



Legislation Text

File #: 21-612, **Version:** 1

Report regarding the Zoning Ordinance Update (*Lisa Costa Sanders, Project Administrator and Billy Gross, Principal Planner*)

RECOMMENDATION

Staff recommends that the Planning Commission receive a presentation from Lisa Wise Consulting and provide input on the Zoning Ordinance Update process.

Background/Discussion

A General Plan is the local government's long-term blueprint for the community's vision of future growth. Each city is required by California law to have a General Plan to guide its future land use decisions. South San Francisco's last comprehensive General Plan update occurred in 1999, with the last significant amendment in 2015 to incorporate the Downtown Station Area Specific Plan.

The City is two years into a comprehensive update to the General Plan which will serve as a forward-looking document providing the blueprint for the City's vision through the year 2040. The General Plan will address future land use, growth, all modes of transportation, housing, safety, conservation, open space and parks, noise, public health and social equity, sustainability, sea level rise and economic development.

The City Council selected a Preferred Land Use Scenario in November 2020. Following this, staff initiated work on the policy elements of the General Plan, the Climate Action Plan update, CEQA review process, and the topic of this meeting, the Zoning Ordinance update.

The Zoning Ordinance is required to be consistent with the General Plan and provides the development and land use regulations to implement the General Plan. The Zoning Ordinance identifies permitted, conditionally permitted or prohibited uses, clarifies the types of building or structures and the desired character of the community (size, height, configuration and lot coverage).

City staff and the consultant team will provide an update on the Zoning Ordinance update process and an overview and discussion on the following:

- Community Stakeholder Feedback on the Zoning Ordinance Update;
- Policy Review;
- Zoning Ordinance Targeted Diagnosis; and
- Developing a Zoning Framework.

The project timeline includes the following key milestones:

- Public Draft General Plan - Late 2021
- Public Draft EIR and Zoning Code - Early 2022
- Final General Plan, EIR and Zoning Code - Mid 2022

Attachment:

1. Stakeholder Interviews Summary Report - March 2021
2. Presentation