



SOUTH  
SAN FRANCISCO  
THE INDUSTRIAL CITY

# Housing Element and Zoning Code Study Session

Special Joint Planning Commission/City Council | August 9, 2022



**SHAPE** SOUTH SAN  
FRANCISCO  
2040 GENERAL PLAN

# AGENDA



## 1. Housing Element 2023-2031 Overview

- HCD Schedule and RHNA Requirements
- Opportunity Corridors for New Housing
- New Goals to implement General Plan Vision

## 2. Zoning Code Update

- Form-Based Code for Housing – Managing new Multi-Family Design
- New Objective Design Standards for all Residential Districts

## 3. Entitlement Review Process Options



# **HOUSING ELEMENT UPDATE**

## **TO IMPLEMENT THE GENERAL PLAN VISION**

# HOUSING ELEMENT HIGHLIGHTS



- Required to adopt HE no later than April 1, 2023
- Must include zoning to encourage housing construction
- Includes programs to ensure equity, fair housing, reduce constraints and adapt to climate change
- Regional Housing Needs Assessment (RHNA):
  - SSF RHNA expectation for 2023-2031: 3,656 units over period



# HCD SCHEDULE FOR HOUSING ELEMENT ADOPTION



- Public Draft for 30 days: Posted July 5, 2022
- Incorporate comments: Aug 5<sup>th</sup> - 15<sup>th</sup>
- Joint PC/CC Study Session: **TONIGHT**
- Submit Draft to HCD for Review: August 15<sup>th</sup> ish
- HCD Review Period (90 Days): Due Nov 14, 2022
- Adoption of Housing Element: Expected Jan 2023
- Adoption no later than April 1, 2023

# RHNA FOR SOUTH SAN FRANCISCO



Income Group	SSF Units
Very Low Income (<50% of AMI)	871
Low Income (50%-80% of AMI)	502
Moderate Income (80%-120% of AMI)	720
Above Moderate Income (>120% of AMI)	1,863
Total	3,956

- Previous RHNA: 1,864 units
- Estimated RHNA Capacity under General Plan: +17K units

# HOUSING OPPORTUNITY CORRIDORS



ECR – North  
1,440 units

Lindenville  
5,000 units

ECR – South  
690 units

South Airport  
5,000 units

# RHNA SUMMARY FOR HOUSING ELEMENT



	Very Low Units	Low Units	Mod Units	Above Mod Units	Total Units
RHNA	871	502	720	1863	3956
RHNA w/20% Buffer	1045	602	864	2236	4747
Type	Very Low Units	Low Units	Mod Units	Above Mod Units	Total Units
Pipeline Projects	225	408	50	2898	3581
ADUs (based on high projection)	113	113	113	38	376
Opportunity Sites	342	1154	471	11142	13109
<b>Total</b>	<b>670</b>	<b>1,656</b>	<b>633</b>	<b>13,922</b>	<b>17,066</b>



# THE GOALS INFORMED BY GENERAL PLAN

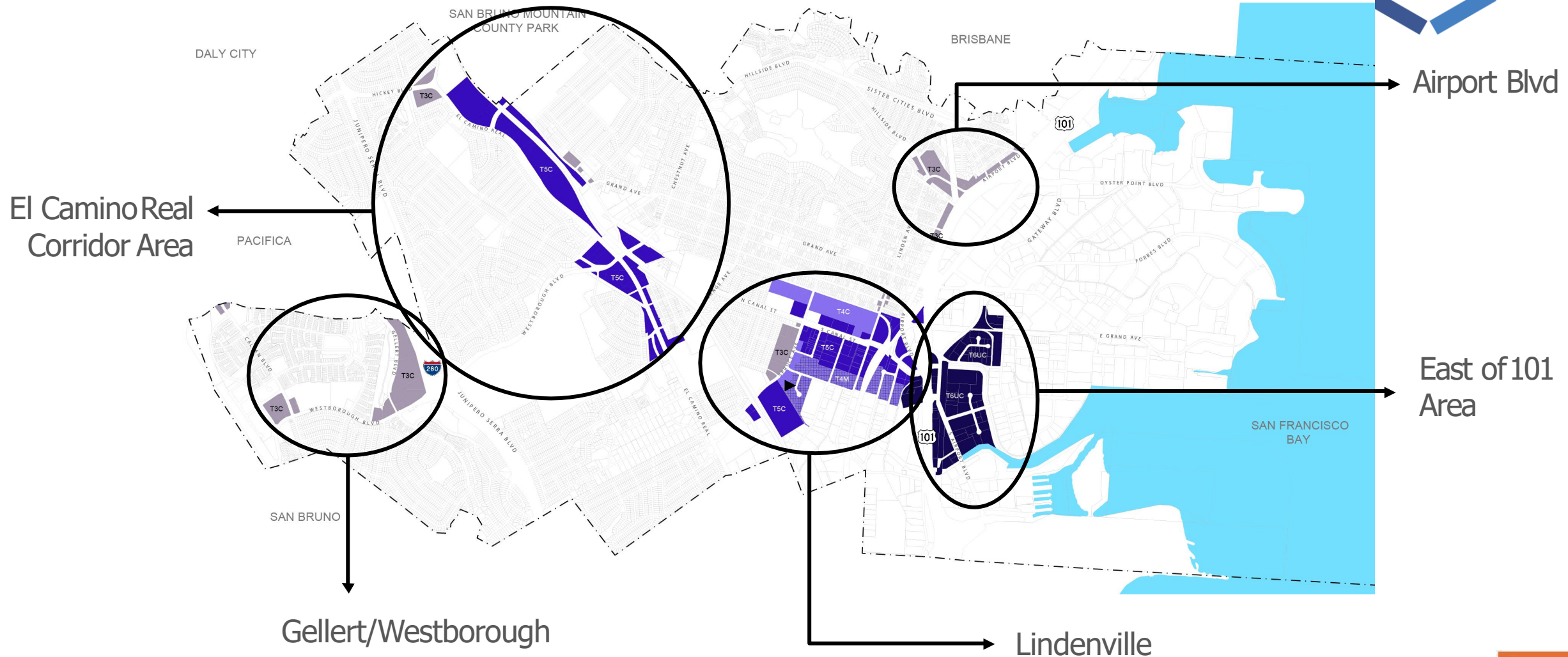


City of South San Francisco Housing Program Goals	
Goal 1	<b>EQUITY</b> - Create equitable opportunity for people of all ages, races/ethnicities, abilities, socio-economic status, genders, and family types regardless of income level.
Goal 2	<b>CREATION/FACILITATION</b> - Promote the provision and/or access of housing by both the private and public sectors for all income groups in the community.
Goal 3	<b>REMOVE CONSTRAINTS</b> - Support housing development by eliminating unnecessary and/or costly barriers in the housing development process and facilitating collaboration with private and public partners to develop housing options affordable to everyone.
Goal 4	<b>PRESERVE</b> - Strive to maintain and preserve existing housing resources, including both affordable and market-rate units.
Goal 5	<b>QUALITY OF LIFE</b> - Promote residential neighborhoods designed for a high quality of life for neighborhood residents and visitors.
Goal 6	<b>SPECIAL NEEDS POPULATIONS</b> - Enhance the quality of existing affordable housing and expand housing opportunities and services for special needs populations and residents experiencing housing insecurity.
Goal 7	<b>CLIMATE RESILIENCY</b> - Green buildings are the standard for new construction and major renovations and the performance of existing buildings is improved.



# **ZONING CODE: FORM-BASED DESIGN TO SHAPE MULTI-FAMILY CONSTRUCTION**

# FORM-BASED AREAS FOR OPPORTUNITY CORRIDORS

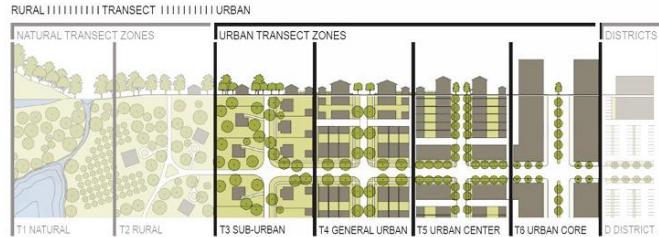


# INTRODUCTION TO FORM-BASED CODE



## Chapter 20.135: Form-Based Zoning Districts

### Section 20.135.010: Introduction to the Form-Based Code



*"The six South San Francisco transect zoning districts can all be located from T3 to T6 in the 'rural-to-urban transect.'"*

#### 20.135.010.A: Overview of Form-Based Codes

A Form-Based Code is an alternative to the conventional approach of regulating the built environment. Unlike conventional codes which are primarily based on allowed uses, Form-Based Codes (FBCs) look to the intended form and character of a neighborhood as the primary organizing framework. This approach is described by the Form-Based Codes Institute as a way to "foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code."

Specifically, FBCs focus on the relationship between building facades and the public realm (the sidewalk, street, and public open spaces); the form and mass of buildings in relation to one another; and the scale and types of buildings. While FBCs prescribe desired physical forms, they also regulate use by allowing a mix of appropriate land uses chosen to ensure compatibility and to support the intended character of an area. Ultimately, through the combination of forms, public spaces, and uses, FBCs transform commercial corridors and centers into vibrant and walkable neighborhoods, where, over time, the range of everyday needs of residents and employees can be found within a walking distance.

#### 20.135.010.B: Organization of the South San Francisco Form-Based Code

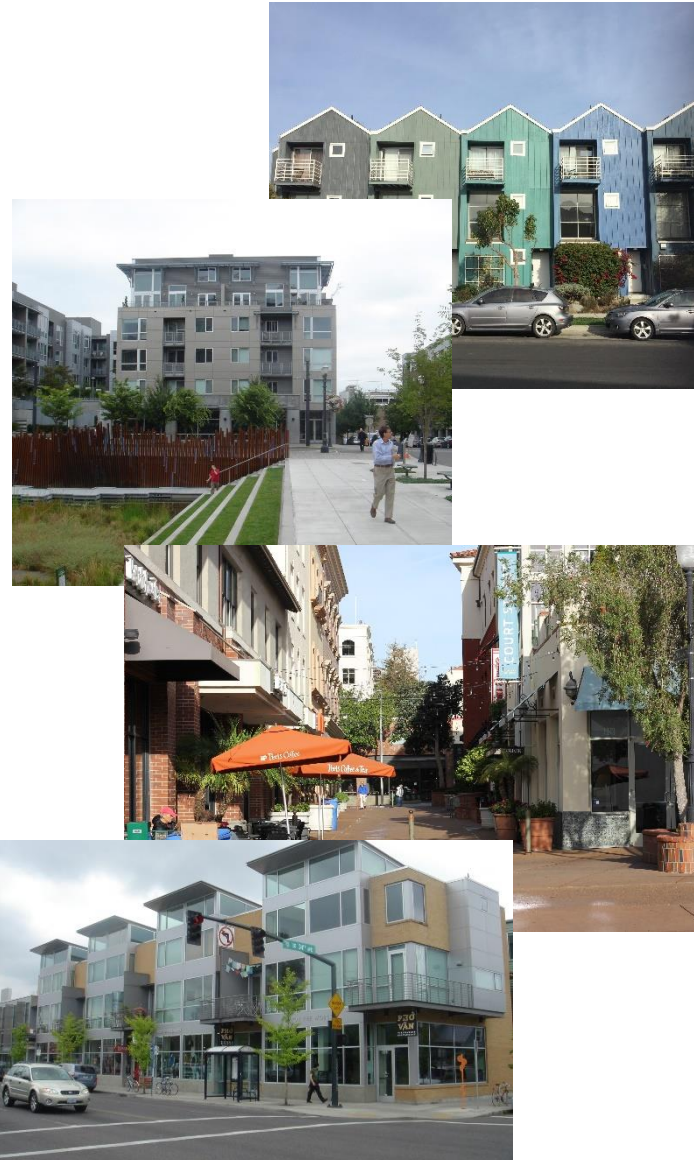
The primary organizing principle used to establish form-based zoning districts is the "rural-to-urban transect," a gradient of intensity with the lower numbers designating more rural/natural zones and higher numbers designating more urban zones. Variations of transect zones may also be developed as appropriate to tailor zones to specific environments.

Chapter 20.135, Form-Based Code, starts by establishing six transect zones, and follows with related regulations for buildings, frontages, public open spaces, and uses. Taken together, these sets of regulations support the community's shared vision for select areas of the City.

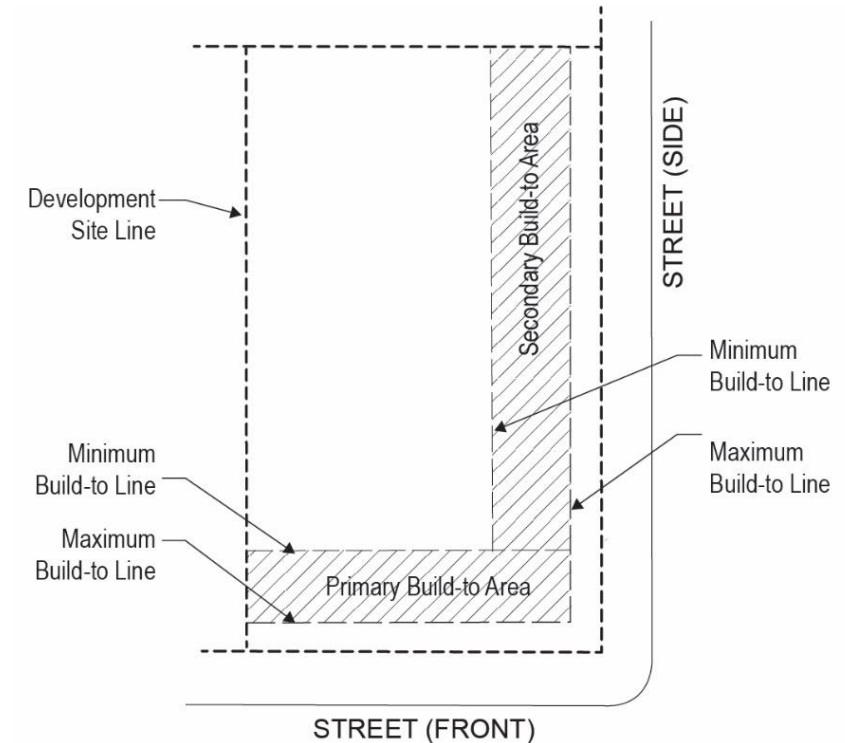
The components of the South San Francisco Form-Based Code are as follows:

1. **Section 20.135.020: Transect Zoning Districts.**  
This section presents the six transect zoning districts developed to promote pedestrian activity, facilitate the transition of auto-oriented development patterns to more walkable and urban places, and encourage a compatible mix of uses. Organized from lowest (T3N) to highest (T6UC) intensity and named to describe the general form and function, the transect

Public Review Draft | South San Francisco Zoning Code | Division III, Page 1



- Development Site Line
- Build-to Area



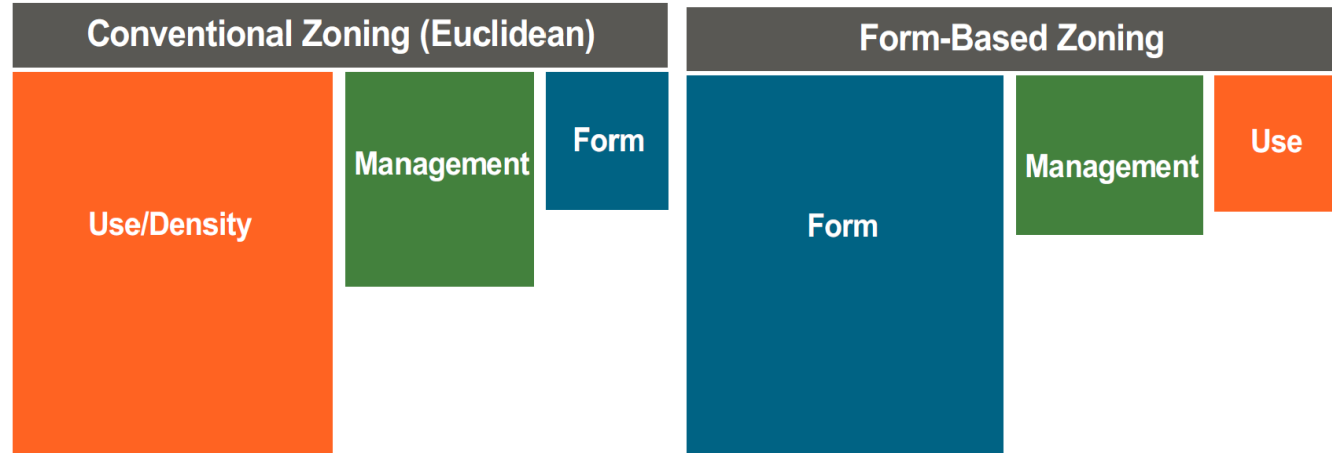


# FORM-BASED CODES IN PRACTICE



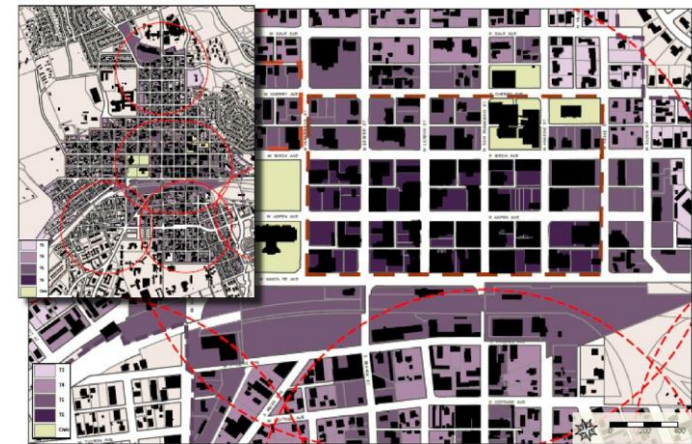
Emphasize design, scale, and relationships of buildings and public space

- Seeks to achieve a specific urban form and to shape a high-quality built environment
- Prioritizes building form over use to develop walkable areas
- Does not replace state and local building codes
- Meets state requirements of the Housing Accountability Act for objective standards
- Addresses the relationship of private development to public space
- Establishes palette of forms and for increased predictability



## Elements of an FBC

1. Form-Based (Transect) Zones
2. Building Types
3. Frontage Types
4. Open Space Types

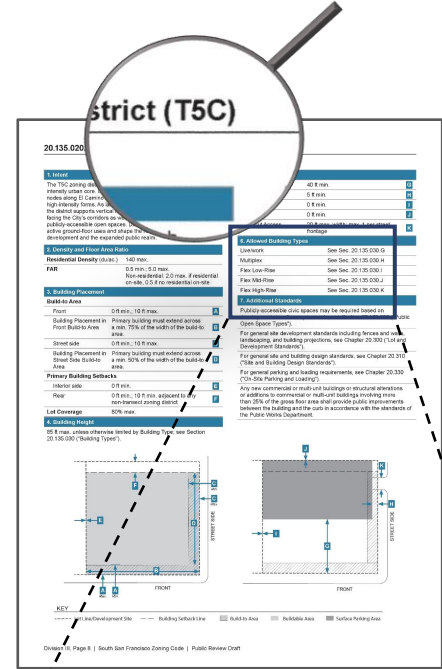


Charrette Summary: Land Development Code Rewrite | Flagstaff, AZ  
Opticos Design, Inc. & Lisa Wise Consulting

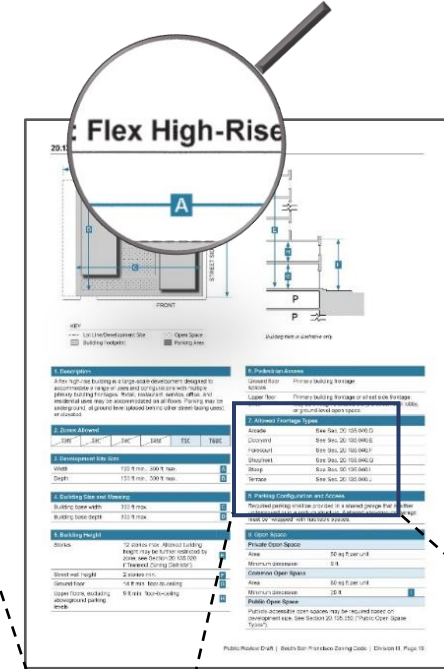
A.9



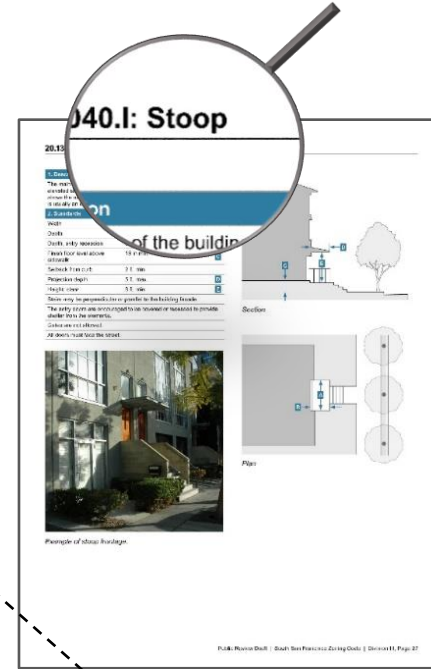
# Zoning District



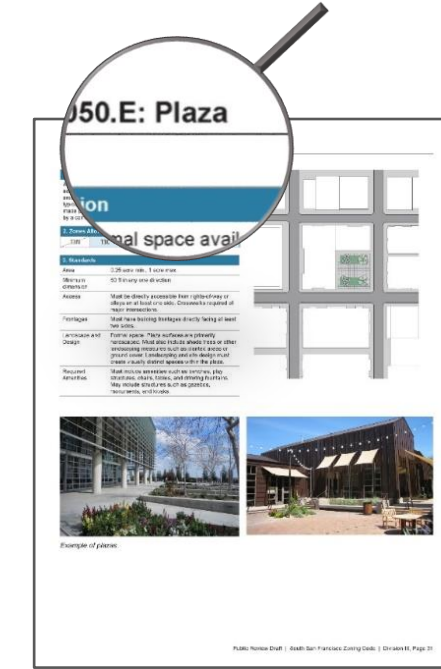
# Building Type



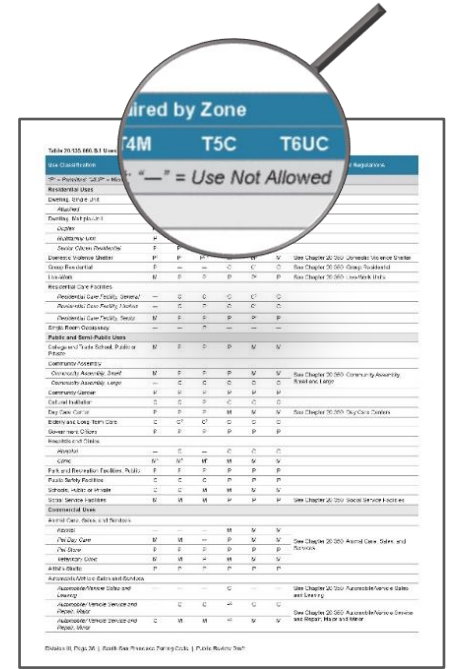
# Frontage Type



# Open Space



# Uses



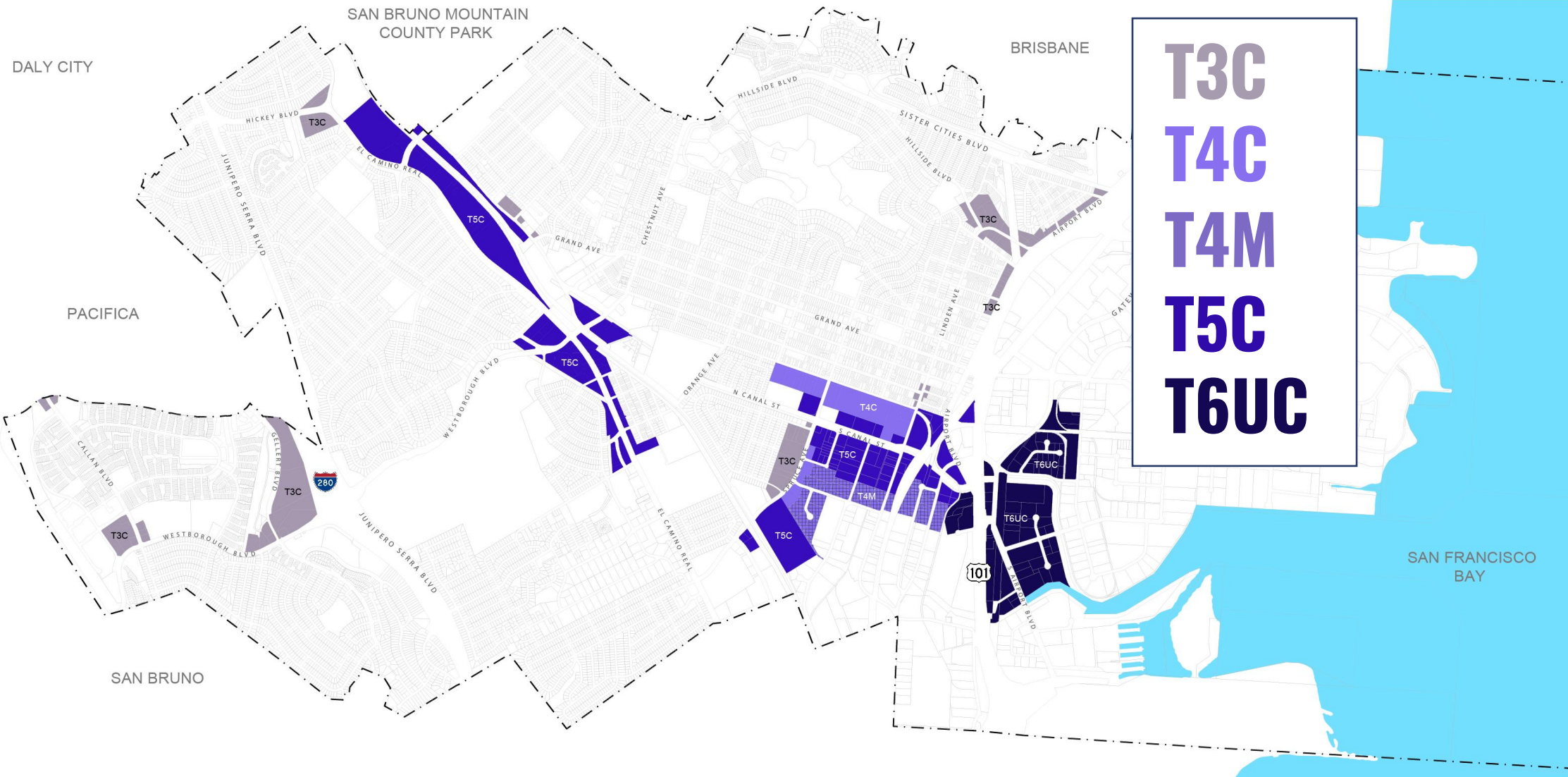
6. Allowed Building Types	
Live/work	See Sec. 20.135.030.G
Multiplex	See Sec. 20.135.030.H
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J
Flex High-Rise	See Sec. 20.135.030.K
7. Additional Standards	
Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050.	

7. Allowed Frontage Types	
Arcade	See Sec. 20.135.040.D
Dooryard	See Sec. 20.135.040.E
Forecourt	See Sec. 20.135.040.F
Shoptfront	See Sec. 20.135.040.G
Stoop	See Sec. 20.135.040.I
Terrace	See Sec. 20.135.040.J
8. Parking Configuration and Access	
Required parking shall be provided in a shared garage that may be through a shared entry, a surface, or ground-level open space.	

- > 3 acres or
- < 3 acres and
  - 20+ units (residential)
  - 2+ structures (non-residential or mixed-use)
  - >10,000 sq ft (non-residential or mixed-use)

- Permitted
- Minor Use Permit
- Conditional Use Permit
- Not Allowed

# FORM-BASED ZONING FOR OPPORTUNITY CORRIDORS



# ZONING DISTRICT (TRANSECT ZONES): T5C

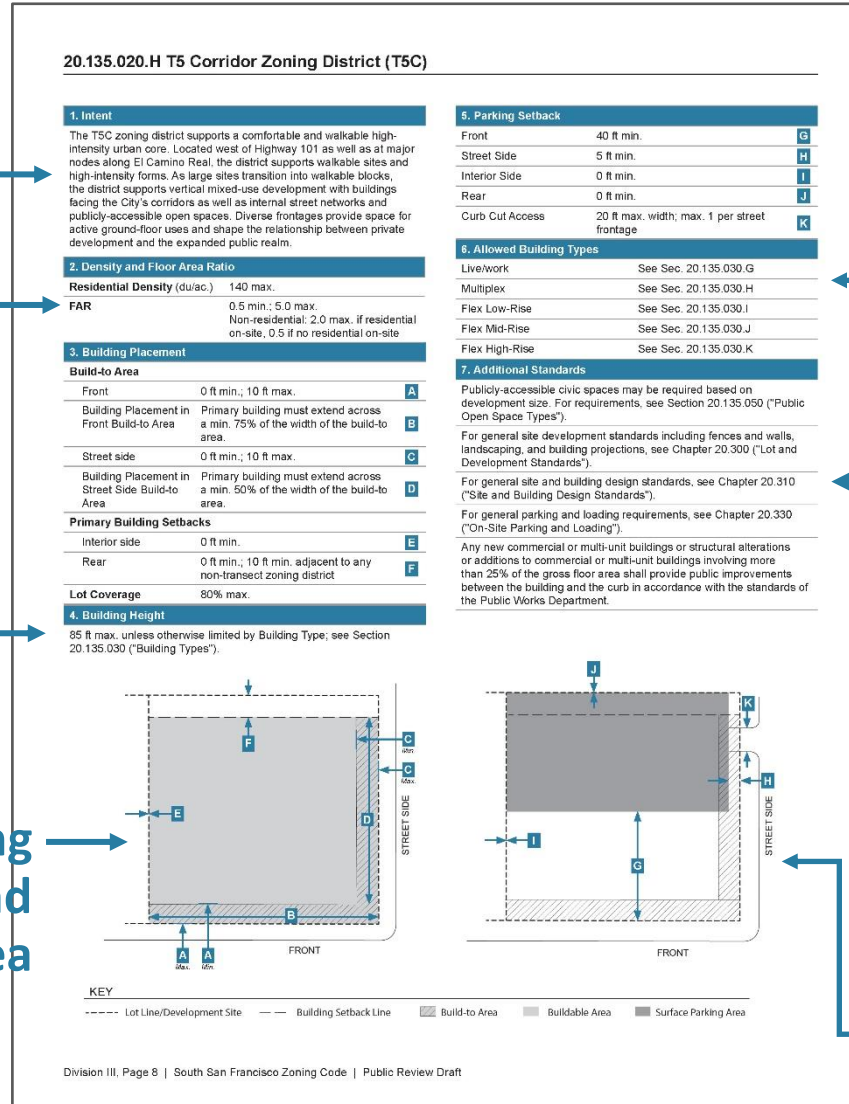


## Description

## Density and FAR

## Height in feet

## Building placement and build-to area



## Allowed building types

Live/work See Sec. 20.135.030.G

Multiplex See Sec. 20.135.030.H

Flex Low-Rise See Sec. 20.135.030.I

Flex Mid-Rise See Sec. 20.135.030.J

Flex High-Rise See Sec. 20.135.030.K

## Additional standards

Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

## Parking location



# BUILDING TYPES: FLEX HIGH-RISE

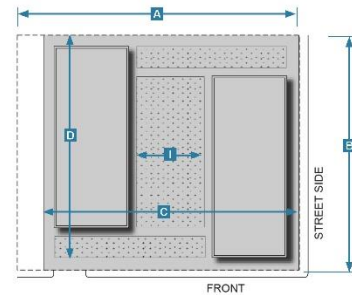


Site size and building size

Description

Zones

## 20.135.030.K: Flex High-Rise



KEY  
 --- Lot Line/Development Site  
 Building Footprint  
 Open Space  
 Parking Area

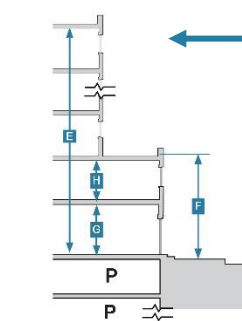
**1. Description**  
 A flex high-rise building is a large-scale development designed to accommodate a range of uses and configurations with multiple primary building frontages. Retail, restaurant, service, office, and residential uses may be accommodated on all floors. Parking may be underground, at ground level (placed behind other street-facing uses), or elevated.

**2. Zones Allowed**  
 T3N T3C T4C T4M T5C T6UC

**3. Development Site Size**  
 Width 120 ft min.; 300 ft max. A  
 Depth 150 ft min.; 300 ft max. B

**4. Building Size and Massing**  
 Building base width 300 ft max. C  
 Building base depth 300 ft max. D

**5. Building Height**  
 Stories 12 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transsect Zoning Districts"). E  
 Street wall height 2 stories min. F  
 Ground floor 14 ft min. floor-to-ceiling G  
 Upper floors, excluding aboveground parking levels 9 ft min. floor-to-ceiling H



Building form is illustrative only.

**6. Pedestrian Access**  
 Ground floor spaces Primary building frontage.  
 Upper floor units Primary building frontage or street side frontage. May be through a shared entry, a street-level lobby, or ground-level open space.

**7. Allowed Frontage Types**  
 Arcade See Sec. 20.135.040.D  
 Dooryard See Sec. 20.135.040.E  
 Forecourt See Sec. 20.135.040.F  
 Shopfront See Sec. 20.135.040.G  
 Stoop See Sec. 20.135.040.I  
 Terrace See Sec. 20.135.040.J

**8. Parking Configuration and Access**  
 Required parking shall be provided in a shared garage that is either underground or in a podium structure. A shared aboveground garage must be "wrapped" with habitable spaces.

**9. Open Space**  
**Private Open Space**  
 Area 50 sq ft per unit  
 Minimum dimension 6 ft  
**Common Open Space**  
 Area 80 sq ft per unit  
 Minimum dimension 20 ft I  
**Public Open Space**  
 Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

Height in Stories

Pedestrian access

Allowed frontage types

Arcade See Sec. 20.135.040.D

Dooryard See Sec. 20.135.040.E

Forecourt See Sec. 20.135.040.F

Shopfront See Sec. 20.135.040.G

Stoop See Sec. 20.135.040.I

Terrace See Sec. 20.135.040.J

Parking configuration

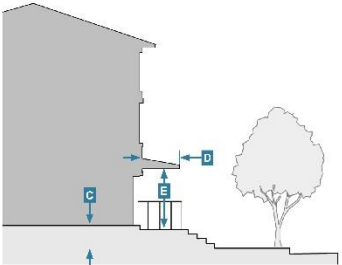
Open space (private, common, public)

# FRONTAGE TYPES: STOOP

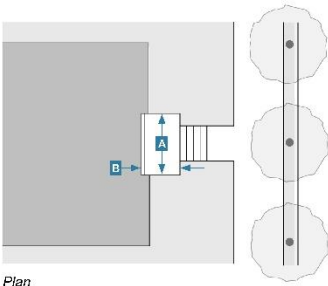


## 20.135.040.I: Stoop

1. Description		
The main façade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.		
2. Standards		
Width	4 ft. min.; 8 ft. max.	A
Depth	4 ft. min.; 8 ft. max.	B
Depth, entry recession	6 in. min., 6 ft. max.	
Finish floor level above sidewalk	18 in. min.	C
Setback from curb	2 ft. min.	
Projection depth	5 ft. max.	D
Height, clear	8 ft. min.	E
Stairs may be perpendicular or parallel to the building façade.		
The entry doors are encouraged to be covered or recessed to provide shelter from the elements.		
Gates are not allowed.		
All doors must face the street.		



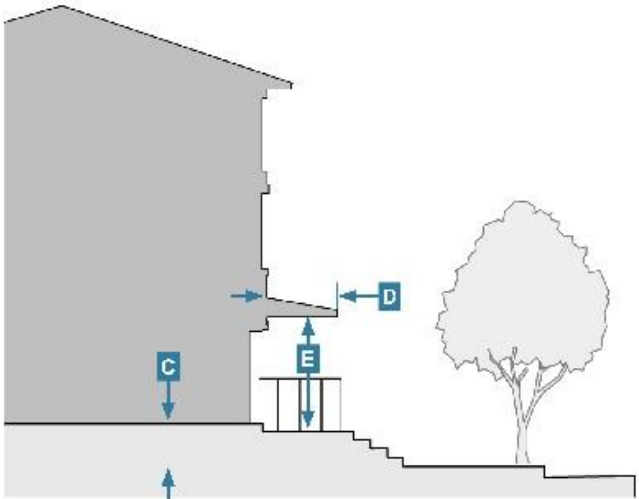
Section



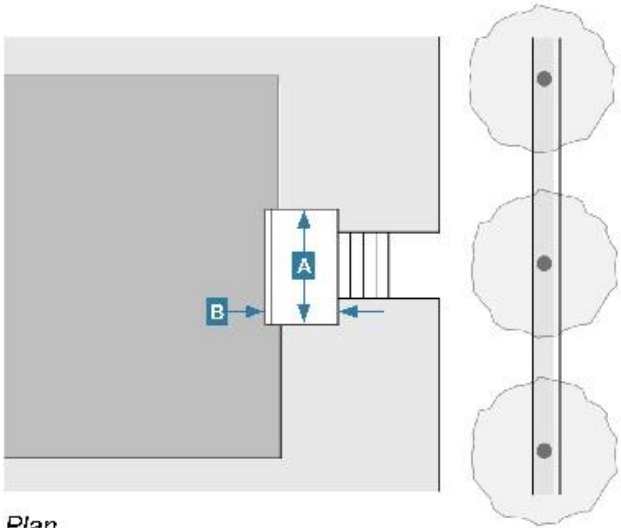
Plan



Example of stoop frontage.



Section



Plan

1. Description		
The main façade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.		
2. Standards		
Width	4 ft. min.; 8 ft. max.	A
Depth	4 ft. min.; 8 ft. max.	B
Depth, entry recession	6 in. min., 6 ft. max.	
Finish floor level above sidewalk	18 in. min.	C
Setback from curb	2 ft. min.	
Projection depth	5 ft. max.	D
Height, clear	8 ft. min.	E
Stairs may be perpendicular or parallel to the building façade.		
The entry doors are encouraged to be covered or recessed to provide shelter from the elements.		
Gates are not allowed.		
All doors must face the street.		



# PUBLIC OPEN SPACE TYPES: PLAZA



## 20.135.050.E: Plaza

### 1. Description

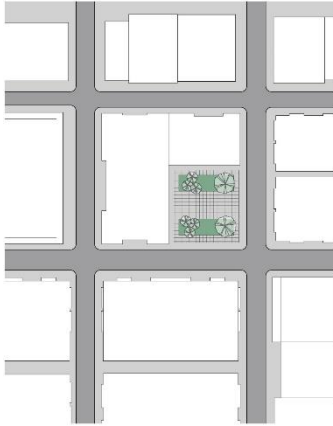
A plaza is a formal space available for civic purposes and commercial activities that supplements streetlife, adds vibrancy to mixed-use areas, and functions as a meeting and gathering space. Plazas are typically formal spaces with interior green spaces and defined edges made primarily of hardscaped materials. Plazas are spatially defined by a combination of frontages and rights-of-way.

### 2. Zones Allowed

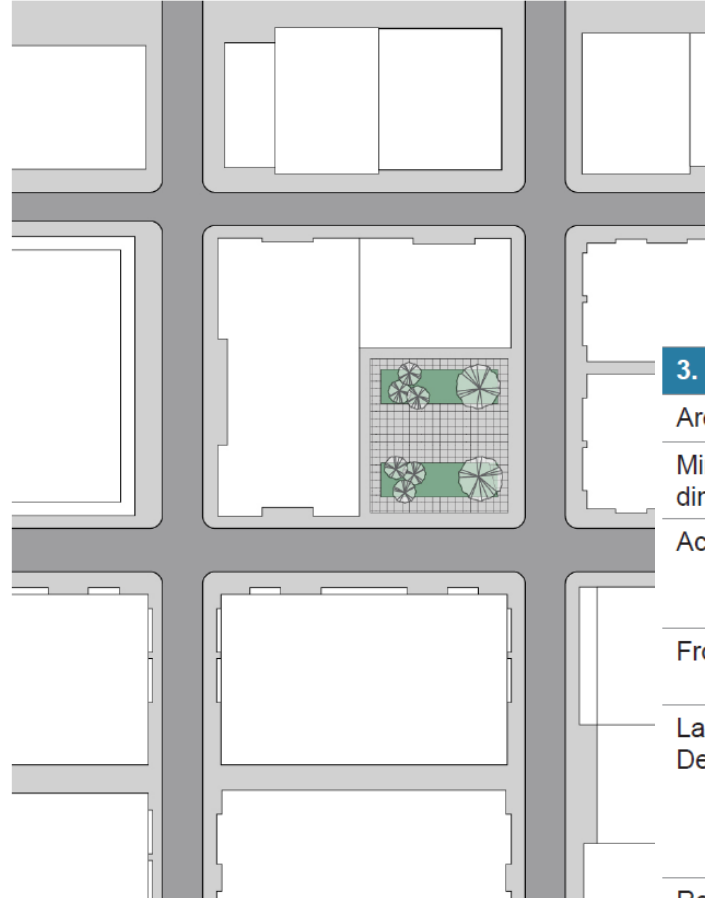
T3M	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

### 3. Standards

Area	0.25 acre min., 1 acre max.
Minimum dimension	60 ft in any one direction
Access	Must be directly accessible from rights-of-way or alleys on at least one side. Crosswalks required at major intersections.
Frontages	Must have building frontages directly facing at least two sides.
Landscape and Design	Formal space. Plaza surfaces are primarily hardscaped. Must also include shade trees or other landscaping measures such as planted areas or ground cover. Landscaping and site design must create visually distinct spaces within the plaza.
Required Amenities	Must include amenities such as benches, play structures, chairs, tables, and drinking fountains. May include structures such as gazebos, monuments, and kiosks.



Example of plazas.



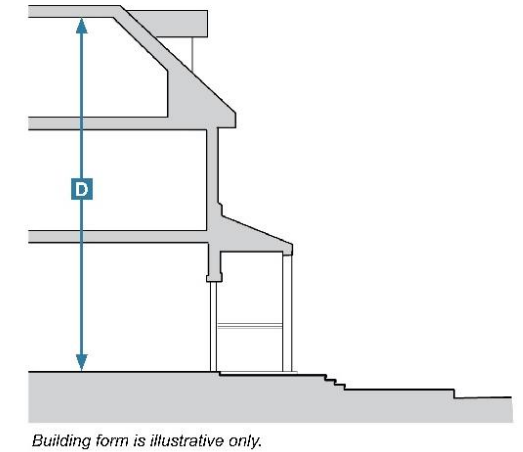
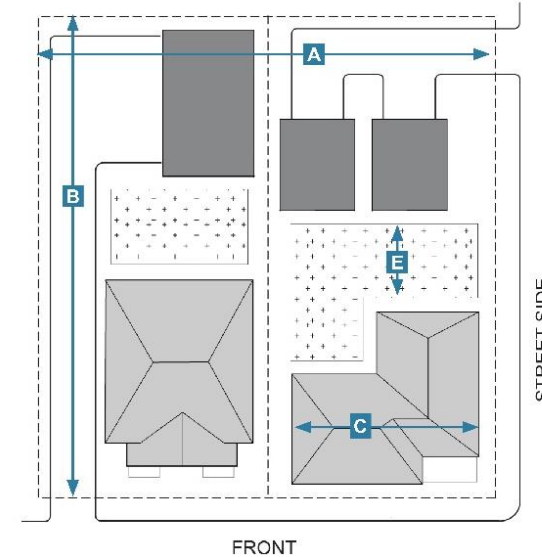
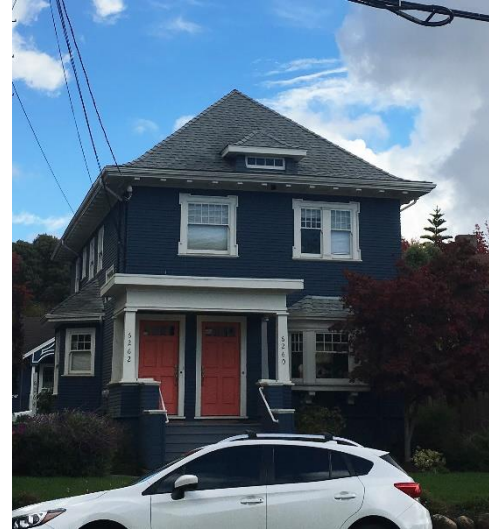
### 3. Standards

Area	0.25 acre min., 1 acre max.
Minimum dimension	60 ft in any one direction
Access	Must be directly accessible from rights-of-way or alleys on at least one side. Crosswalks required at major intersections.
Frontages	Must have building frontages directly facing at least two sides.
Landscape and Design	Formal space. Plaza surfaces are primarily hardscaped. Must also include shade trees or other landscaping measures such as planted areas or ground cover. Landscaping and site design must create visually distinct spaces within the plaza.
Required Amenities	Must include amenities such as benches, play structures, chairs, tables, and drinking fountains. May include structures such as gazebos, monuments, and kiosks.

# DESIGN TYPOLOGIES UNDER FORM BASED CODE

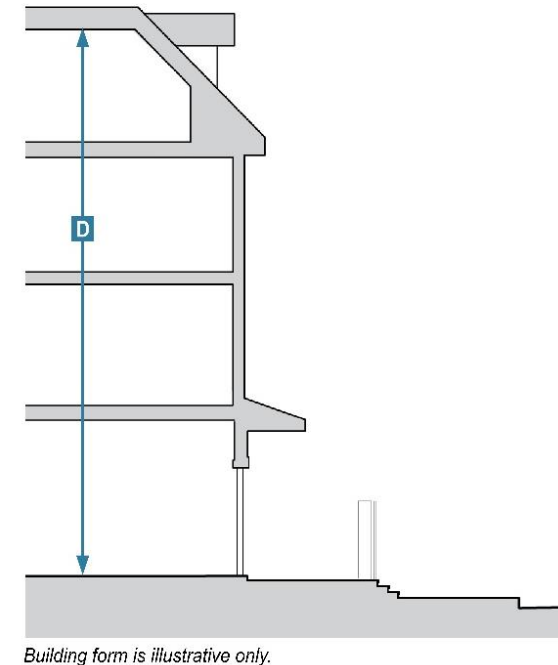
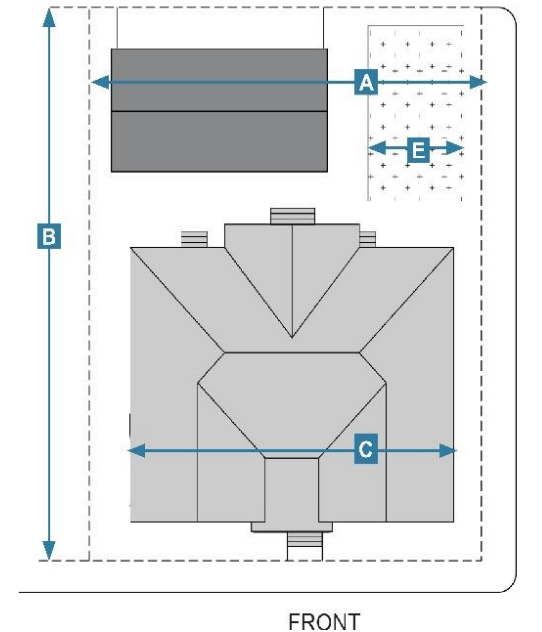
## DUPLEX

- Allowed in T3N
- Height: 3 stories
- Parking: exposed surface parking, carports, detached or attached garages



## TRIPLEX/FOURPLEX

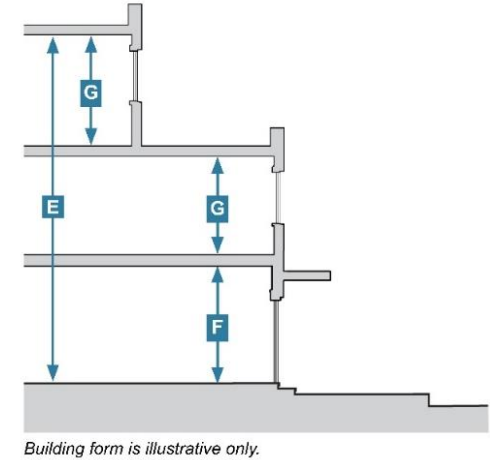
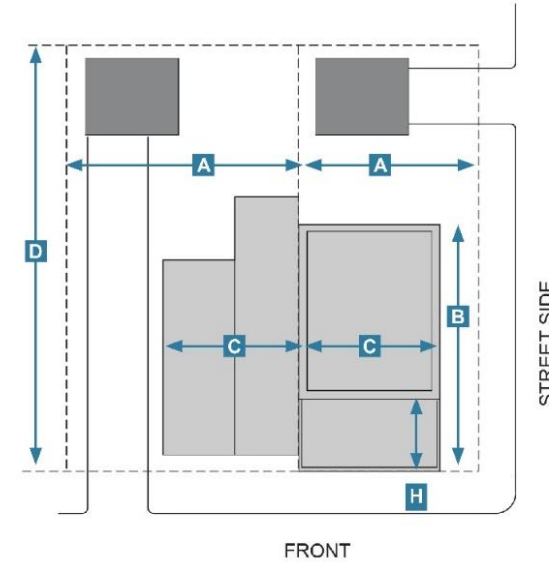
- Allowed in T3N, T3C, T4C
- Height: 4 stories
- Parking: exposed surface parking, carports, detached or attached garages



# DESIGN TYPOLOGIES UNDER FORM BASED CODE

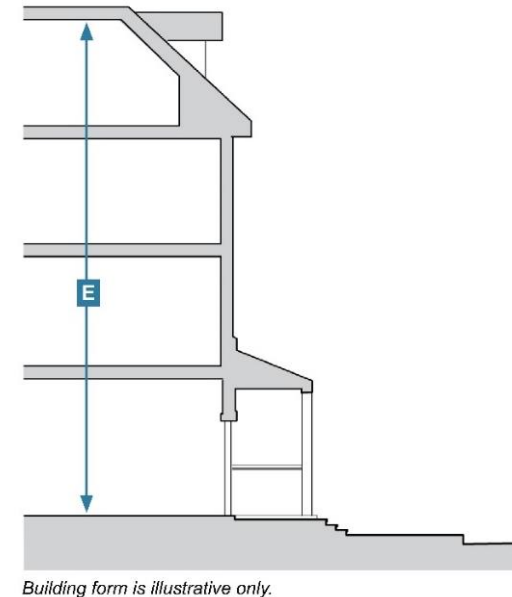
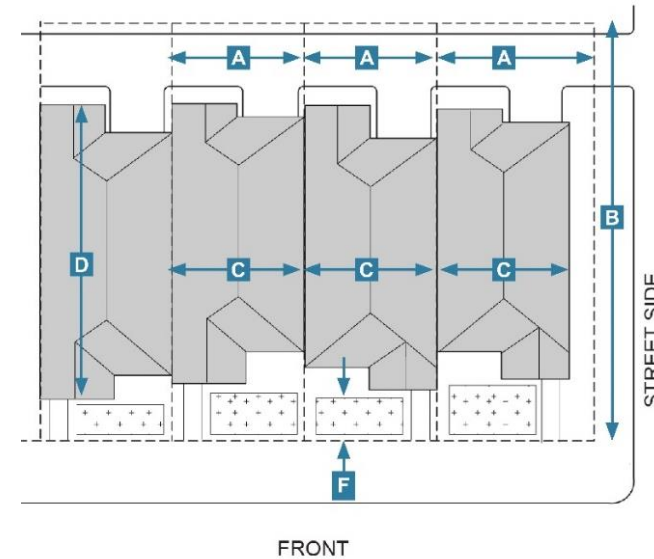
## LIVE/WORK

- Allowed in T4M, T5C
- Height: 3 stories
- Parking: exposed surface parking, carports, detached or attached garages



## ROWHOUSE

- Allowed in T3C, T4C
- Height: 4 stories
- Attached, individually secured garages

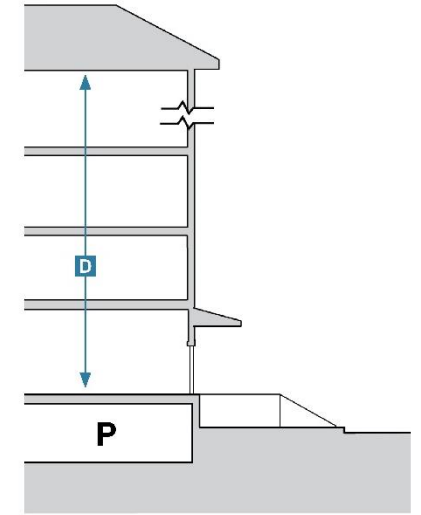
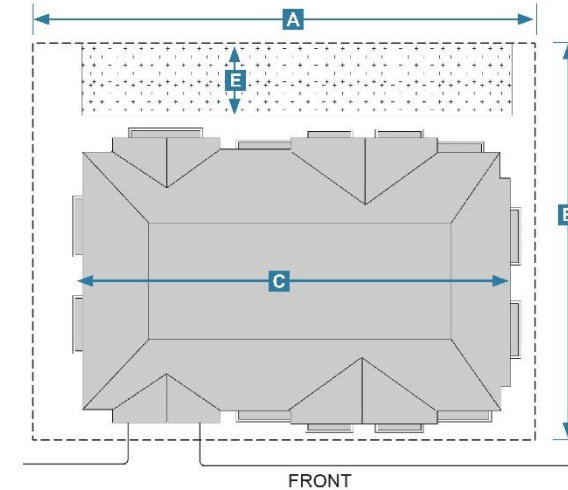




# DESIGN TYPOLOGIES UNDER FORM BASED CODE

## MULTIPLEX

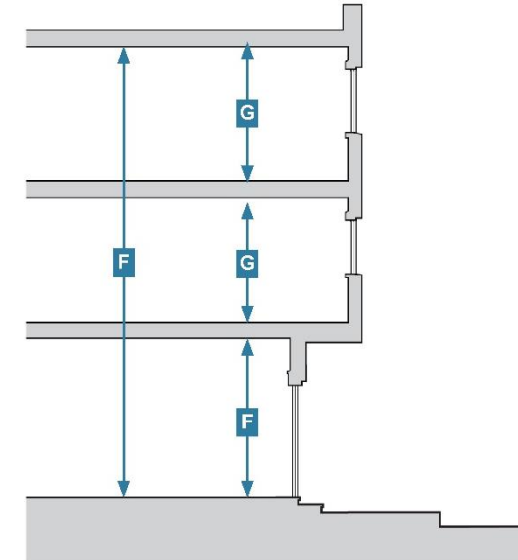
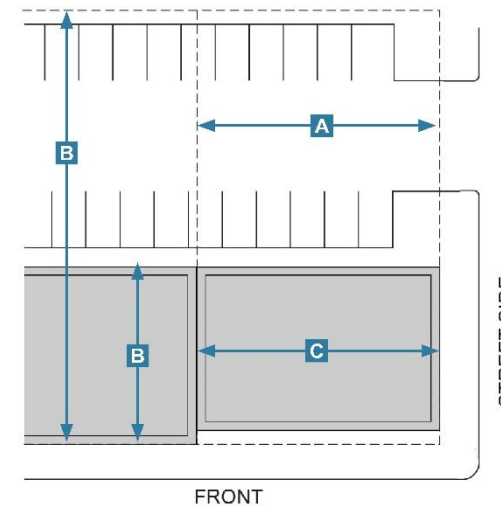
- Allowed in T4C, T5C, T6UC
- Height: 4 stories
- Parking: attached, individually secured garages, shared garage (underground or podium)



Building form is illustrative only.

## FLEX LOW-RISE

- Allowed in T3N, T3C, T4C, T4M, T5C
- Height: 3 stories
- Shared surface parking, shared garage (underground or podium)

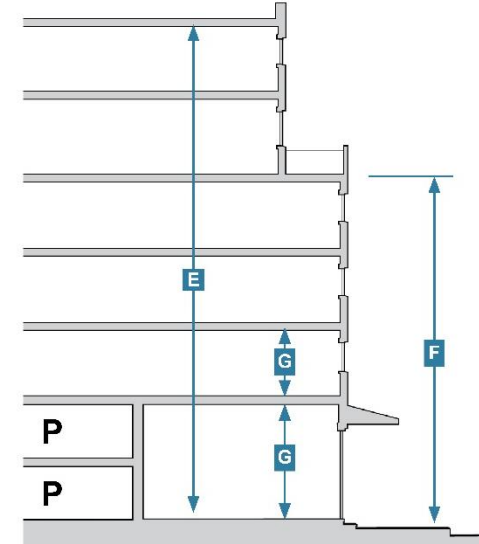
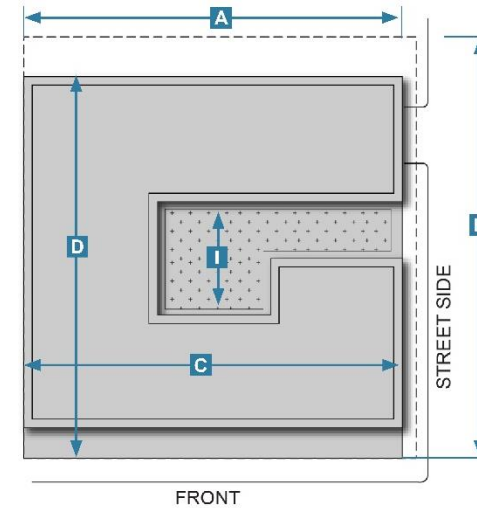


Building form is illustrative only.

# DESIGN TYPOLOGIES UNDER FORM BASED CODE

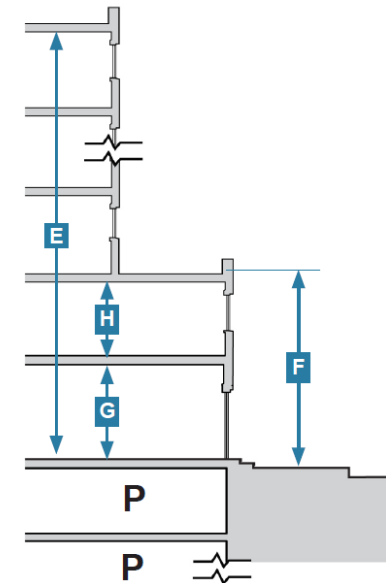
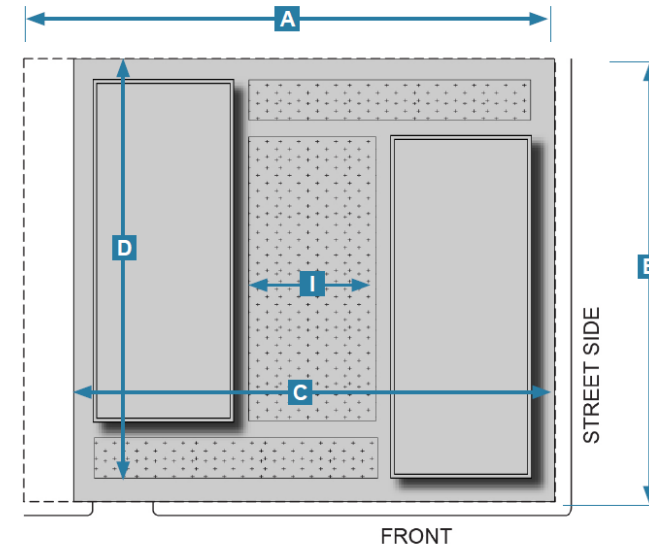
## FLEX MID-RISE

- Allowed in T4C, T4M, T5C, T6UC
- Height: 6 stories
- Parking: shared garage (underground or podium), shared garage aboveground wrapped with uses space



## FLEX HIGH-RISE

- Allowed in T5C, T5C
- Height: 12 stories
- Parking: shared garage (underground or podium), shared garage aboveground wrapped with uses space

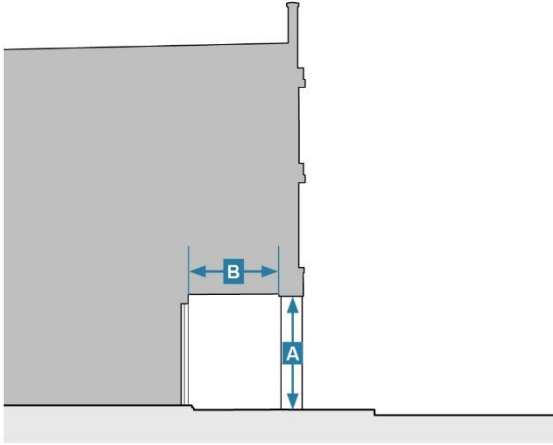




# ALL FRONTAGE TYPES

## ARCADE

Allowed for Flex Low-Rise, Flex Mid-Rise, Flex High-Rise

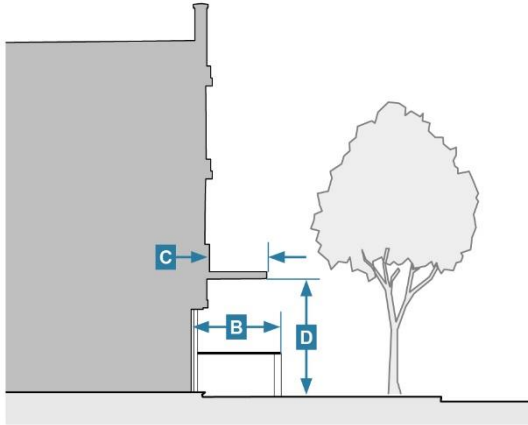


Section



## DOORYARD

Allowed for Duplex, Triplex/Fourplex, Rowhouse, Live/work, Multiplex, Flex Low-Rise, Flex High-Rise

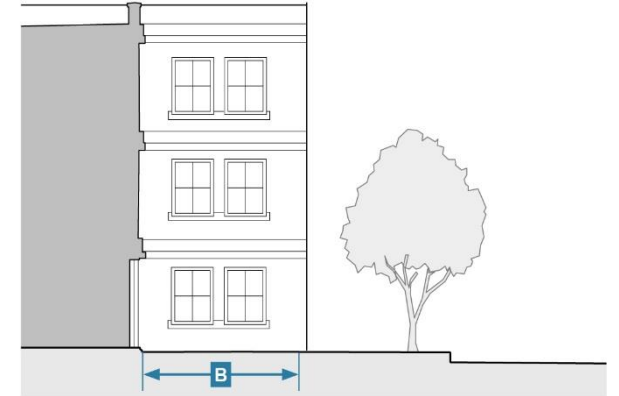


Section



## FORECOURT

Allowed for Multiplex, Flex Low-Rise, Flex Mid-Rise, Flex High-Rise



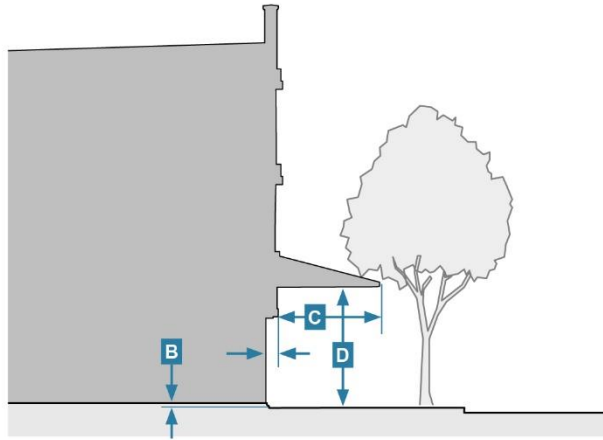
Section



# ALL FRONTAGE TYPES

## SHOPFRONT

Allowed for Live/Work, Flex Low-Rise, Flex Mid-Rise, Flex High-Rise

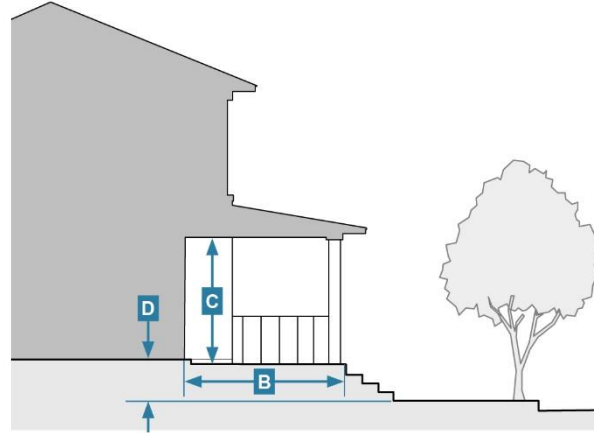


Section



## PORCH

Allowed for Duplex, Triplex/Fourplex, Rowhouse

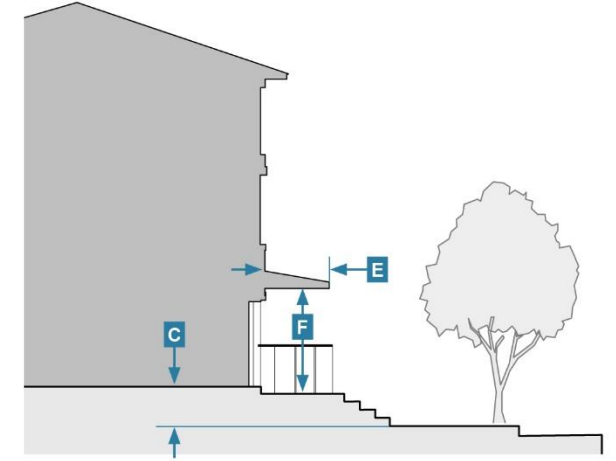


Section



## STOOP

Allowed for Duplex, Triplex/Fourplex, Rowhouse, Multiplex, Flex High-Rise



Section

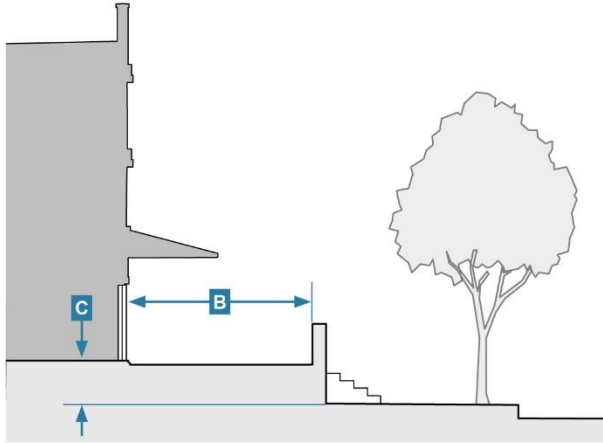




# ALL FRONTAGE TYPES

## Terrace

Allowed for Rowhouse, Live/Work,  
Multiplex, Flex Low-Rise, Flex Mid-Rise,  
Flex High-Rise



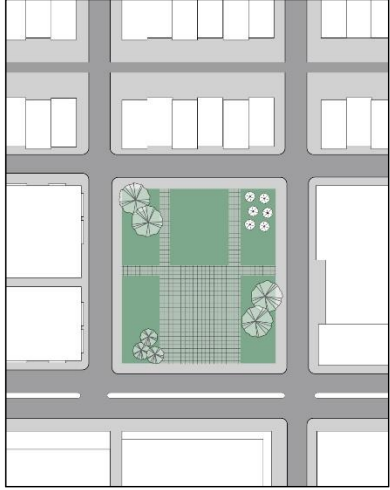
Section



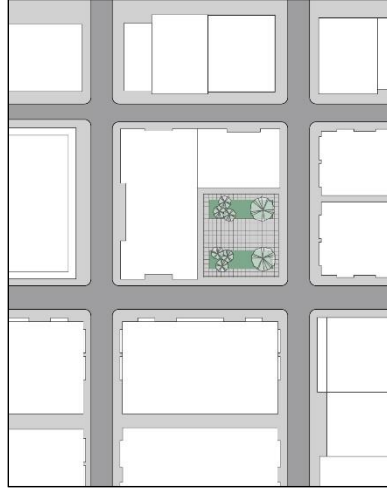


# ALL PUBLIC OPEN SPACE TYPES

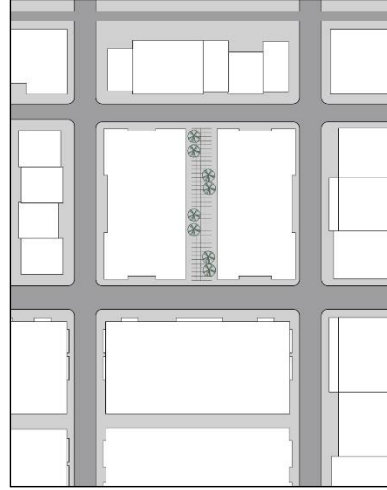
**Town Square**



**Plaza**



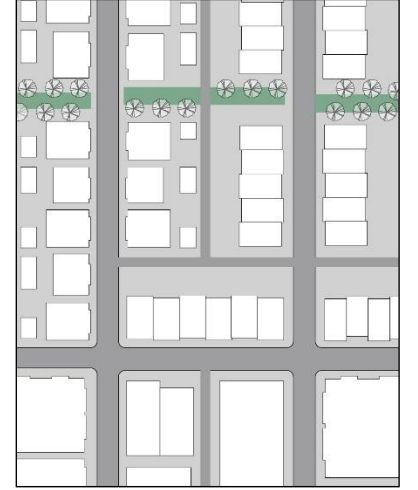
**Paseo**



**Pocket Park**



**Greenway**





# **NEW OBJECTIVE DESIGN STANDARDS FOR CITYWIDE RESIDENTIAL DEVELOPMENT**



# GENERAL AND LOW-DENSITY DESIGN



## General Site and Building Design

- Building entrances
- Open space design and orientation
- Building Materials

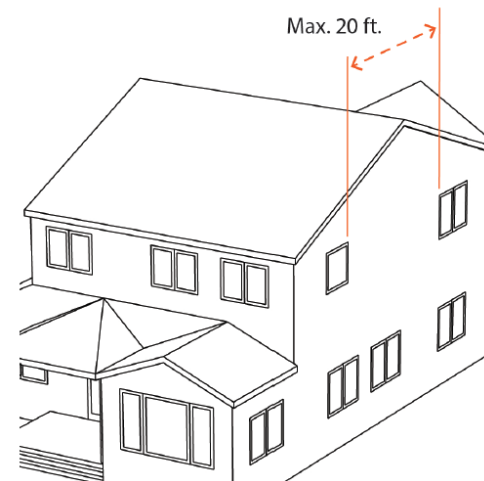


## Single-Family and Duplex Design

- Upper-story wall planes
- Roofline design
- Parking access and design



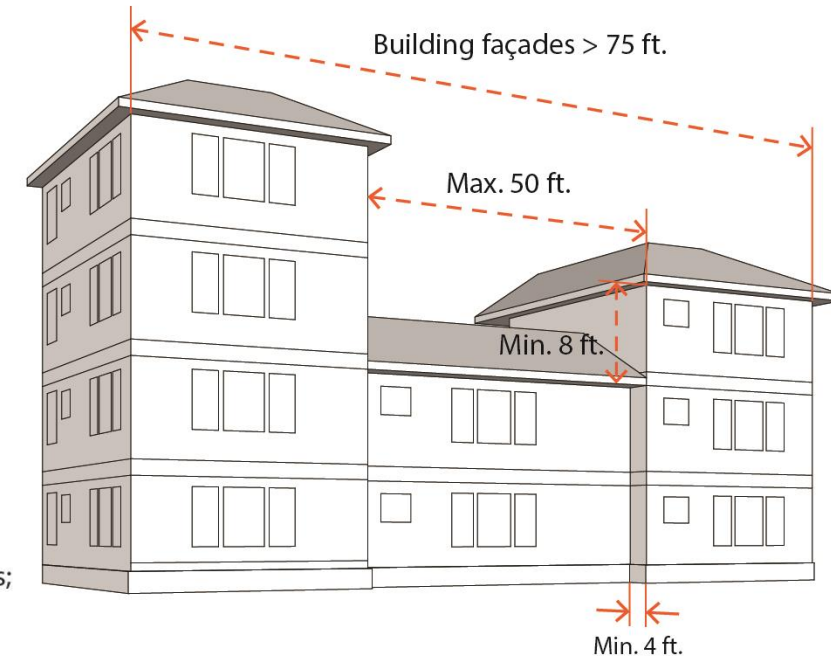
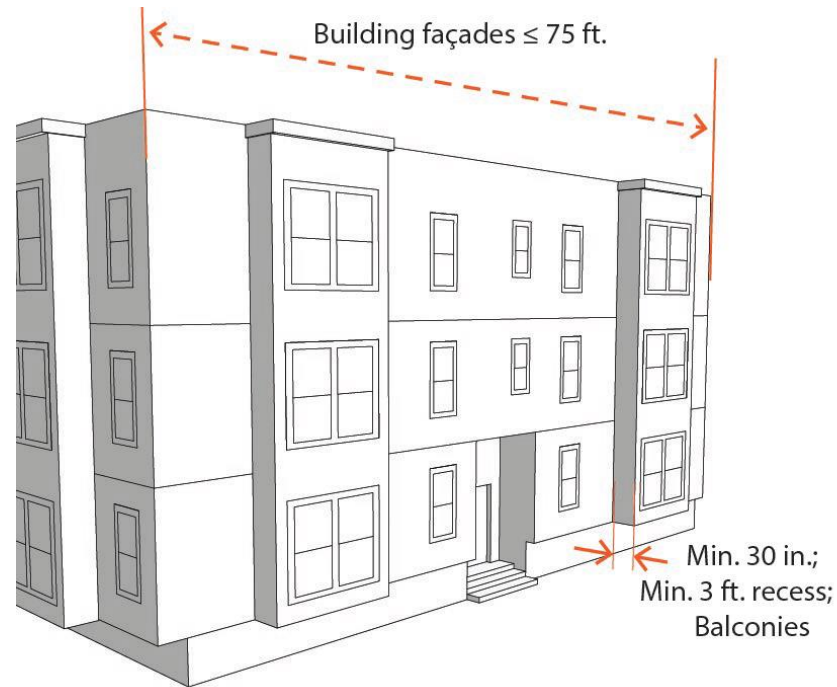
Figure 20.310.003(A): Upper-Story Wall Planes



# MULTI-FAMILY AND MIXED-USE DESIGN



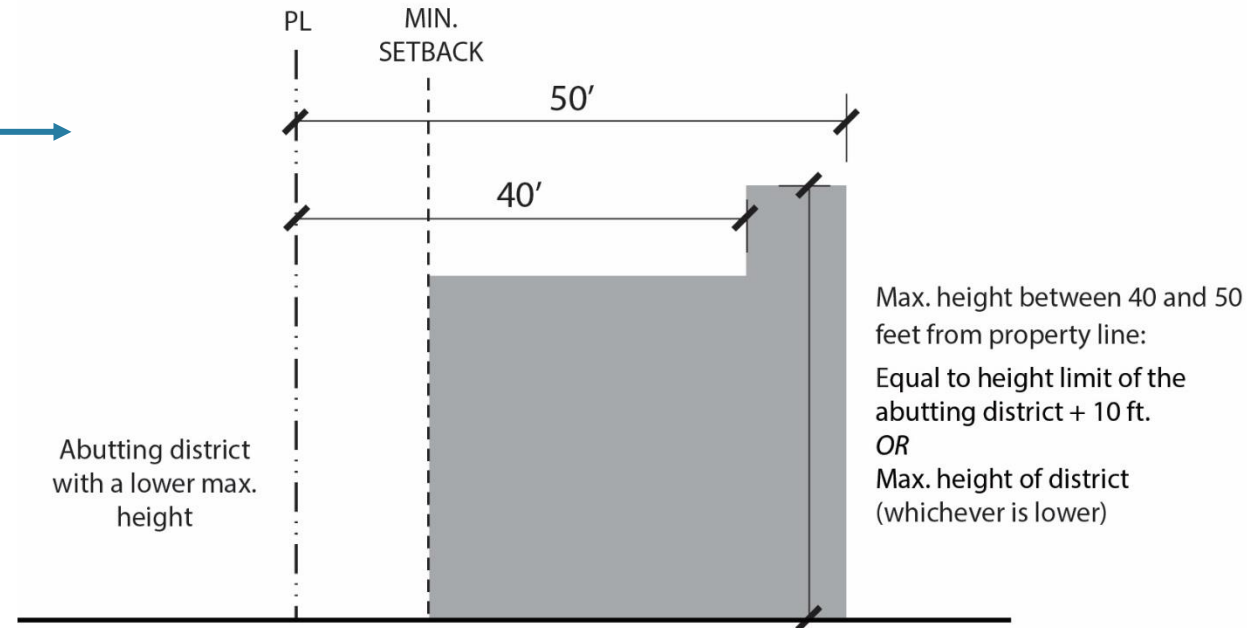
- **Building modulation/articulation** →
- Zero lot line facades
- Entrances
- Public Open Space Req't and Design
- Parking Access and Design



# MULTI-FAMILY AND MIXED-USE DESIGN



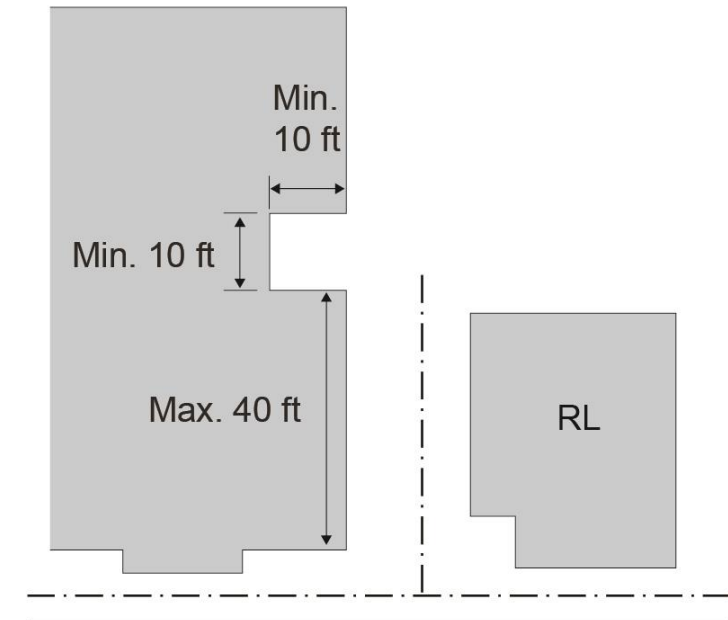
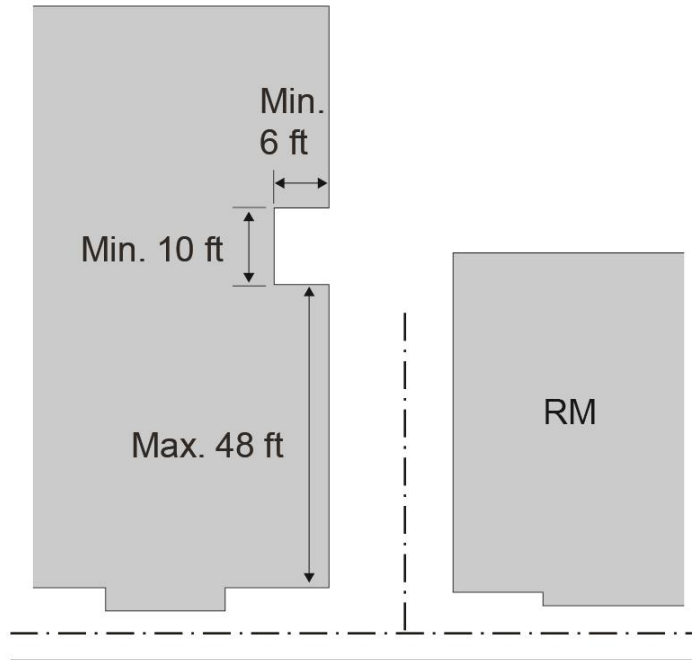
- **Building modulation/articulation** →
- Zero lot line facades
- Entrances
- Public Open Space Req't and Design
- Parking Access and Design



# MULTI-FAMILY AND MIXED-USE DESIGN



- **Building modulation/articulation** →
- Zero lot line facades
- Entrances
- Public Open Space Req't and Design
- Parking Access and Design





# MULTI-FAMILY AND MIXED-USE DESIGN

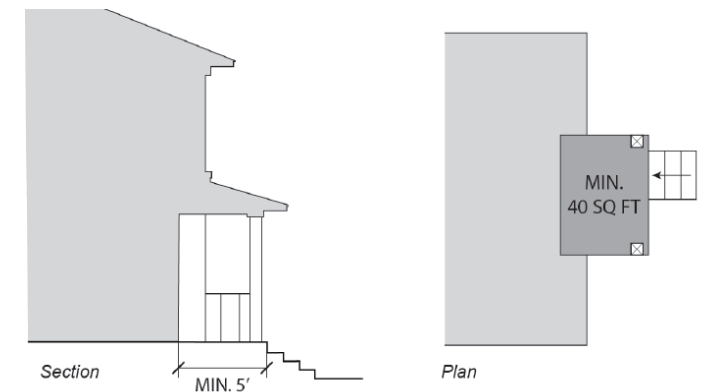


- Building modulation/articulation
- Zero lot line facades
- Entrances
- Public Open Space Req't and Design
- Parking Access and Design



*Protection required;  
limited outdoor corridor  
access; separation of  
residential and non-  
residential entrances*

Figure 20.310.003(B): Entry Protection



# MULTI-FAMILY AND MIXED-USE DESIGN

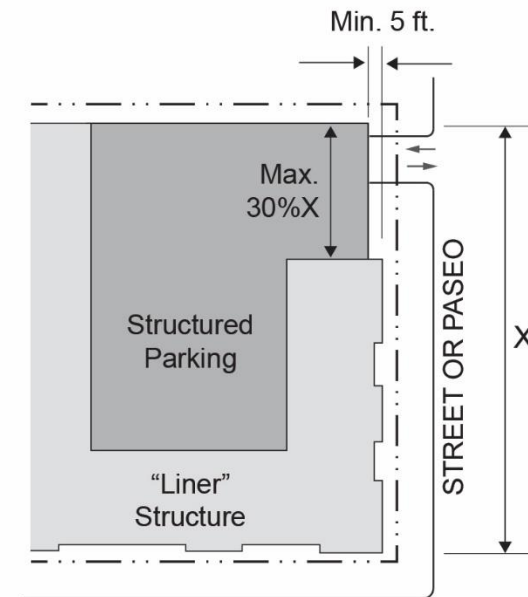
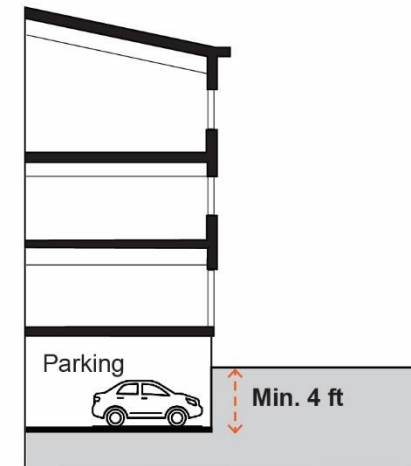


- Building modulation/articulation
- Zero lot line facades
- Entrances
- **Public Open Space Req't and Design**
- **Parking Access and Design**

*Requirement for lots > 15,000sf to provide public open space*

*Design of private; common; and public open space (for conventional zones)*

*Frontage; access; structured parking design and visibility*



# NEW AND ENHANCED DESIGN STANDARDS



## New Standards

- Form-Based Districts
  - Dictates Building Form
  - Dictates Frontage Form
  - Open Space Types
- Height Transitions between Districts
- Requirement for Public Open Space
- Art / Landscape Req't on zero lot-line facades

## Enhanced Standards

- Building modulation/articulation
- Entrances
- Open Space Design
- Parking Access and Design



# ENTITLEMENT REVIEW PROCESS OPTIONS



# STATE STREAMLINING PROVISIONS



- SB 330 Housing Crisis Act
  - “Housing Development Project” includes residential with 2+ units, and mixed-use with 2/3 of area dedicated to residential
  - Prohibits more than 5 hearings when reviewing a project that complies with the general plan and with the zoning code objective standards
- Recommended review process for multi-family residential
  - Design Review Board (up to 2 meetings)
  - Neighborhood Meeting
  - Planning Commission (approval body)
  - City Council (call for review / appeal)

# PROCESS TO COMPLY WITH SB330



## Current Process

- Design Review Board (1-2)
- Neighborhood Meeting
- Housing Standing Committee
- Bicycle and Pedestrian Advisory Commission
- Planning Commission
- City Council (approval body)

## Recommended SB330 Process

- Design Review Board
  - Include BPAC rep
- Neighborhood Meeting
- Planning Commission (approval body)
- City Council (call for review / appeal)

# DEVELOPMENT REVIEW AUTHORITY



## Chief Planner

- Sign Permits
- Minor Use Permits
- Temporary Use Permits
- Permit Modifications
- Short-Term Rental Permit
- Design Review

## Planning Commission

- Conditional Use Permits
- Design Review – New Commercial Buildings
- Design Review – New Residential and Mixed-Use Buildings 4 stories or taller
- Precise Plans
- Variances
- Certificates of Alteration
- Master Sign Program
- Calls for Review

## City Council

- General Plan Amendments
- Zoning Ordinance Amendments
- Pre-zoning
- Specific Plans & Amendments
- Development Agreements
- Community Benefit Agreements
- Non-Standard Affordable Housing Agreement
- Calls for Review





Thank you.

August 9, 2022



**SHAPE** SOUTH SAN FRANCISCO  
2040 GENERAL PLAN