

SOUTH SAN FRANCISCO GENERAL PLAN

City Council + Planning Commission Study Session

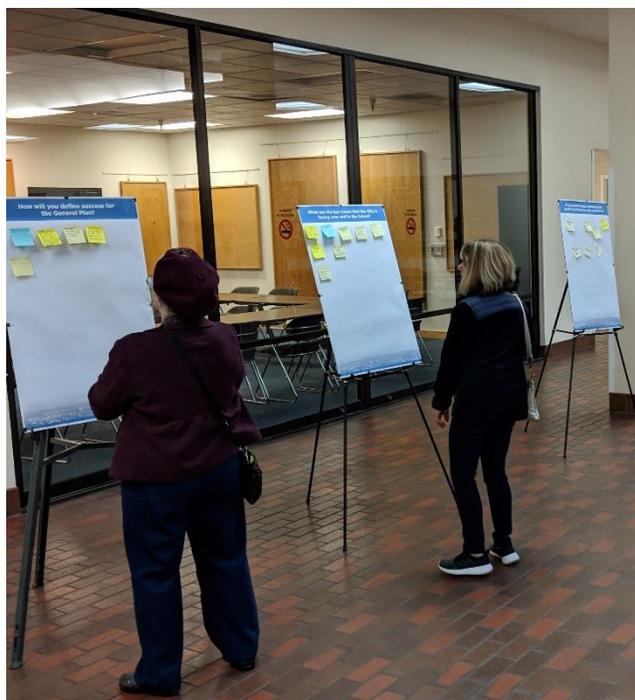
April 29, 2019 | Summary Notes



SHAPE SOUTH SAN FRANCISCO
2040 GENERAL PLAN

On April 29, 2019, the City Council and Planning Commission kicked-off the General Plan update with a joint study session. The meeting provided an overview of the General Plan and how it guides future growth and policy development in the City, described the upcoming community engagement process, and allowed City Council and Planning Commission to discuss key issues, opportunities, and measures of success for the General Plan update.

The meeting was followed by an open house. Community feedback is summarized below



If you could change one thing about South San Francisco, what would it be?

- Affordable housing and parking (x4)
- Traffic and traffic control (x3)
- Communication (x3)
- More protected bike Lanes, how we connect and exchange ideas
- Give more importance and prioritization to concerns and material realities of our most marginalized communities (undocumented, homeless and housing insecure, poor and low income, LGBTQ +, Black and Latino, sick and disabled, need for funding resources)
- Increase retail, restaurants, businesses- to encourage locals to stay local
- Local control versus State mandates
- More representation of diversity
- More positive comments dash less negative (mostly online)
- Telling the story
- better transparency with city of South San Francisco Council, staff management, and City Hall
- Policy and land-use decisions designed to benefit the most marginalized (a la targeted universalism)
- De-prioritize car centered planning

What is special and unique about South San Francisco that should be preserved in the General Plan update process?

- Our diversity (x2)
- I would like to see a definitive plan of preservation of old buildings in downtown, Chestnut to the Airport
- Responsiveness of City personnel, makes me feel I'm heard
- Downtown is awesome, some more modern stores or restaurants
- Sense of community, preserve or create places to gather, places of worship, community centers, restaurants, parks
- City values is blue collar or industrial heritage
- City Hall, someone had the vision to build that charming building
- Social cohesion, diversity, blue-collar origins, good jobs, downtown with character and small businesses
- Centennial Trail, Orange Park
- Residential neighborhoods
- Why can't we envision unique architecture and purpose?
- Neighborhoods are unique and separate

What are the key issues that the City is facing now and in the future?

- More housing, affordable and Senior
- More housing (both affordable, senior and market rate); mixed-use developments that allow developers to create housing with retail that keeps residence local
- Affordable housing, traffic flow, parking and management of autos
- Don't fulfill low-income housing ratio is by overbuilding market rate
- Traffic and housing affordability
- Need to plan for more parking
- Continue developing ECR corridor
- Restructure traffic flow in peak periods
- How to expand residential areas, maybe go back to Lindenville
- Not enough housing
- Displacement of low-income communities (residential and business) also often communities of color
- Gentrification
- Displacement, active transportation infrastructure, more inclusive Civic engagement, preserve diversity
- All new housing looks so like! Yuck!
- Traffic
- Infrastructure, schools, restaurants, grocery stores
- Incorporate historical sites, building's history and preservation in plans

How would you define success for the General Plan?

- All voices are heard. Good, honest discussion
- Create healthy balance of "old money" residents who want to preserve past, plus new/elegant development to enable South City to grow and welcome new residents
- The plan captures my image of South San Francisco in 2040
- Improve Transit options (build upon Bart, Caltrain hubs), improve bike access / Lanes
- Everyone feels they have a voice
- Put it to general vote for approval
- better notification protocols, City heights behind inadequate letter of the law!
- Over 5 stories is a non-starter, adequate parking, no excuses
- Includes Community accountability measures
- Future flexibility, being able to adapt to changing technologies, ways of interaction, built environment, etc
- Important and pride prioritization given to concerns of our most marginalized communities (undocumented families, underserved and poor and low income, LGBTQ +, Black and Latino, homeless and housing insecure, sick and disabled)
- If General Plan is a constitution of a city, the central value / principal should be equity
- Have / required biotech hire South San Francisco residents %-
- Present a vision focused on equity