

General Plan Amendment

The current General Plan Land Use Designation for the two parcels comprising the project site is Business Commercial (BC). The BC Zoning Ordinance District does not currently allow for residential uses within zoning district boundaries. However, given the proximity of the project site to the Downtown Area, the General Plan Preferred Land Use Scenario (PLUS) envisions the project site and the nearby vicinity as an area suitable for High Density Mixed-Use residential, and is described as:

A walkable, mixed-use area, located in Lindenville and along the S El Camino corridor with a focus on mixed-use (residential/commercial) and high-density multifamily development (FAR from 0.5 up to 4.5 with community benefits, of which up to 2.0 FAR can be non-residential if residential is provided onsite; residential densities range from 100 du/ac to 140 du/ac with community benefits).

The project has been currently designed to use a base density of 100 du/ac per the PLUS and apply the State Density Bonus of 20% for a maximum density of 120 du/ac for the designed project. Providing 10% of 400 allowable units (100 du/ac X approximately 4 acres) yields an additional 80 units under State Density Bonus law.

At this point in the ShapeSSF General Plan Update process, no further zoning standards or details are available, so the project is largely being designed in the mold and expectation of the Downtown Station Area Specific Plan that has proven successful for high density residential development. Specifically, to ensure land use compatibility, the proposed project would conform closely to Downtown Transit Core (DTC) development standards as described in Section 20.080.003 of the South San Francisco Municipal Code.

In order to accommodate the proposed project, the applicant proposes a text and map amendment to the General Plan. The proposed text amendment would add new text to the General Plan, allowing the City to apply the Downtown Transit Core (DTC) land use designation to additional areas it deems appropriate for transit-oriented development. The proposed text revisions to pg. 2-17 through 2-18 of the General Plan, where the General Plan Downtown Transit Core land use designation is defined, are as follows:

Chapter 2: Land Use

DOWNTOWN

Downtown Transit Core

This designation applies to the area that lies within a 1/4 mile, or a five-minute walk, of the reconfigured Caltrain Station and undercrossing. It is bounded by Lux Avenue on the north, Second Lane on the south, Union Pacific Railroad/Caltrain tracks on the east, and properties on the west side of Linden Avenue on the west.

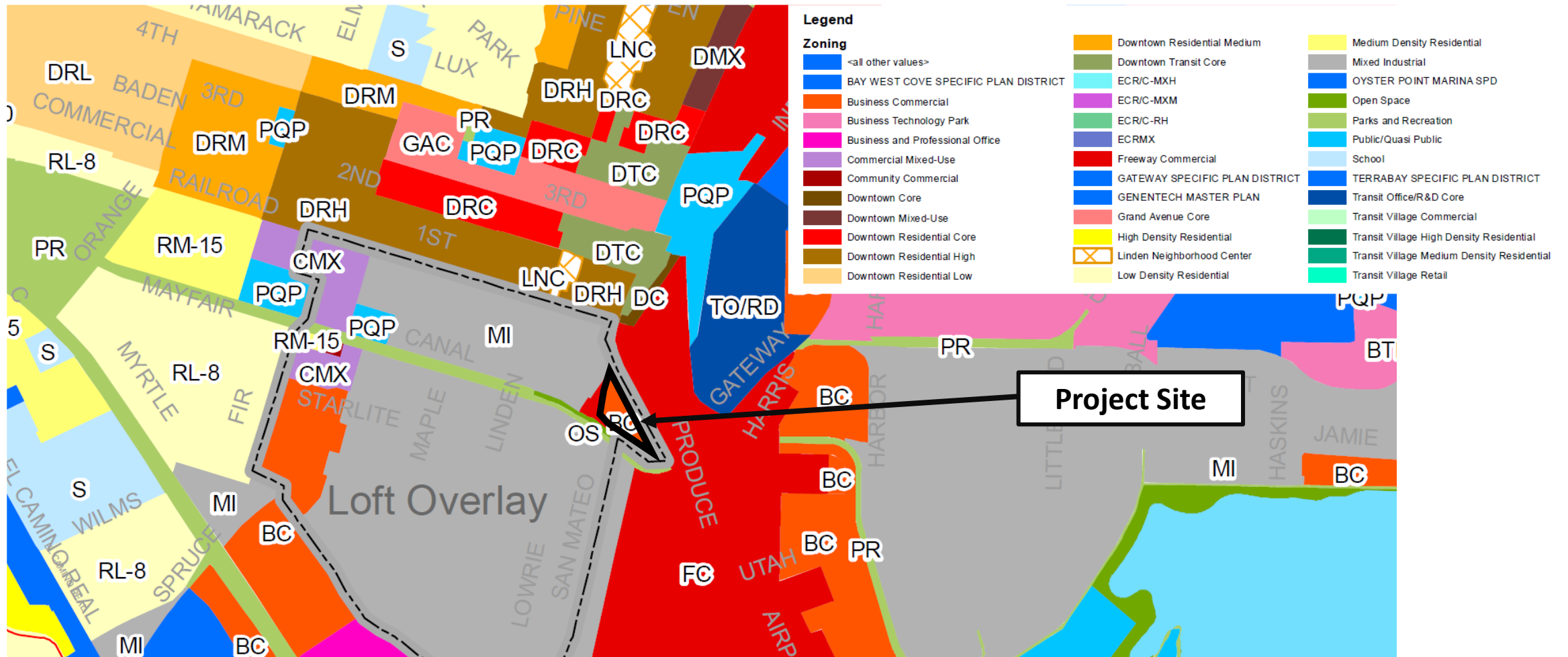
The Downtown Transit Core is envisioned to be a vibrant, mixed-use area. Due to its proximity to the Caltrain Station and the relative abundance of developable sites, the Downtown Transit Core is the area most suitable for the highest intensities of new development in the Downtown area.

These higher intensities will help to support transit ridership since residential units will be within a short walk of the station. High-density housing will also provide the pedestrian activity needed to support downtown businesses and will increase activity day and night, add street life and improve safety. As the Downtown Transit Core area evolves, it will enhance the image of the Downtown and frame Grand Avenue—the centerpiece of the Downtown.

The Downtown Residential Core designation allows up to 80 dwelling units per acre with a minimum of 40 units per acre. Densities up to 100 units per acre are allowed if specific criteria are met and public benefits are provided. Affordable senior housing projects may be allowed up to 125 units per acre.

This designation applies to the area that lies within a 1/4 mile, or a five-minute walk, of the reconfigured Caltrain Station and undercrossing. It is bounded by Lux Avenue on the north, Second Lane on the south, Union Pacific Railroad/Caltrain tracks on the east, and properties on the west side of Linden Avenue on the west. In its discretion, the City may also apply this designation to 1) Development sites within a 1/2-mile radius of the reconfigured South San Francisco Caltrain Station, San Bruno BART Station, South San Francisco BART Station, or high-quality transit corridor included in Plan Bay Area One or as otherwise determined by the City; and 2) Transit Priority Areas evaluated in Plan Bay Area One. Prior to approving such a discretionary designation, the City shall require site-specific CEQA review.

General Plan Amendment



124 Airport / 100 Produce
Lot, Density, and FAR Standards - DSASP

	<u>Current</u>	<u>Existing</u>	<u>Proposed</u>
<u>Standard - Table 20.280.004-1</u>	DTC	BC	Planned Development (PD)
Min Lot Size (sf)	5000	10,000; 43,560 East of 101	5000
Min Lot Width (sf)	50	50	50
Min Lot Depth (sf)	n/a	n/a	n/a
FAR			
Min FAR	2.0		2.0 for residential
			6.0 for residential; .50 for non residential;
Max FAR	6.0	0.50; 1.6 for Hotels and Motels	1.6 for Hotels and Motels
			8.0 for residential; 1.0 for non-residential;
Max FAR w/ Incentive Program	8.0	1.0; 2.2 for Hotels and Motels	2.2 for Hotels and Motels
Residential Density (units per acre; included within FAR above)		-	
Min Density	80	-	80
Max Density	100	-	100
Max Density w/ Incentive Program	180	-	180
<u>Standard - Table 20.280.004-2</u>	DTC		
Height (ft)			
Max Bldg Height	85	50	85
Min Ground Floor Height for Nonresidential Uses	15; 12 min clearance	-	15; 12 min clearance
Max Finished Floor Height (residential)	5	-	n/a
Yards (ft)			
Grand Ave. (east and west) frontage	n/a	-	n/a
Pedestrian Priority Zone Street Frontage	Greater of prop line or 10' from curb	-	Greater of prop line or 10' from curb
Eastern Neighborhood Streets Except Grand Ave. Frontage	n/a	-	n/a
Interior Side	0; 10 when abutting residential district	0; 10 along R district boundary	0; 10 when abutting residential district
Rear	0; 10 when abutting an R district	0; 10 along R district boundary	0; 10 when abutting an R district
Max Lot Coverage (% of lot)	100	50	100
Min Usable Open Space (sf per residential unit)	100	-	100
Min Amount of Landscaping (% of site)	n/a	15	n/a

124 Airport / 100 Produce
Land Use Regulations

Table 20.280.003

	<u>Current</u>	<u>Proposed</u>
Uses Permitted	Downtown Transit Core (DTC)	Planned Development (PD)
Residential Use Classifications		
Single-Unit Dwelling	<i>See sub-classifications below</i>	
Single-Unit Detached	(1)	
Accessory Dwelling Unit	P	
Single Unit Semi-Attached	(1)	
Single Unit Attached	(1)	
Multiple-Unit Residential	<i>See sub-classifications below</i>	
Duplex	(1)	
Multi-Unit	C	P
Senior Citizen Residential	C	
Domestic Violence Residential	-	
Family Day Care Home	<i>See sub-classifications below</i>	
Large	-	
Small	P	
Group Residential	-	
Residential Care Activities	<i>See sub-classifications below</i>	
General	C (4)	
Limited	C (4)	
Senior	MUP (4)	
Single Room Occupancy	(1)	
Public & Semi-Public Use Classifications		
Colleges and Trade Schools, Public or Private	C	
Community Assembly, 2k sf or less	-	
Community Assembly, More than 2k sf	-	
Community Garden	-	
Cultural Institutions	C	
Day Care Centers	P	
Government Offices	P	
Hospitals & Clinics	<i>See sub-classifications below</i>	
Clinics	-	
Park and Recreation Facilities, Public	P	
Public Safety Facilities	P	
Social Service Facilities	P (6)	
Commercial Use Classifications		
Animal Care, Sales and Services	<i>See sub-classifications below</i>	
Pet Stores	P	
Veterinary Services	C	
Artists Studios	P	
Banks and Financial Institutions	<i>See sub-classifications below</i>	
Banks and Credit Unions	P	
Pawnbrokers	C	
Business Services	P	
Commercial Entertainment and Recreation	<i>See sub-classifications below</i>	
Indoor Entertainment	MUP	
Indoor Sports and Recreation	MUP	
Eating and Drinking Establishments	<i>See sub-classifications below</i>	
Coffee Shops / Cafes	P	
Restaurants, Full Service	P	
Restaurants, Limited Service	P	
Convenience Market	P	

	<u>Current</u>	<u>Proposed</u>
Use Classification	Business Commercial (BC)	Planned Development (PD)
Residential Uses		
Caretaker Unit	<i>n/a</i>	<i>n/a</i>
Residential Care Facilities	<i>See sub-classifications below</i>	<i>See sub-classifications below</i>
General	C	C
Limited	C (2)	C (2)
Public & Semi-Public Use Classifications		
Colleges and Trade Schools	P	P
Community Assembly, 2k sf or less	P	P
Community Assembly, More than 2k sf	C	C
Cultural Institutions	P	P
Day Care Centers	MUP	MUP
Emergency Shelter	MUP	MUP
Government Offices	P	P
Hospitals and Clinics	<i>See sub-classifications below</i>	<i>See sub-classifications below</i>
Clinics	MUP	MUP
Hospitals	C	C
Park and Recreation Facilities, Public	MUP	MUP
Public Safety Facilities	P	P
Schools, Public or Private	C	C
Social Service Facilities	MUP	MUP
Commercial Uses		
Adult Oriented Businesses	C (4)	C (4)
Animal Care, Sales and Services	<i>See sub-classifications below</i>	<i>See sub-classifications below</i>
Kennels	MUP	MUP
Pet Stores	P	P
Pet Day Care	MUP	MUP
Veterinary Services	MUP	MUP
Automobile / Vehicle Sales and Services	<i>See sub-classifications below</i>	<i>See sub-classifications below</i>
Automobile/Vehicle Rentals	MUP (1)	MUP (1)
Automobile/Vehicle Sales and Services	C	C
Automobile/Vehicle Repair, Major	-	-
Automobile/Vehicle Service and Repair, Minor	-	-
Automobile/Vehicle Washing	C (1)	C (1)
Rental Car Storage		
Service Station	C (1)	C (1)
Towing and Impound	-	-
Banks and Financial Institutions	<i>See sub-classifications below</i>	<i>See sub-classifications below</i>
Banks and Credit Unions	P	P
Pawnbrokers	C	C
Other Financial Services	<i>See sub-classifications below</i>	<i>See sub-classifications below</i>
Alternative Loan Businesses	MUP	MUP
Building Materials Sales and Services	P	P
Business Services	P	P
Commercial Cannabis Businesses	<i>See sub-classifications below</i>	<i>See sub-classifications below</i>
Cannabis Delivery-Only Operations	C	C
Cannabis Distribution	-	-
Cannabis Indoor Cultivation	C	C
Cannabis Manufacturing	-	-
Cannabis Testing	C	C
Commercial Entertainment and Recreation	<i>See sub-classifications below</i>	<i>See sub-classifications below</i>

Grocery Store	P
Supermarket	P
Funeral Parlors and Mortuaries	-
Lodging	See sub-classifications below
Bed & Breakfast	-
Hotels and Motels	C
Short-Term Vacation Rental	P (8)
Maintenance & Repair Services	P
Massage Business	C
Offices	See sub-classifications below
Business and Professional	P
Medical and Dental	P
Walk-In Clientele	P
Parking, Public or Private	P
Personal Services	See sub-classifications below
General Personal Services	P
Retail Sales	See sub-classifications below
General Sales	P
Secondhand Sales	C

Employment Use Classifications	
Clean Technologies	MUP
Handicraft/Custom Manufacturing	MUP
R&D	MUP
Transportation, Communication, and Utilities Use Classifications	
Utilities, Major	-
Utilities, Minor	P
Other Applicable Use Regulations	

Accessory Uses	[See Section 20.300.002 Accessory Buildings and Structures]
Home Occupations	P
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures and Lots
Temporary Use	See Chapter 20.340 Temporary Uses
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability

- Limitations:
1.

Permitted if existing. New units not allowed.
2.

Limited to facilities serving a maximum of 10 victims and may not be located within 300 feet of any other domestic violence shelter.
3.

Prohibited on the ground floor except residential uses located south of Baden Avenue, banks and walk-in offices which are subject to approval of a Use Permit.
4.

Subject to licensing requirements.
5.

Limited to upper stories unless at least 50 percent of the ground floor street frontage is occupied by food service uses.
6.

Must be located at least 1,000 feet from any other social service facility.
7.

Clinic uses may not occupy the ground floor along Grand Avenue, except on properties located west of Maple Avenue, which are subject to the approval of a Conditional Use Permit.
8.

Short-term vacation rental permit required (see Chapter 20.350, Short-Term Vacation Rental.)

Amusement Arcade	MUP (6)	MUP (6)
Indoor Entertainment	C	C
Indoor Sports and Recreation	C	C
Outdoor Entertainment	C	C
Outdoor Sports and Recreation	C	C
Crop Production, Limited	-	-
Eating and Drinking Establishments	See sub-classifications below	See sub-classifications below
Bars/Night Clubs/Lounges	C	C
Coffee Shops/Cafes	P	P
Restaurant, Full Service	P	P
Restaurant, Limited Service	P	P
Food and Beverage Retail Sales	See sub-classifications below	See sub-classifications below
Convenience Market	P	P
Grocery Store	P (1)	P (1)
Supermarket	P (1)	P (1)
Funeral Parlors and Mortuaries	C	C
Lodging	See sub-classifications below	See sub-classifications below
Hotels and Motels	C	C
Maintenance and Repair Services	P	P
Massage Businesses	MUP	MUP
Offices	See sub-classifications below	See sub-classifications below
Business and Professional	P	P
Medical and Dental	P	P
Parking Services	See sub-classifications below	See sub-classifications below
Commercial Parking	MUP	MUP
Public Parking	P	P
Personal Services	See sub-classifications below	See sub-classifications below
General Personal Services	P	P
Tattoo or Body Modification Parlor	-	-
Retail Sales	See sub-classifications below	See sub-classifications below
General Sales	P	P
Firearm Sales	-	-
Large Format Retail	P	P
Second Hand Store	C	C
Swap Meet	C	C
Shopping Center		
Neighborhood	P	P
Community	P	P
Regional	P	P
Employment Uses		
Construction and Material Yard	-	-
Food Preparation	-	-
Handcraft/Custom Manufacturing	MUP	MUP
Industry, General	-	-
Industry, Limited	-	-

Recycling Facility	See sub-classifications below	See sub-classifications below
Collection Facility	MUP	MUP
Intermediate Processing	-	-
R&D	P	P
Clean Technology	P	P
Salvage and Wrecking	-	-
Warehousing, Storage, and Distribution	See sub-classifications below	See sub-classifications below
Chemical, Mineral, and Explosives Storage	-	-
Freight/Truck Terminals and Warehouses	-	-
Indoor Warehousing and Storage	-	-
Outdoor Storage	MUP	MUP
Personal Storage	-	-
Wholesaling and Distribution	-	-
Transportation and Utilities Uses		
Airports and Heliports	C	C
Light Fleet-Based	C	C
Tansportation Passenger Terminals	C	C
Utilities, Major	C	C
Utilities, Minor	P	P
Waste Transfer Facility		
Other Applicable Use Regulations		
Accessory Uses	See Section 20.300.002 Accessory Buildings and Structures	See Section 20.300.002 Accessory Buildings and Structures
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures, and Lots	See Chapter 20.320 Nonconforming Uses, Structures, and Lots
Temporary Use	See Chapter 20.340 Temporary Use	See Chapter 20.340 Temporary Use
Other Uses Requiring Use Permit	See Section 20.490.002 Use Permit Applicability	See Section 20.490.002 Use Permit Applicability

Limitations:

1. Prohibited east of 101.
2. Subject to state licensing requirements.
3. Only in conjunction with research facility.
4. Limited to locations east of South Airport Boulevard and the Bayshore Freeway.
5. Must be located a minimum of 500 feet from any Residential district.
6. Only within hotels and motels.
7. Must be associated with a hotel or retail use when located within 1,000 feet of SFO.
8. Restricted to: (a) areas located underneath major utility lines or under elevated freeways; or (b) consistent with General Plan Policy 3.2-I-5, airport-oriented parking facilities on Produce Avenue that were legally approved prior to 1999.
9. Tasting rooms require Minor Use Permit approval.

10. In accordance with General Plan Policy 3.5-I-11 and Resolution 84-97, legally approved freight forwarding, customs brokering, wholesale, warehousing, and distribution uses that existing in 1997 (or were approved prior to July 10, 2000 with a Use Permit) are considered conforming uses and may convert to other industrial uses including wholesale, warehouse, and distribution uses, and may expand within parcel boundaries as they existed at the time Resolution 84-97 was adopted, subject to meeting the current development standards (Municipal Code); however, said uses may not expand, convert to, re-convert to, or establish a freight forwarding use.

11. Only within enclosed buildings and south of Grand Avenue.