

SOUTH
SAN FRANCISCO
THE INDUSTRIAL CITY

GENERAL PLAN, ZONING CODE + EIR UPDATE

Joint City Council + Planning Commission Study Session | April 29, 2019

Purpose of Tonight's Presentation

- Initiate the General Plan process
- Provide an overview of the major milestones and deliverables
- Provide an overview of the community engagement program
- Discuss key issues, opportunities and measures of success for the General Plan



What is the General Plan?

Purpose of the General Plan

- Long-term policy document to **guide the future actions** (policy choices + development applications) of South San Francisco
- Serves as City's "**constitution**"
- Preserves and enhances **community strengths**
- Addresses a number of **topics of concern**
- Enables the community to come together to develop a **shared vision for the future**

What is a General Plan?

A General Plan is like a road map for the future of the City of South San Francisco.



1

General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



4

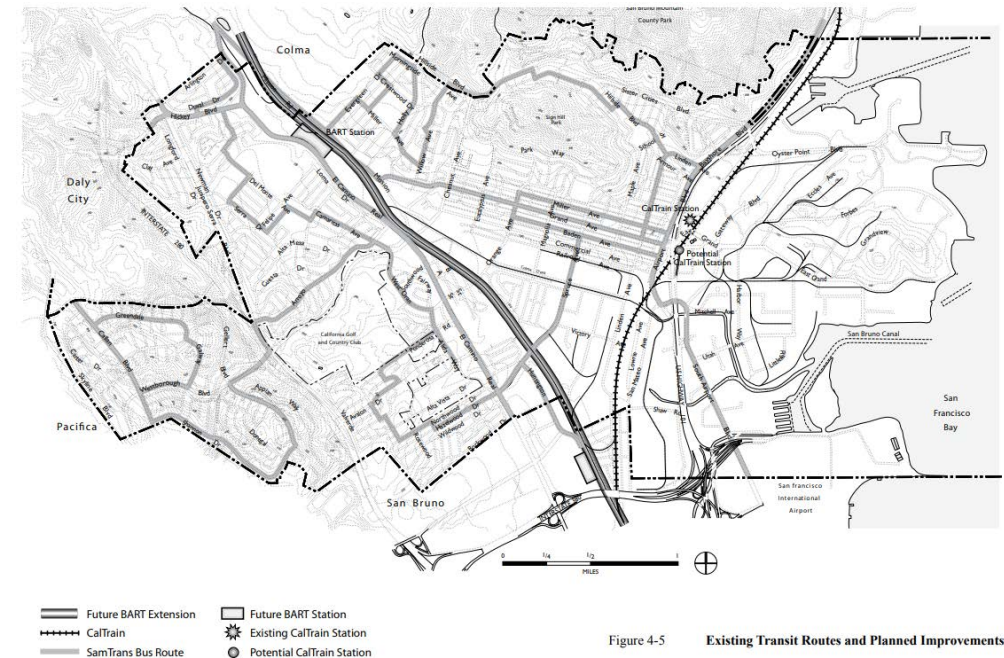
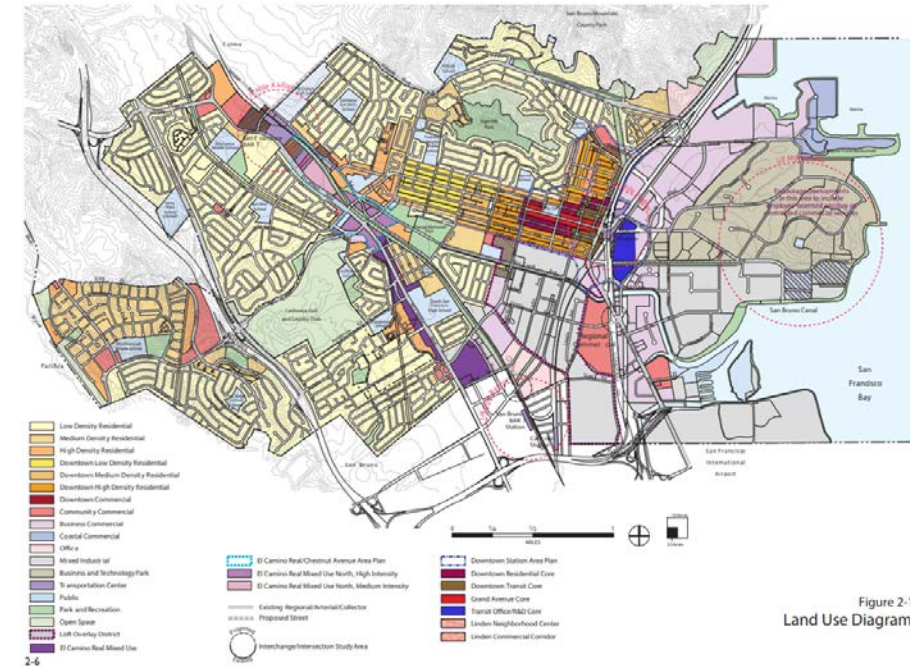
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The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.



Existing General Plan

- Last full update in 1999
- Organized into 10 chapters [last updates in “(..)”]
 - Introduction + Overview
 - Land Use (2015)
 - Planning Sub-Areas (2015)
 - Transportation (2014)
 - Parks, Public Facilities + Services (2015)
 - Economic Development (1999)
 - Open Space + Conservation (2014)
 - Health + Safety (1999)
 - Noise (1999)
 - Housing (2015)



Downtown Specific Plan



Community Civic Campus



East of 101 Transportation Plan



Resilient South City



El Camino Real/Chestnut Avenue Area Plan

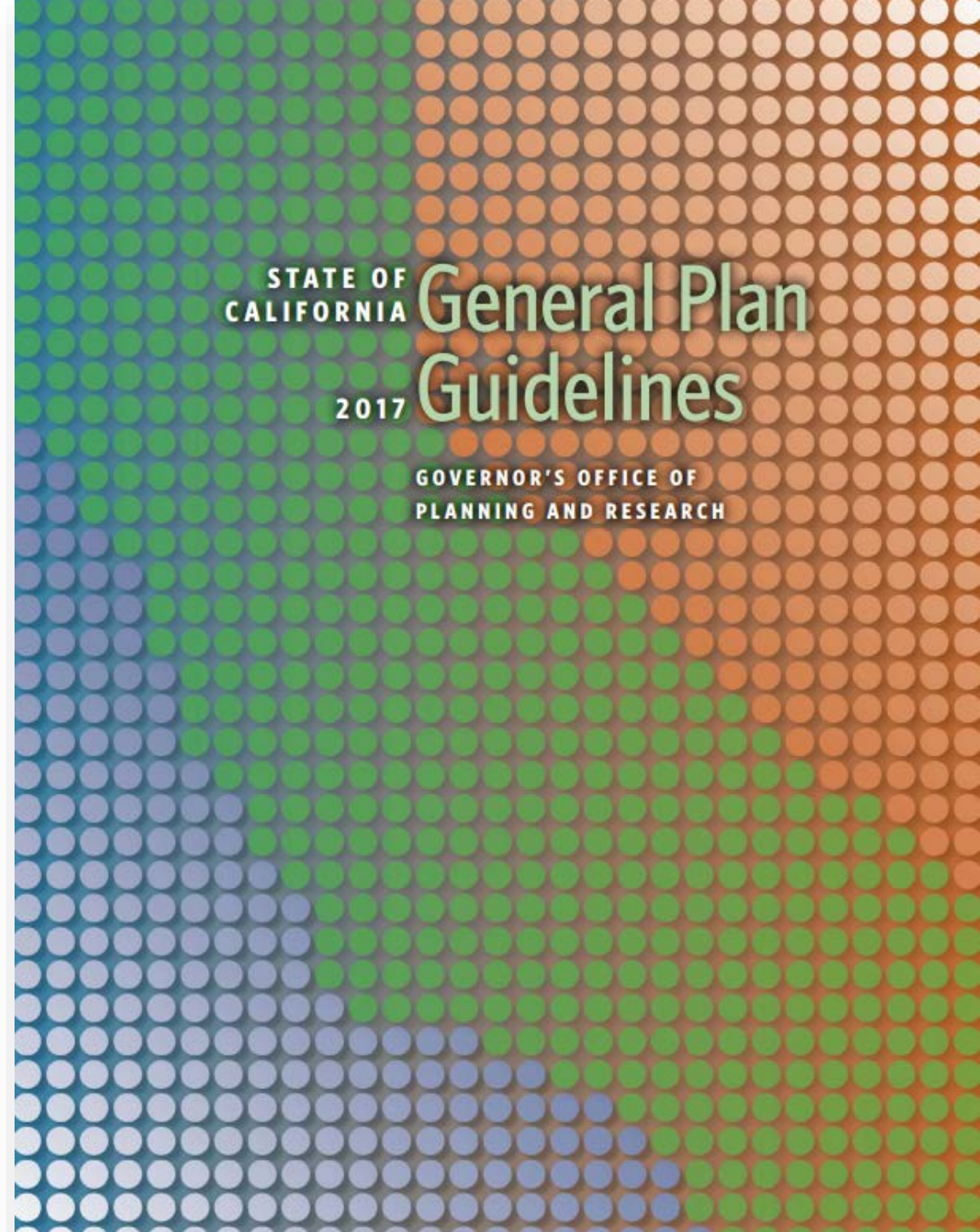


Bicycle + Pedestrian Plans

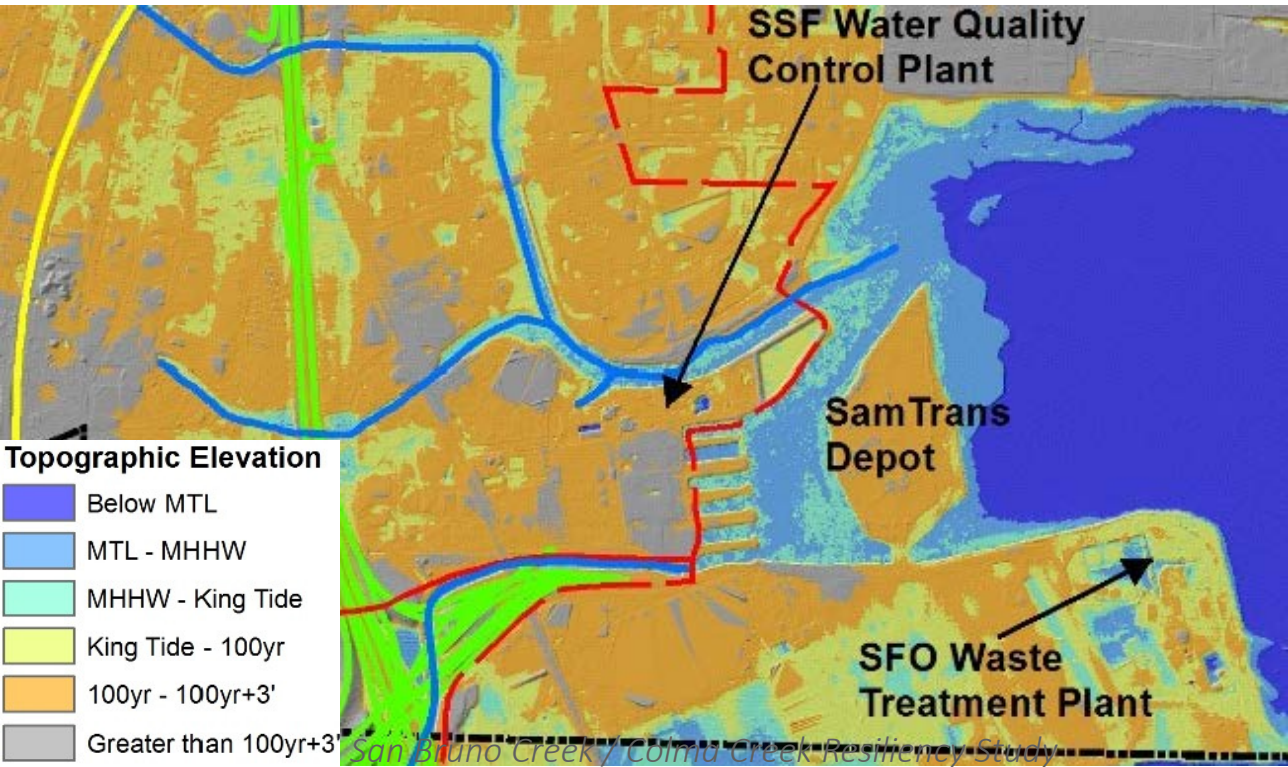


General Plan Requirements

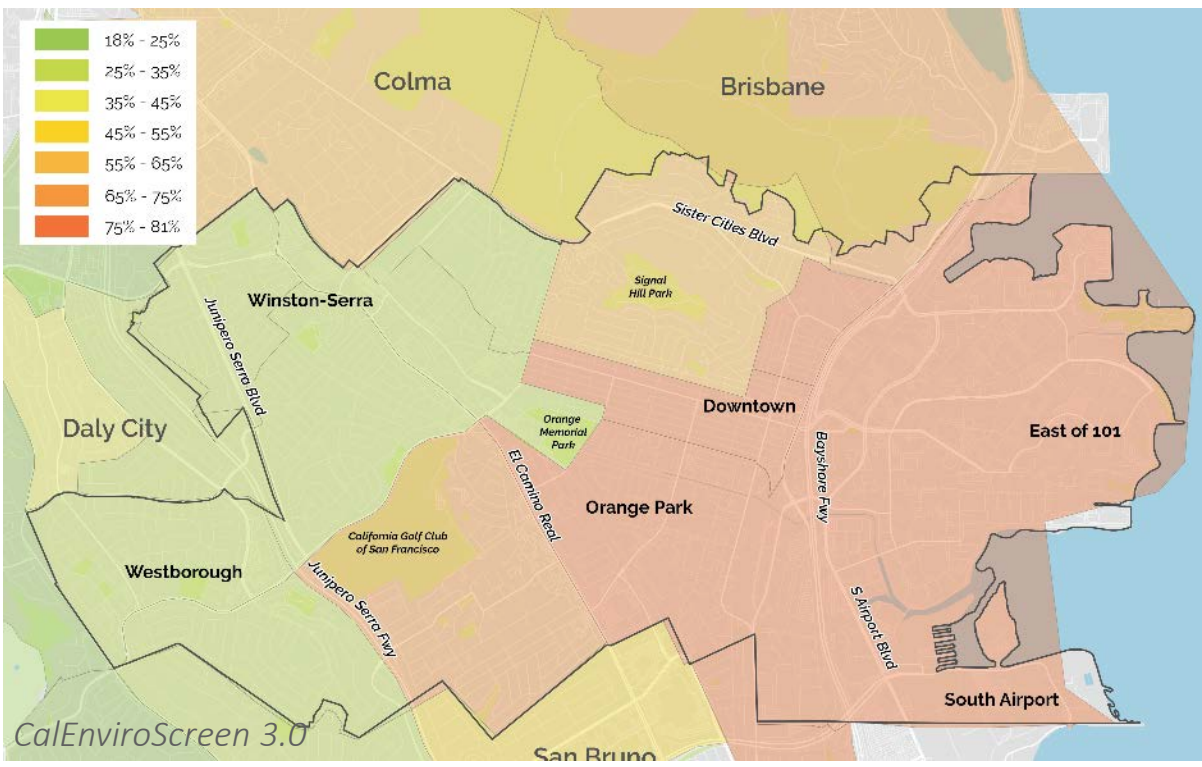
- 8 required Elements
- New State laws + 2017 General Plan Guidelines
- Emerging themes in planning



Climate Impacts + Adaptation



Environmental Justice, Health + Equity



Vehicle Miles Traveled



2017 Housing Package



GHG + Sustainability



Major Components of This Project

SOUTH SAN FRANCISCO GENERAL PLAN



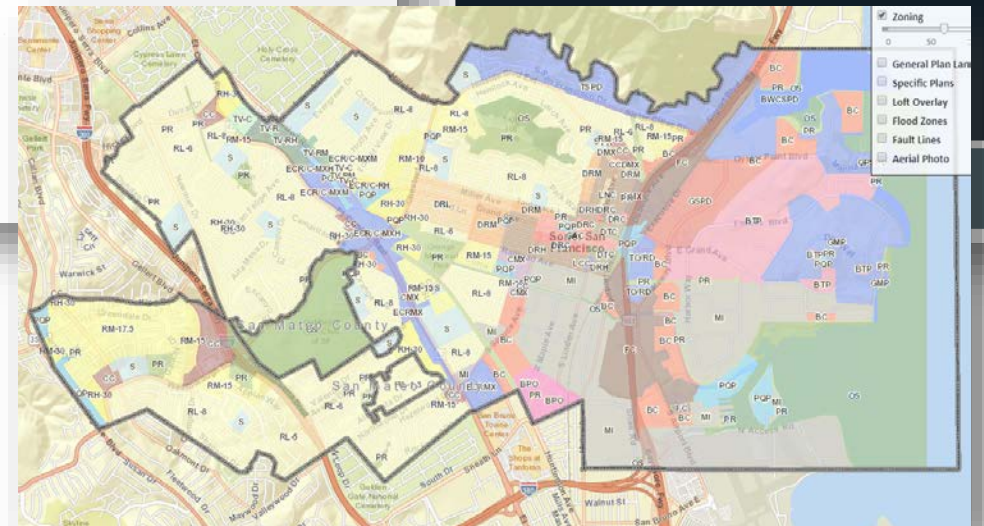
Adopted
OCTOBER 1999

South San Francisco
General Plan Update

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH NO. 97122030

CITY OF
SOUTH SAN FRANCISCO
CLIMATE ACTION PLAN





PRIME

Raimi + Associates

Project Management, Land Use, Health, Equity,
Sustainability, Community Engagement

Plan to Place

Community Engagement

Lisa Wise Consulting

Zoning Code Update

FirstCarbon Solutions

Environmental Impact Report and
Technical Element Support

Fehr + Peers

Circulation, Mobility , and
VMT Analysis

Strategic Economics

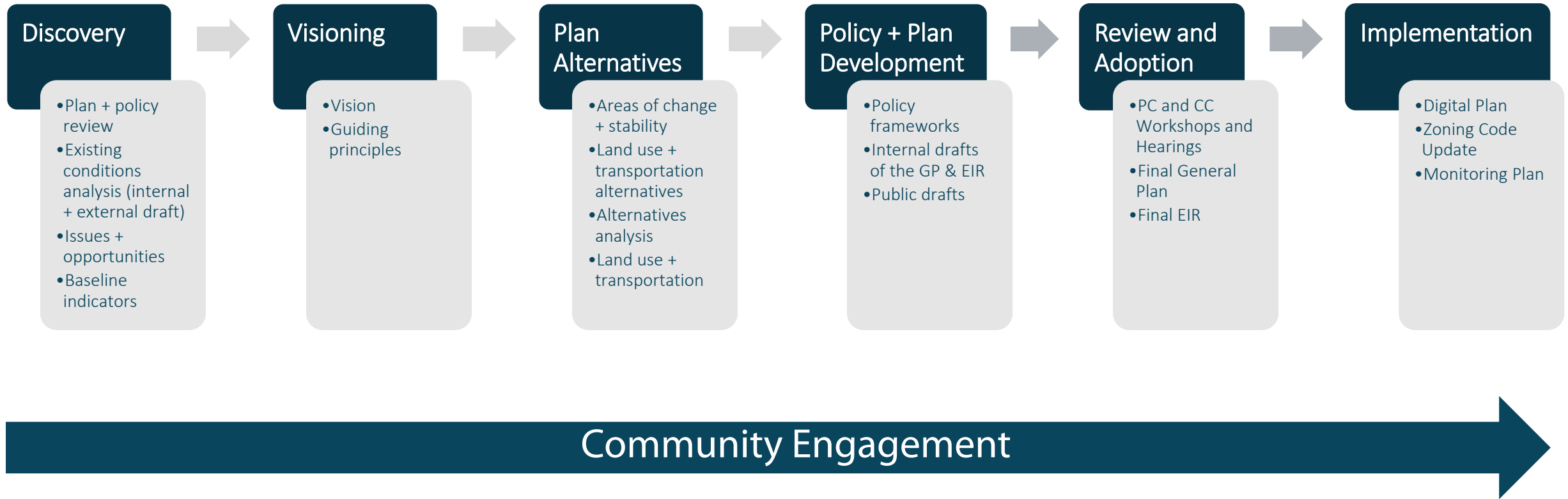
Economic Development and
Social Equity

January Advisors

Digital General Plan and Project
Website

SUBCONSULTANTS

Approach to the General Plan Process



Key Deliverables

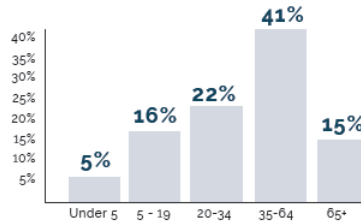
south san francisco at-a-glance

Demographic

TOTAL POPULATION

67,429 people in South San Francisco
8.7% of San Mateo County

AGE OF POPULATION



FAMILIES WITH CHILDREN

30% of households have one or more people under 18 years

70% of families in South San Francisco city have children under 18 years old and 2 working (married) parents

RACE / ETHNICITY

South San Francisco



San Mateo County



LANGUAGE

58% speak a language other than English at home in San Mateo

25% speak spanish
23% speak Tagalog, Mandarin or Cantonese
10% other

Income + Poverty

MEDIAN HOUSEHOLD INCOME

South San Francisco
\$92,074

San Mateo County
\$105,667

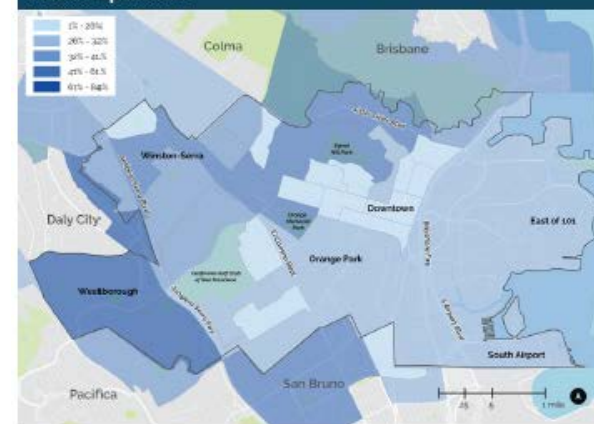
% IN POVERTY

7%
South San Francisco

6%
San Mateo County

63% of children have 1+ foreign-born parent(s) in South San Francisco

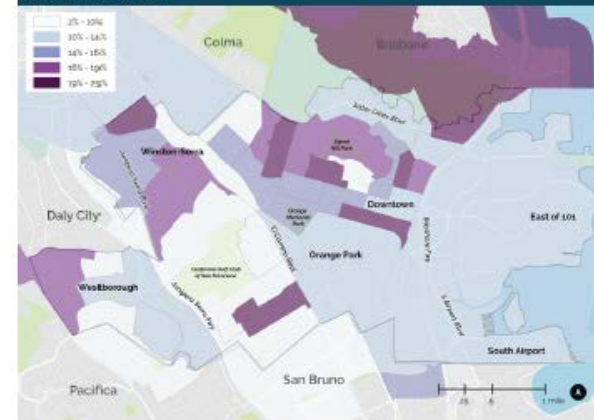
Asian Population



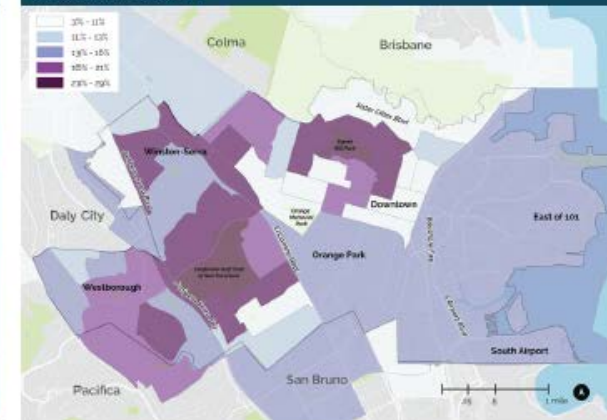
Hispanic/Latino Population



Children (5-17)



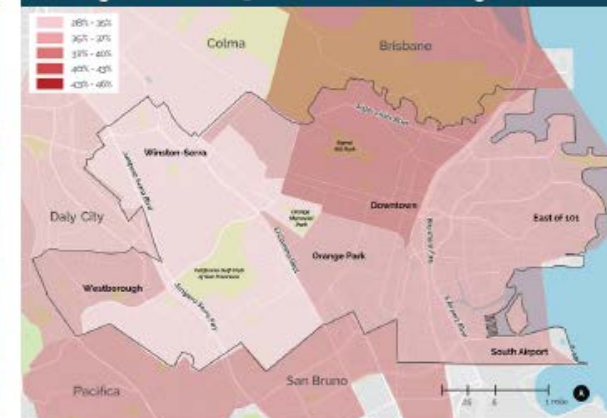
Older Adults (65+)

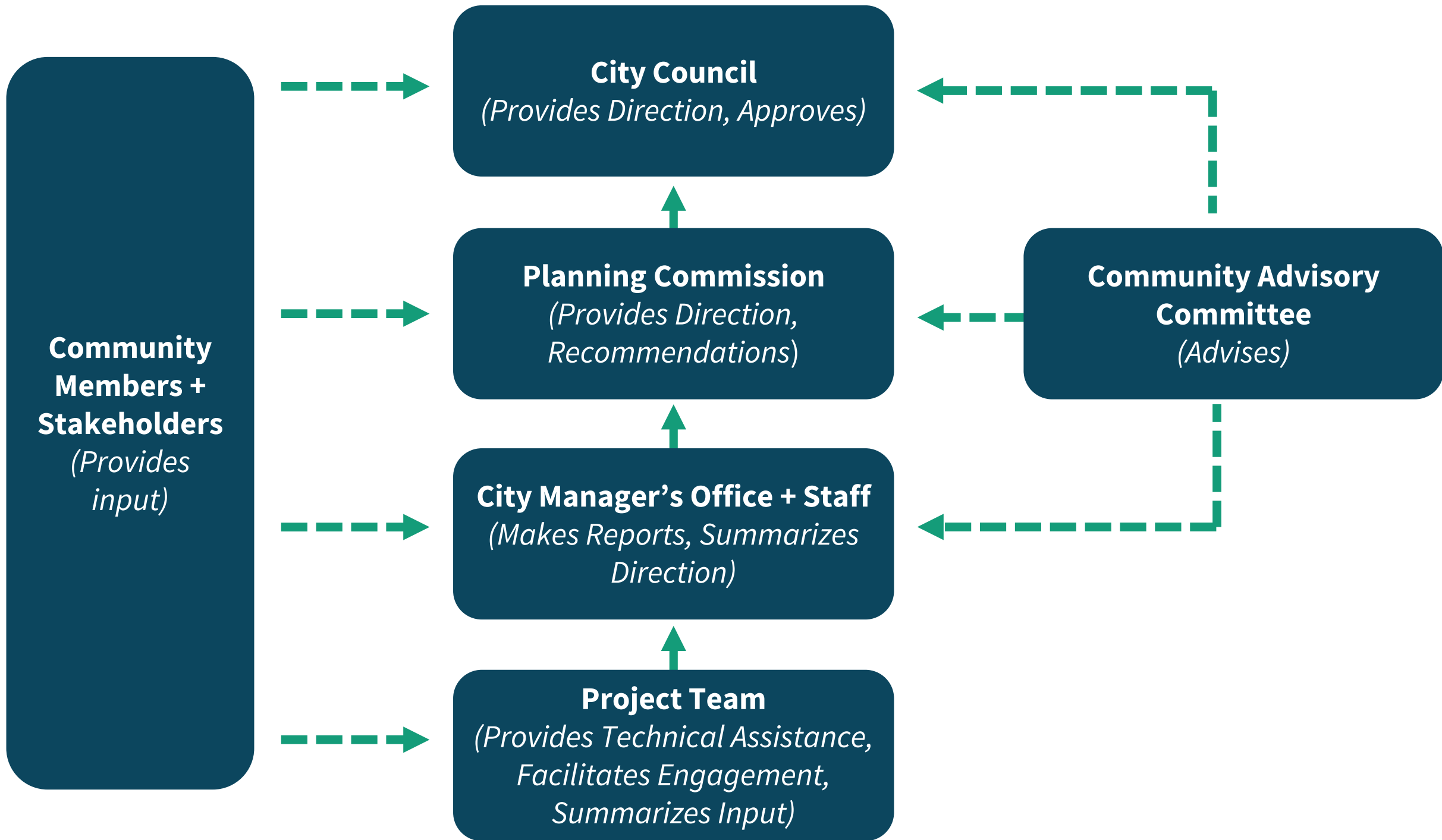


Median Household Income



Housing Cost Burden (30% of income on housing)



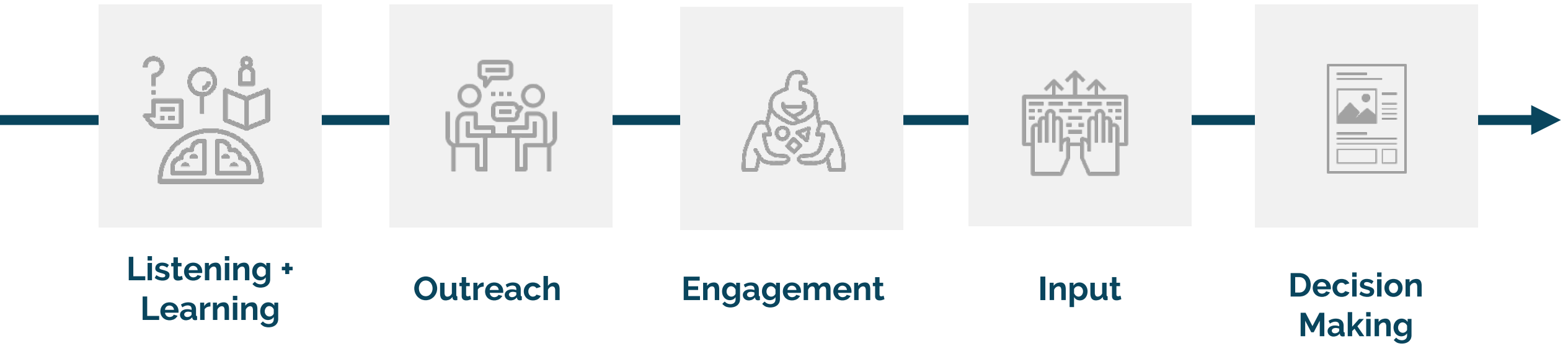


Community Advisory Committee

- Advises City Council, Planning Commission, City staff/team on policy + implementation ideas
- Collaborates with staff/team on community engagement
- Committee Representation
 - Residents – 5
 - Planning Commission – 2
 - Park & Recreation Commission – 1
 - Business Owner (large) – 2
 - Business Owner (small) – 1
 - School Board Member – 1



Community Engagement



- Engage the community at key points
- Use a range of interactive activities
- Keep the public informed throughout the process
- Build community ownership of the plan
- Develop community leaders



A pie chart with a dark teal color. A single slice is separated from the rest of the chart and is labeled with the text "22% Youth + Teenagers" in white. The slice represents 22% of the total.

Category	Percentage
Youth + Teenagers	22%



YOUTH LEADERSHIP INSTITUTE



BOYS & GIRLS CLUBS
OF NORTH SAN MATEO COUNTY



SMC Union Community Alliance
SERVING WORKERS AND THEIR FAMILIES IN SAN MATEO



Everything South City
Organically Grown, Not Corporate Owned





Stakeholder + Social Equity Meetings



Sub-Area Meetings + Community Workshops



Pop-up Events



Next Steps

- Next Meeting – March 21, 2018 – 6:00PM
- www.diridonst.org
- **NEW POSITION** – Diridon Station Area Civic Engagement Manager

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ABOUT

Learn more about the planning process and the Plan Area.



RESOURCES

Read and download the latest documents, as well as other resources.



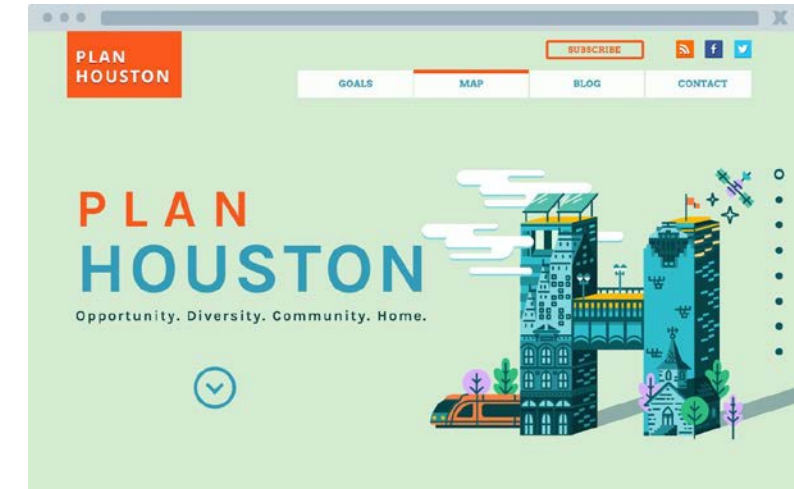
GET INVOLVED!

Mark your calendars for upcoming events and other ways to get involved.



CONVERSATION

A place for online surveys and community forums.



LA HEALTHY HEALTH PROFILES City Neighborhoods

Silver Lake - Echo Park - Elysian Valley



Community Planning Areas

TOTAL POPULATION
70,088 people
2% of Los Angeles

POPULATION DENSITY
9,725 per sq mile

POPULATION AGE
Under 5: 3,614
Under 18: 12,419
Over 65: 7,420

RACE & ETHNICITY
Non-white: 69%
Linguistically isolated: 17%



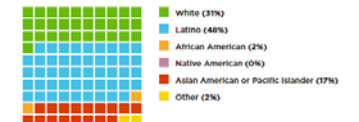
MORE INFORMATION [DOWNLOAD A GUIDE TO USING THE PROFILES AND SOURCES](#)

Percentage Asian American or Pacific Islander Alone Population

Silver Lake - Echo Park - Elysian Valley: 17%
City of Los Angeles: 11%

DEMOGRAPHIC AND SOCIAL CHARACTERISTICS

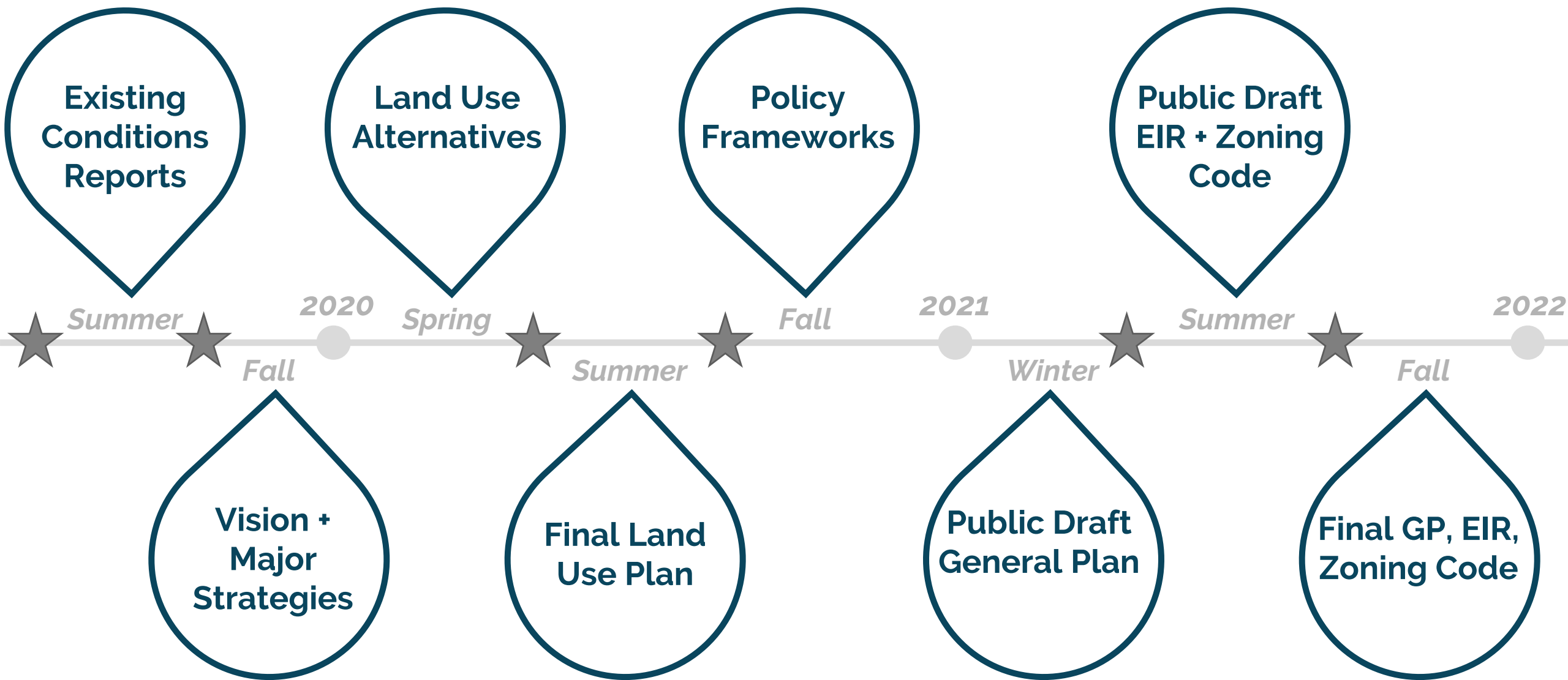
Race and Ethnicity



Age of Population



Looking Ahead



★ **Key Engagement Time**

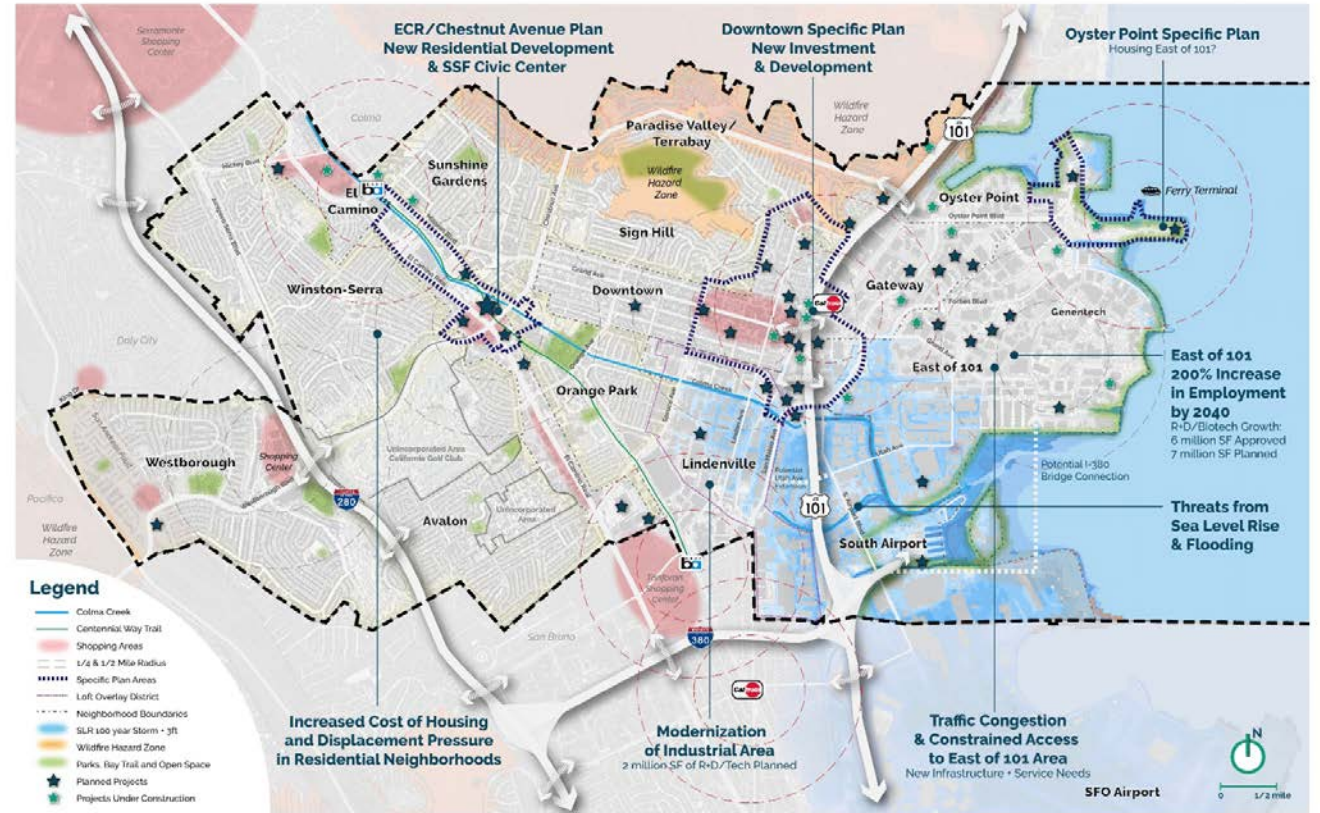
Key Milestones with City Council + Planning Commission

- General Plan kick-off (tonight)
- Vision, guiding principles, and key issues and opportunities
- Preferred land use and mobility alternative
- Policy framework for the General Plan
- Adoption hearings
- Other study sessions and regular updates as needed



What's Happening Next?

- Community Engagement Plan
- Project branding materials
- Initial engagement activities:
 - Website
 - Stakeholder interviews
 - Survey
- CAC meetings
- Meetings with departments and outside agencies
- Existing Conditions Reports



Existing Conditions Analysis

Discussion

1. What are the key issues that the City is facing now and in the future?
2. How will you define success for the General Plan?
3. What is special and unique about South San Francisco that should be preserved during the General Plan update process?
4. If you could change one thing about South San Francisco, what would it be?

