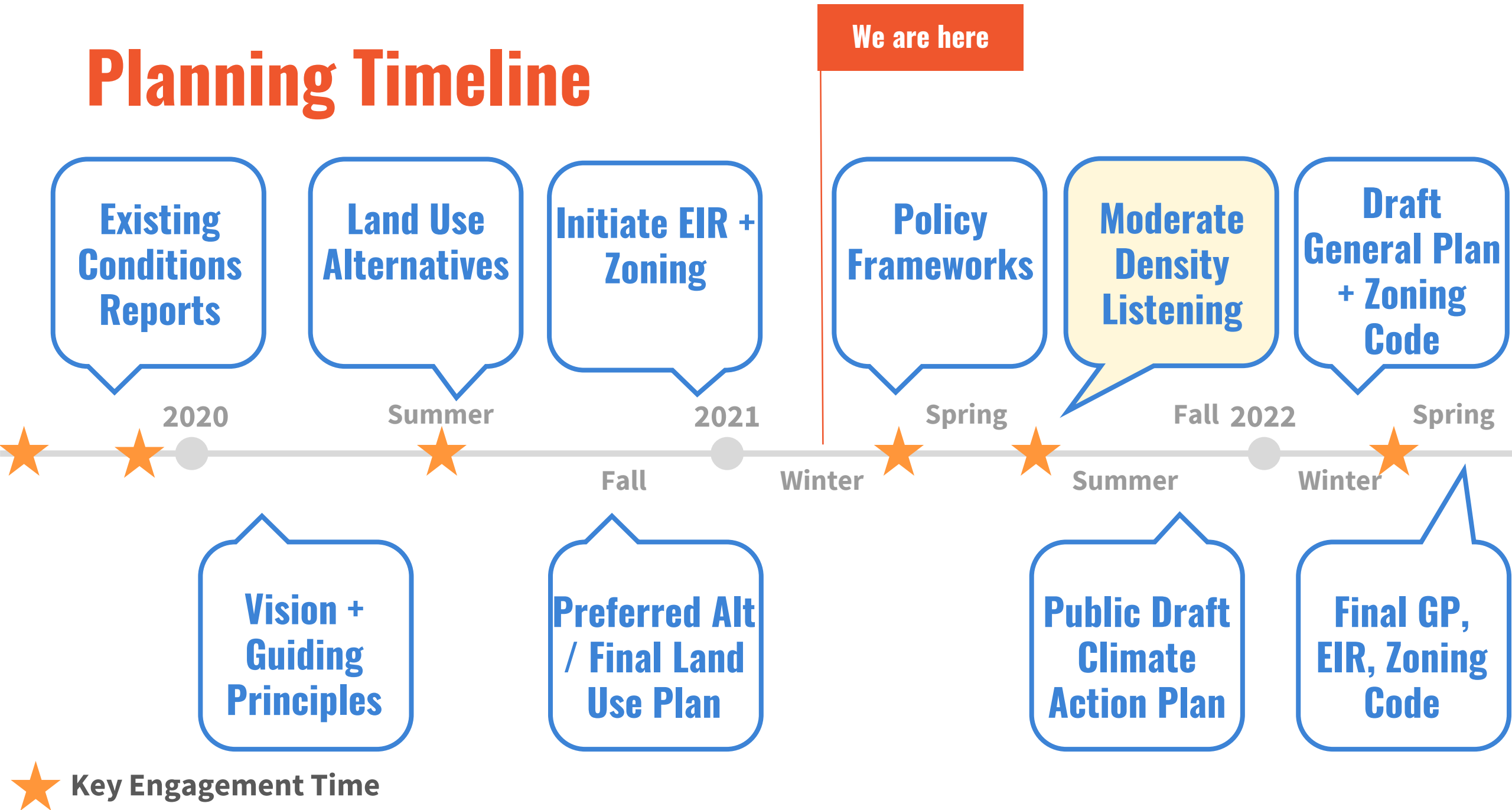
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Proposed Outreach Methods

- Community-wide mailer
- Social media and email announcements
- Flyers
- Spanish-language material translation and interpretation provided



Planning Timeline



Questions for Consideration Tonight

- Are there other technical issues or policy questions you would like to address in Phase I?
- Does City Council have comments on the refined approach to community engagement?