

**SOUTH SAN FRANCISCO GENERAL PLAN**

# Community Workshop #2

**July 14, 2020 | Workshop Summary Notes**



**SHAPE** SOUTH SAN FRANCISCO  
2040 GENERAL PLAN

This page intentionally left blank

The City of South San Francisco hosted a Community Workshop for the General Plan Update on Tuesday, July 14, 2020 from 6-8pm virtually via the Zoom Meeting platform. The purpose of the workshop was to review the draft citywide vision and guiding principles, review proposed citywide land use alternatives, and launch online surveys and a multi-meeting series to review land use alternatives in South San Francisco. Through a presentation, discussion topics, and live polls, meeting participants were provided opportunities to ask questions and provide comments. The following is a summary of the workshop and input received.

## Meeting Participant Demographics

There were approximately 70 members of the public present at the workshop. The neighborhoods represented, per a live poll that was administered during the meeting, included 24% from Downtown, 18% from Paradise Valley/Sign Hill/Terrabay, 15% from Sunshine Garden, 12% from Winston Serra, 12% from Westborough, 9% from Lindenville, 6% from Avalon/Brentwood, and 3% each from East of 101 and El Camino Real/Orange Park. Most participants fell between the ages of 31-64 and were of White, Asian, and/or of Hispanic/Latino descent (*please see the Appendix for the comprehensive poll results*).

## Vision and Guiding Principles

The presentation provided an overview of the draft vision statement, core values, and guiding principles developed from input received from stakeholders and community members through a series of outreach events, including sub-area meetings, community workshops, pop-up meetings, and online surveys. The draft vision statement for the future of South San Francisco was presented as follows:

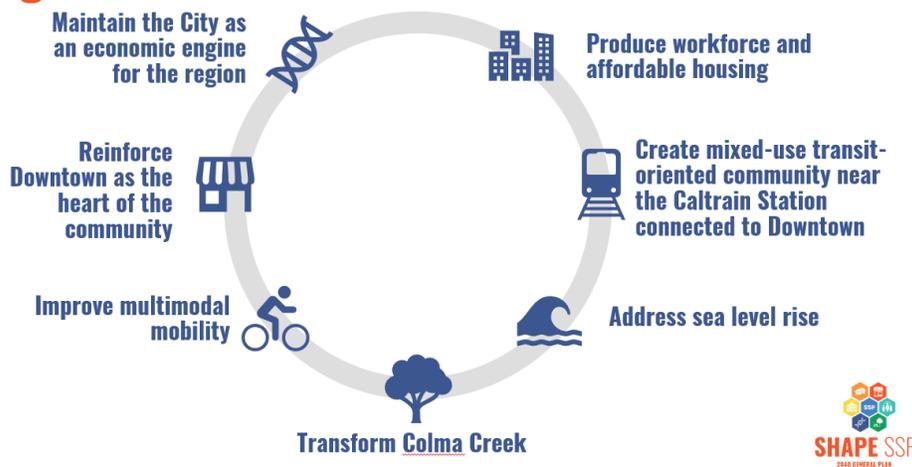
*“South San Francisco is a place where everyone can thrive. Its high quality of life, diverse and inclusive community, livable neighborhoods and excellent services, culture of innovation, and environmental leadership ensure all people have an equitable opportunity to reach their full potential.”*

Meeting participants were asked their input on the vision statement through a live poll. Close to **80% of participants responded that they either agreed or strongly agreed** with the draft vision statement (*please see the Appendix for the comprehensive poll results*).

## Big Ideas in the Alternatives

The next item on the agenda included an overview of the land use alternatives. Participants learned how the project team prepared the three land use alternatives by factoring in “Big Ideas” identified during previous community engagement and existing conditions analysis, including environmental factors, market trends, COVID-19 pandemic impacts, and housing demand. The “Big Ideas” shared by participants in previous meetings were highlighted, including:

## Big Ideas



Workshop participants were asked to prioritize the “Big Ideas” they liked most and comment on the ideas. The following were the top ranked results:

- *Produce workforce and affordable housing*- 47% of the votes
- *Maintain the City as an economic engine for the region* – 37%
- *Reinforce Downtown as the heart of the community*- 37%

*Please see the Appendix for a full breakdown of the results.*

## Land Use Alternatives

After the presentation of each land use alternative, meeting participants were provided an opportunity to comment. The following is a summary of the input received on the land use alternatives.

### *Housing Comments*

- Consider more housing in the Lindenville area
- Consider COVID-19 impacts on the RHNA allocations and factor into the alternatives
- Reconsider allowing the former school sites, including Fox Ridge and Serra Vista, as housing sites and consider impact on existing residents in areas where school sites may be considered for alternative land uses
- Consider the impacts on renters versus owners of mixed-use housing types
- Provide more information about how the housing areas were determined

### *Services + Infrastructure Comments*

- Plan for needed infrastructure (sewer, water, fire, hospitals) as well as parking demand and more traffic that may result from increased densities
- Address the lack of evenly distributed public parks throughout the City, and provide a better understanding of how public taxes are allocated to support parks

## ***General Comments***

- Confirm the impact of business taxes and how they factor into land planning
- Consider sustainability elements in each of the alternatives
- Plan for parking and traffic increases that may result from higher densities
- Consider the public health risks that may result from higher densities
- Consider criteria for proposed new residential mixed-use land uses, particularly in the industrial areas such as Lindenville
- Share more about the how the land use alternatives are analyzed for effectiveness and the criteria for rezoning

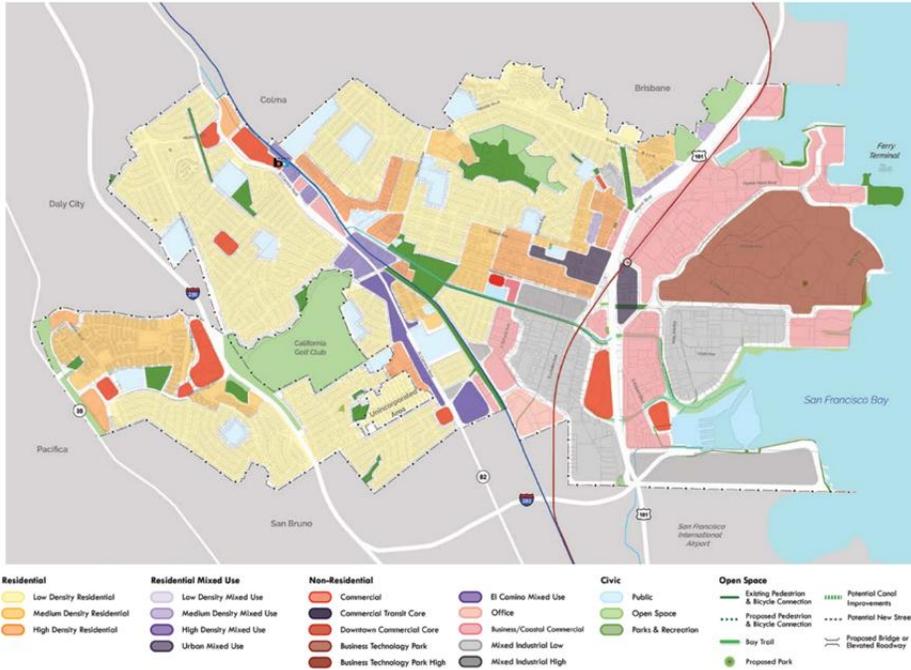
After learning about each alternative, meeting participants were asked to provide their input through a live poll and identify which alternative they preferred. It was explained by the project team that there would be more opportunities at the upcoming planning sub-area meetings to discuss specific areas throughout the City further, and a [community survey](#) is also available to gather more substantive input. Of those that took the poll, **56% of respondents preferred Alternative #3, 28% preferred Alternative #2, 21% preferred Alternative #1, and 3% preferred the Current General Plan Land Use.**

In addition, meeting participants were asked the importance of balancing future jobs and housing throughout the City, to ensure there is enough housing to keep up with local demand. Of the participants that responded, nearly **60% noted that jobs-housing balance was extremely or very important.** Thirty-six percent stated it is very important, followed by 23% for both extremely important and moderately important, 10% noted slightly important, and 8% noted that it was not important.

# Appendix

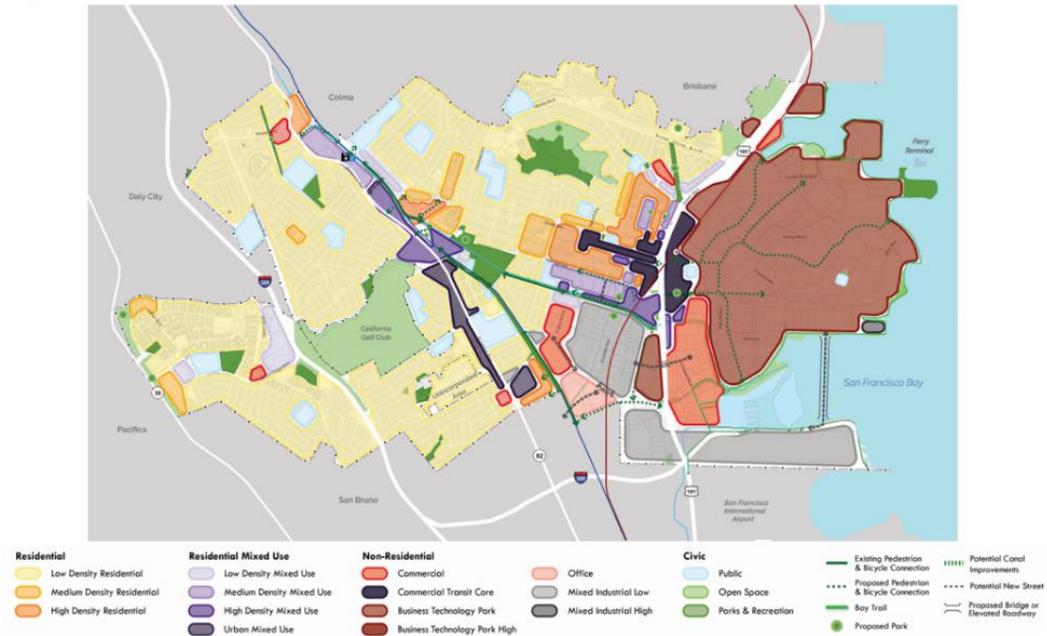
## LAND USE ALTERNATIVES

### Current General Plan Land Use



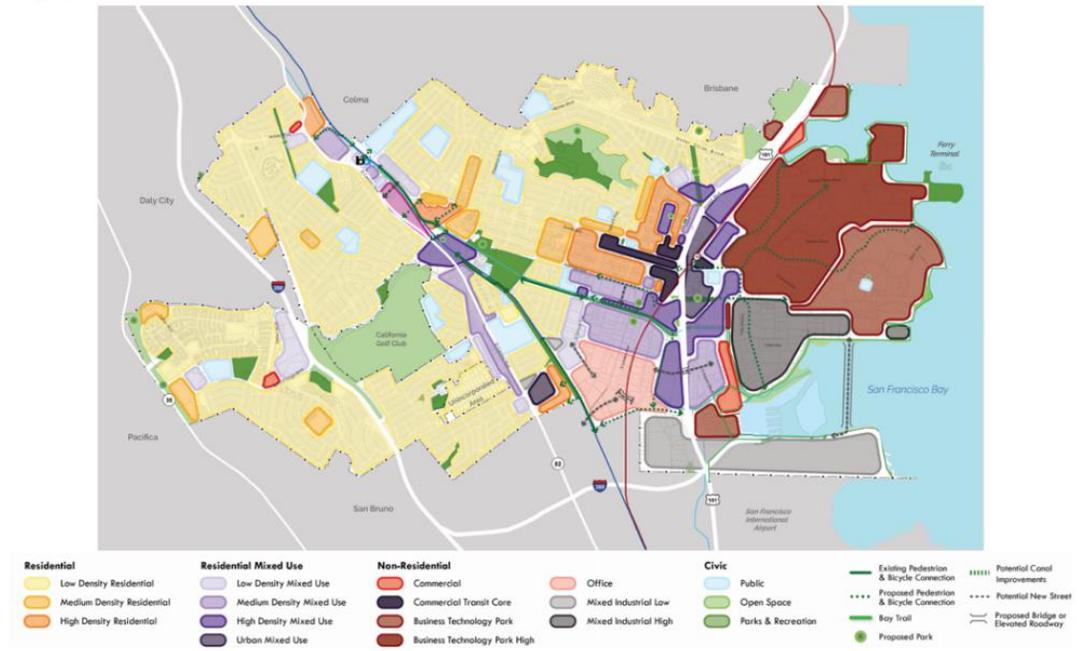
### Citywide Land Use Alternative #1

#### Citywide Alternative 1



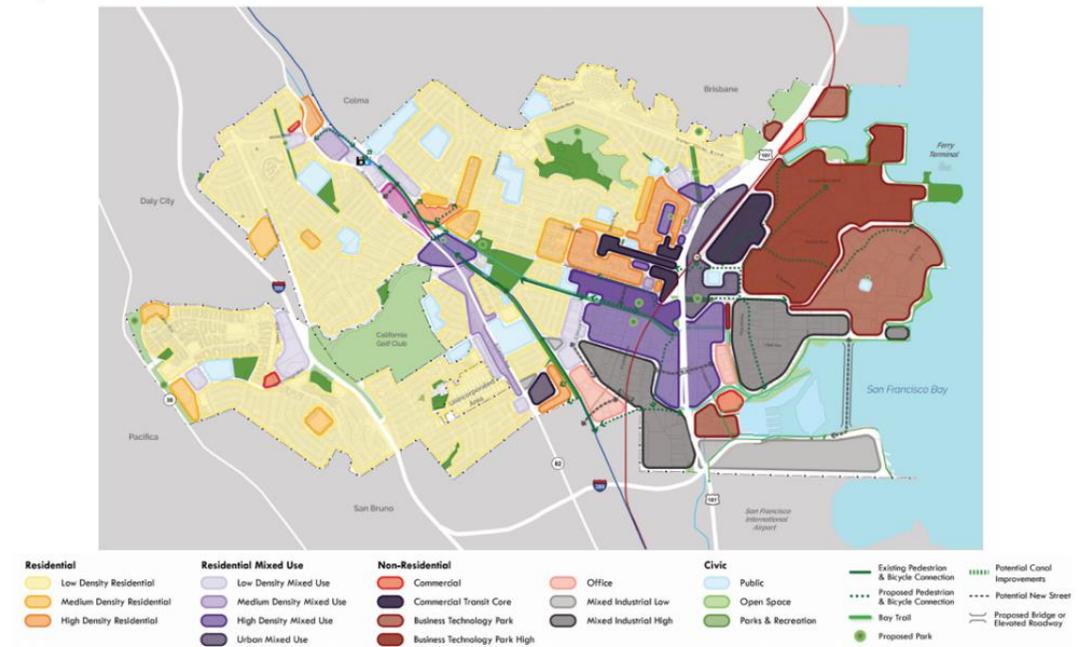
Citywide Land Use Alternative #2

**Citywide Alternative 2**



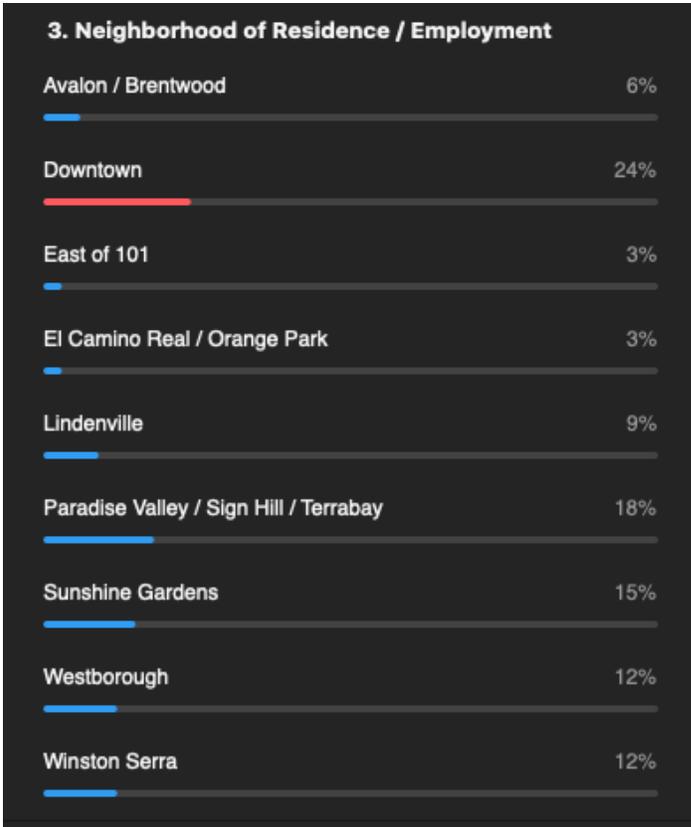
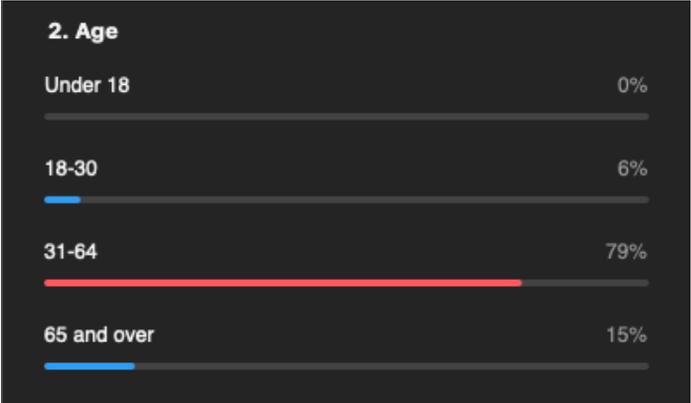
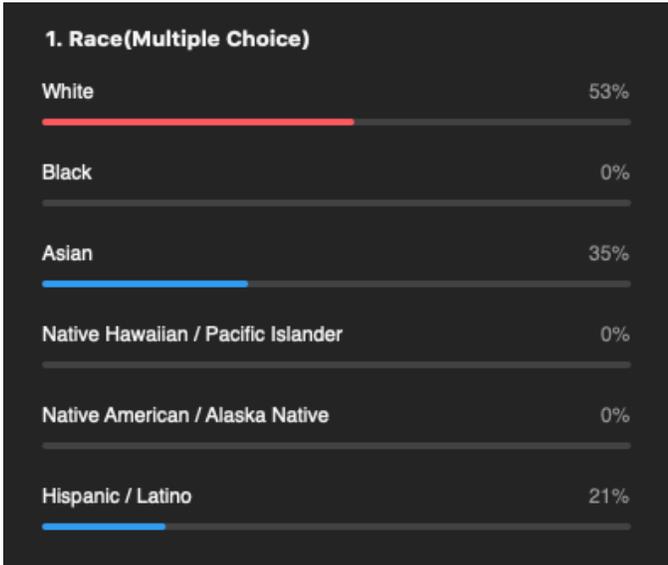
Citywide Land Use Alternative #3

**Citywide Alternative 3**

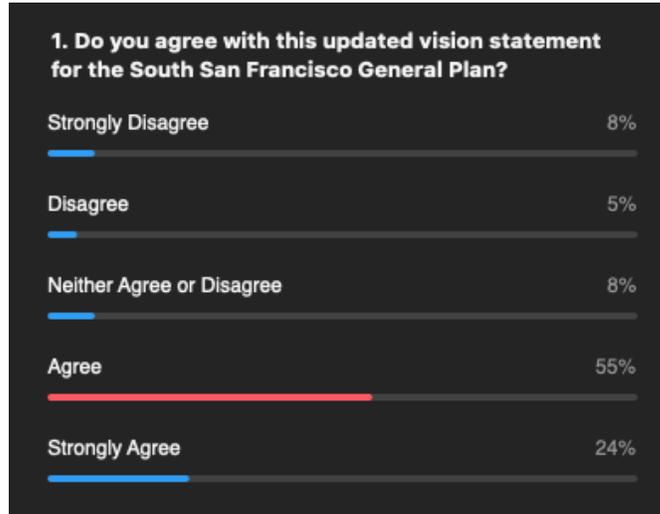


Live Polls

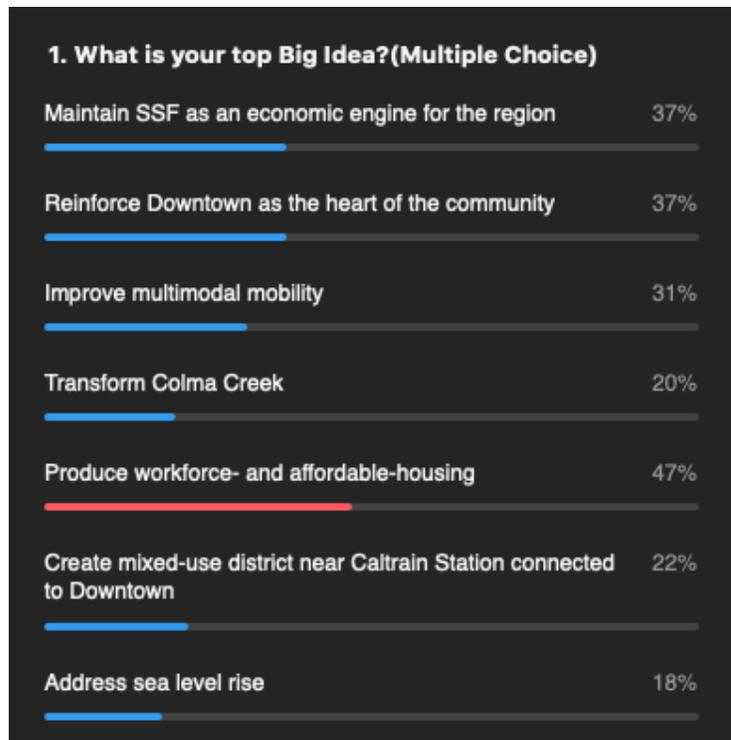
# Demographics



## Vision Statement



## Big Ideas



Preferred Alternative

