



**SHAPE** SOUTH SAN  
FRANCISCO  
2040 GENERAL PLAN

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THE INDUSTRIAL CITY

# Missing Middle Housing General Plan Update

March 10, 2021

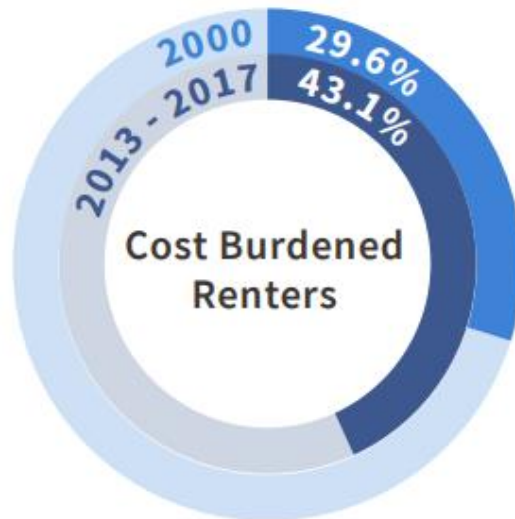
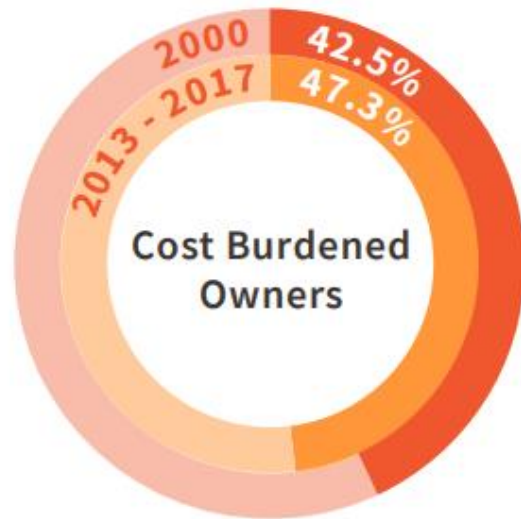
# Tonight's Roadmap

- Provide background and context on missing middle housing
- Present existing missing middle housing types within the City
- Highlight potential process for how missing middle might be implemented into the General Plan and Zoning Code



# The Challenge

Households Paying More Than 30% of Income for Housing Expenses



Price Per Sq. Ft., from 2012 - 2019

# Missing Middle Housing

A range of small to medium sized buildings with multiple residential units



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# Missing Middle Housing

- Compatible in scale and form with detached single-family homes
- Can help create a more walkable neighborhood
- A few examples of missing middle housing include:
  - Duplex, triplex, or fourplex
  - Courtyard building
  - Cottage court
  - Townhouse
  - Live-work unit



*Images Courtesy: Opticos*

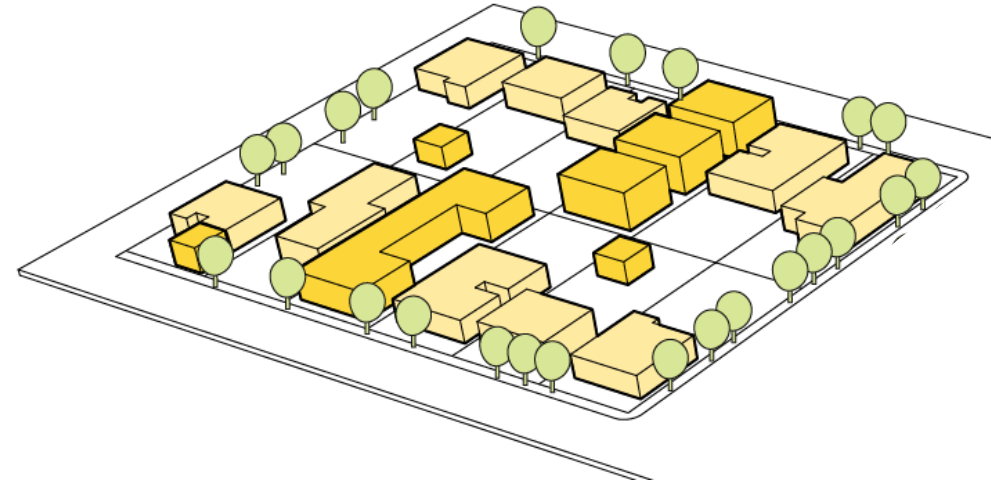
# SSF Missing Middle Housing Examples



Images Courtesy: Google Earth

# Building Design Characteristics of Missing Middle Housing

- Walkable context
- Small-footprint buildings
- Lower perceived density
- Smaller units
- Fewer off-street parking spaces
- Simple construction



*Image Courtesy: Perkins&Will*



# Why Communities Are Re-Introducing Missing Middle Housing

Demand for housing choice + multigeneration housing

Community building

Affordability

Opportunities for ownership housing + wealth building

Climate friendly



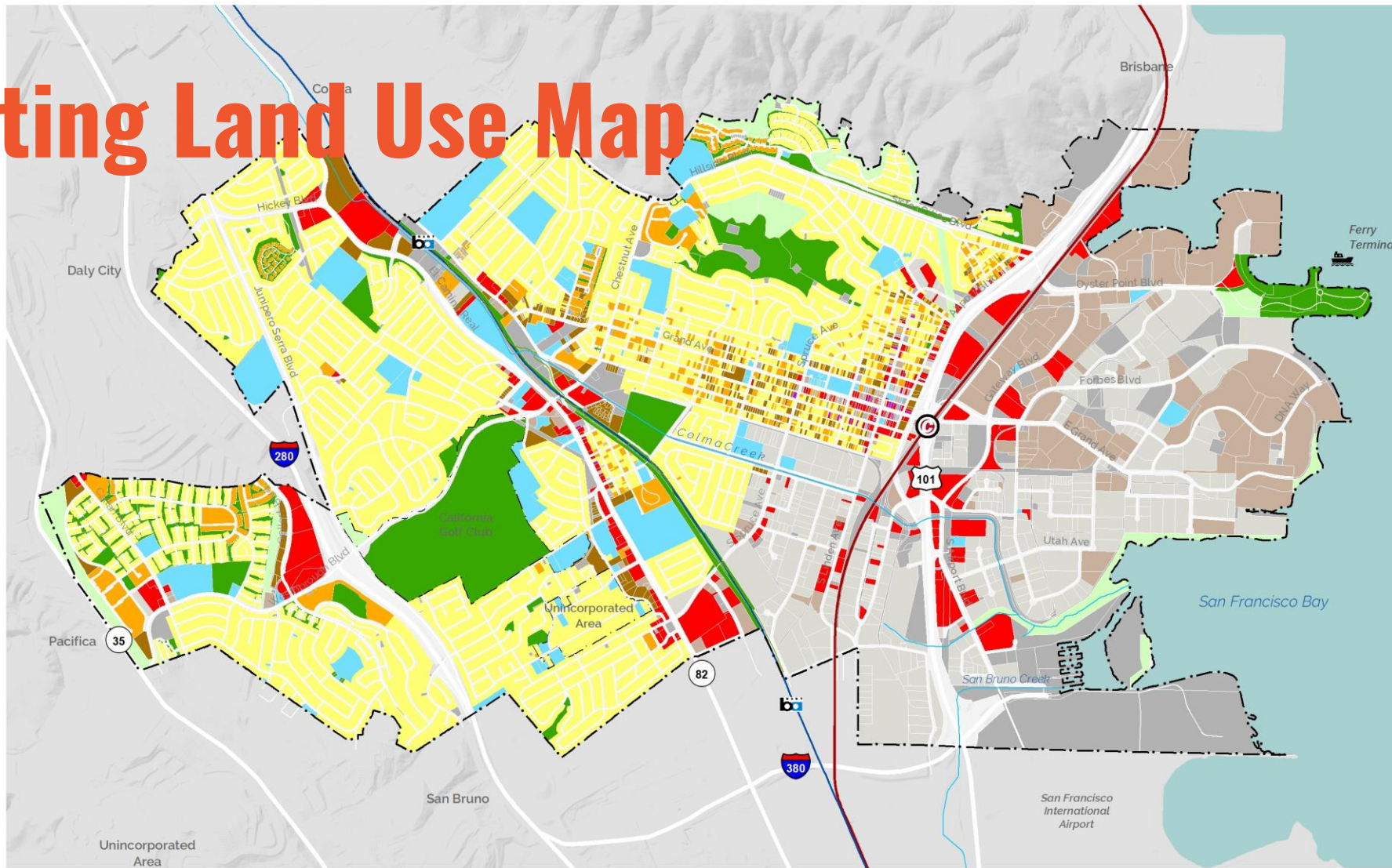




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***How Much Missing Middle Housing is in SSF***

# Existing Land Use Map



## Jurisdictional Boundary

- City of South San Francisco
- Other City Boundaries
- Sphere of Influence

## Transportation Features

- BART
- Caltrain
- Highway
- Arterial
- Local Street

## Existing Land Use

- Single-Family Residential
- Duplex, Triplex, Fourplex
- Multifamily Residential
- Retail and Services
- Mixed Use
- Office, R&D, Biotech
- Industrial
- Public and Institutional

- Parks and Common Greens
- Open Space
- Vacant/Utilities/Transit

0 0.5 1 Miles

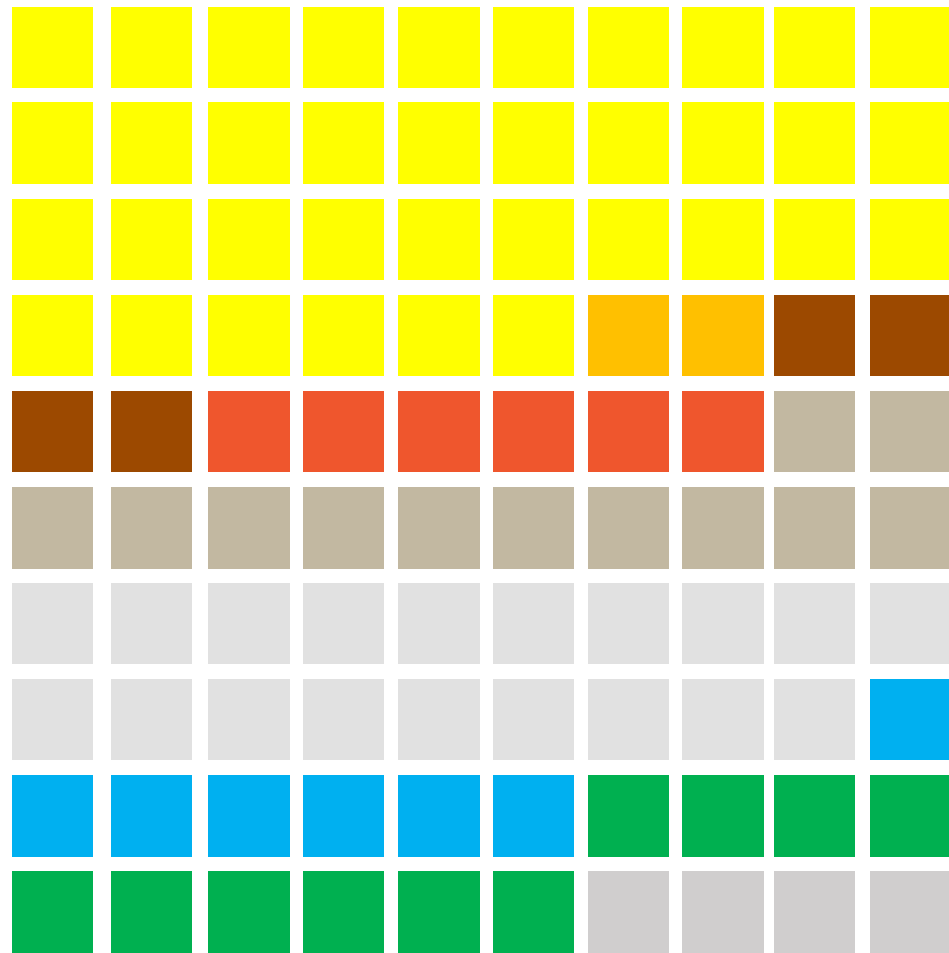


June 2020



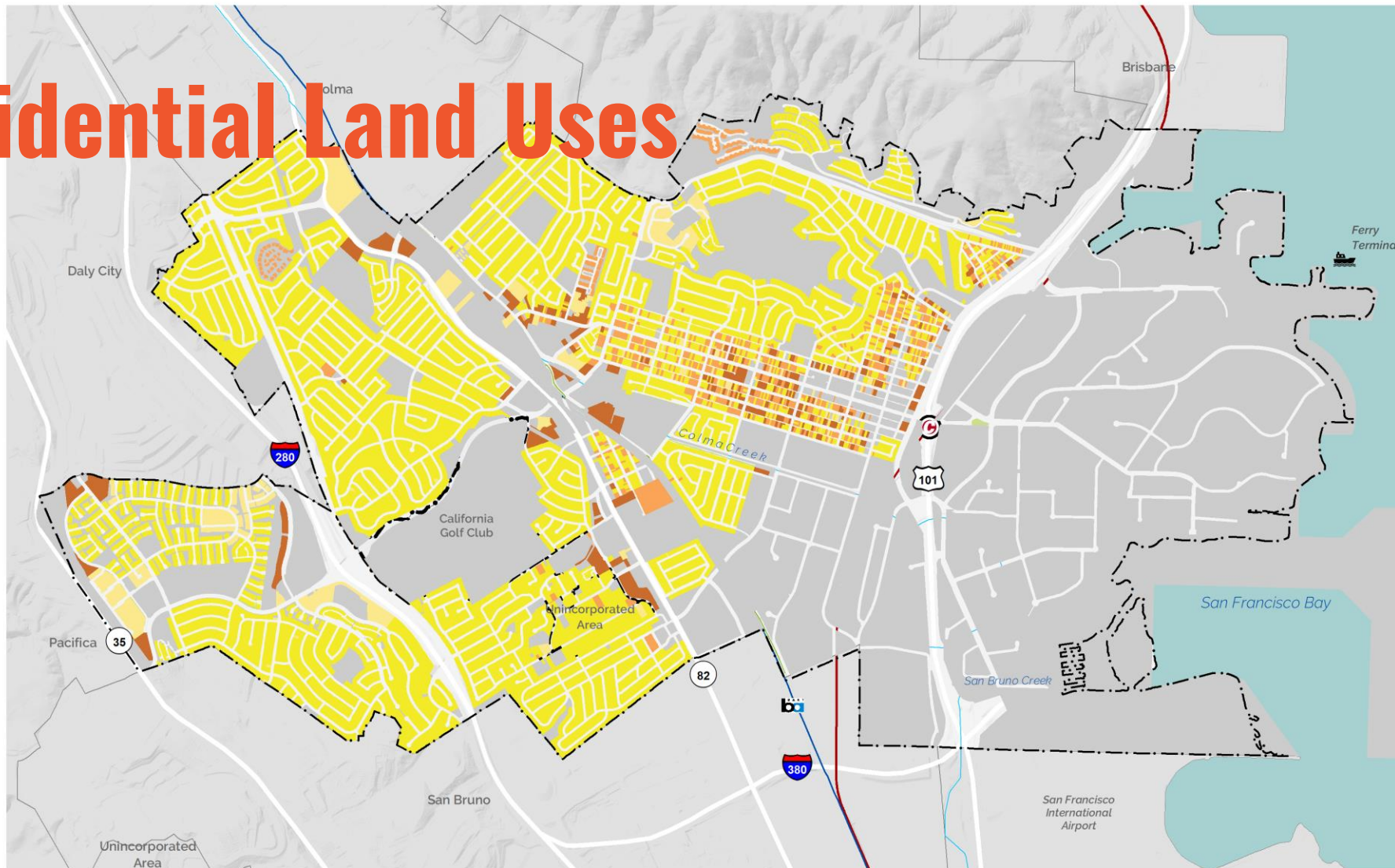
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# Existing Land Uses in the City







- Single Family Residential (36%)
- Duplex, Triplex, Fourplex (2%)
- Multifamily Residential (4%)
- Retail and Services (6%)
- Mixed Use (<1%)
- Office and R&D (12%)
- Industrial (19%)
- Public and Institutional (7%)
- Parks, Open Space + Common Greens (10%)
- Vacant, Utilities, and Transportation (4%)

# Residential Land Uses



## Legend

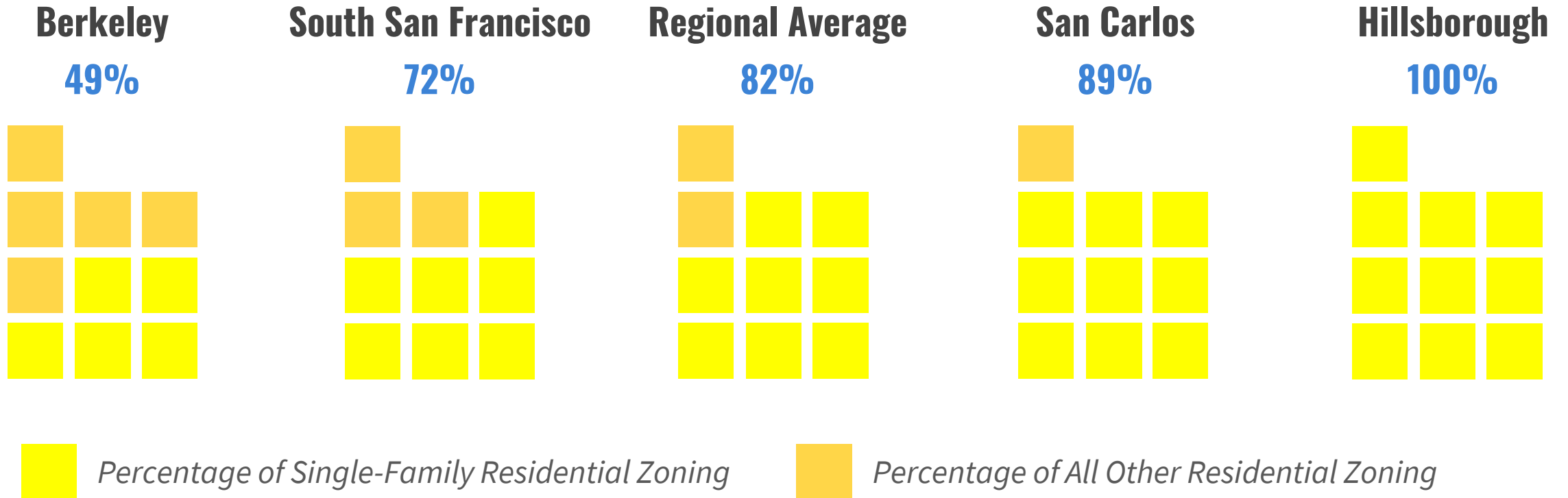
- |   |                           |   |                      |
|---|---------------------------|---|----------------------|
|  | Single Family Residential |  | Residential 5+ Units |
|  | Duplex, Triplex, Fourplex |  | Other Residential    |

0 0.5 1 Miles





# How Does South San Francisco Compare?



Source: Racial Segregation in the San Francisco Bay Area, Othering and Belonging Institute

A blue-tinted photograph of a hillside. Large, white, block letters are painted on the slope, reading "SOUTH SAN FRANCISCO THE INDUSTRIAL CITY". The letters are arranged in three lines. The background shows a clear sky and the top of a residential neighborhood with houses and trees at the bottom of the frame.

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***In Practice***

# Examples in Practice: Minneapolis

- Adopted Comprehensive Plan in 2019
- Focuses on increasing housing supply and diversity across the City
- Allows duplex and triplex in all single family neighborhoods
- Comprehensive zoning code update in process
- Eliminates off street parking minimums

Minneapolis 2040 – The City's Comprehensive Plan

**Done right, growth  
can help our city become  
a healthy, sustainable,  
and thriving place for all.**





# Residential Infill Project

AN UPDATE TO PORTLAND'S SINGLE-DWELLING ZONING RULES

Adopted August 12, 2020  
Ordinance No. 190093

## VOLUME 1:

STAFF REPORT AND  
MAP AMENDMENTS



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.  
City of Portland, Oregon



# Examples in Practice: Portland

- Oregon eliminated single family zoning in 2019 (HB 2001)
- Allows for more housing types, including duplex, triplexes and fourplexes
- Limits construction in areas susceptible to hazard (landslide, flooding)
- Establishes building design standards, including height and size
- Removes minimum parking requirements from some sites



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# Examples in Practice: Sacramento

- General Plan and Zoning Code update underway
- City Council voted in January 2021 to study the upzoning of all single-family neighborhoods
- Key strategy is to permit a greater array of housing types in single-unit neighborhoods

## 2040 General Plan Proposed Key Strategies:

### **Permit a Greater Array of Housing Types in Single-Unit Neighborhoods**

*The General Plan and Climate Action and Adaptation Plan Update (2040 General Plan Update) was initiated in February 2019. The project consists of four main phases of work. To wrap-up Phase 2 – Options Exploration, on January 19, City Council is being asked to consider the Draft Land Use Map, Proposed Roadway Changes and Other Key Strategies. These Key Strategies represent substantial policy changes being considered for the 2040 General Plan.*

*One of the proposed key strategies is to permit a greater array of housing types such as duplexes, triplexes, and fourplexes in existing residential neighborhoods. To help better understand the key strategy of permitting a greater array of housing types, below are some frequently asked questions with thorough explanations.*

#### **Is there a proposal to “eliminate single-family zoning?”**

*No. The proposed Key Strategy of permitting a greater array of housing types in the existing single-unit neighborhoods would not “eliminate single-family zoning.” There will be no restriction or change to allowing the construction of single-family/single-unit homes where they are currently permitted today. All homeowners can keep their single-family homes and developers can continue to build single-family housing. In fact:*

- *70% of Sacramento’s residential neighborhoods are zoned for single-family only, with duplexes only allowed on corner lots.*
- *43% of the city’s total land area is zoned for single-family.*

#### **What action is City Council being asked to consider on January 19 pertaining to the 2040 General Plan Update?**

*The General Plan and Climate Action and Adaptation Plan Update (2040 General Plan Update) was initiated in February 2019. The project consists of four main phases of work. To wrap-up Phase 2 – Options Exploration, on January 19, City Council is being asked to consider the Draft Land Use Map, Proposed Roadway Changes and Other Key Strategies.*

*The staff report will be posted to the City’s website on January 15 and can be found [here](#).*

*These Key Strategies represent substantial policy changes being considered for the 2040 General Plan. One of the proposed key strategies is to permit a greater array of housing types such as duplexes, triplexes, and fourplexes in existing residential neighborhoods.*



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***Potential Next Steps***

# Potential Next Steps

- Phase I (if directed)
  - Analyze the possibility of existing single-family parcels be divided into up to 4 units
  - Evaluate where in South San Francisco these housing types might be appropriate, including considering hazard areas, proximity to amenities, and parcel characteristics
  - Facilitate 2 community meetings and 1 Community Advisory Committee meeting on missing middle housing
  - Review findings and community input with City Council for recommendation
- Phase II (if directed)
  - Release updated CEQA Notice of Preparation
  - Develop form-based design and development standards which address the building type, frontage, scale, and massing

