December 13, 2022

Colma Creek Citizens Advisory Committee Meeting

AGENDA

I. Roll Call

II. Public Comment

III. Action to set the Agenda and approve the Consent Agenda
   A. Adopt Resolution 2022-12-13 to continue conducting meetings of the Committee remotely due to public health concerns caused by the COVID-19 pandemic
   B. Approve minutes of the September 20, 2022 meeting
   C. Approve 2023 Committee Meeting dates: March 14, June 13, September 12, December 12

IV. Update on Colma Creek Flood Zone Projects and Maintenance Activities

V. Introduction of New At-Large Committee Member Lissette Morales

VI. Presentation by the City of South San Francisco on the Lindenville Specific Plan

VII. Adjournment
Agenda Item 4
Update on Colma Creek Flood Zone Projects and Maintenance Activities

Appendix A
Map of Colma Creek Flood Zone Projects and Maintenance Activities

Maintenance Activities 1a, 3a, and 3b include the following tasks, which are performed throughout the creek channel in collaboration with the City of S. San Francisco and Town of Colma under Maintenance Agreements with the District:

- Quarterly inspections, including monitoring of illegal dumping and homeless encampment activities
- Inlet vegetation management
- Graffiti abatement
- Minor facility repairs

District Projects
District Maintenance Activities
Non-District Projects

Project 1. Regional Stormwater Capture Project at Orange Memorial Park
Project 2. Channel Discharge Pipe Repair/Replacement Project
Activity 1a. Sediment Dredging
Activity 1a. Illegal Encampments
Activity 2. Mitigation Site Maintenance

Project 3. Channel Expansion Joint Repairs
Agenda Item 5
Introduction of New At-Large Committee Member Lissette Morales

- As was mentioned at the last Committee meeting, with the passing of Richard Irli, a lifelong SSF resident and long-standing member of the Colma Creek Citizens Advisory Committee, Committee members and OneShoreline staff sought out a new “at large” member to serve-out the remainder of Mr. Irli’s term, which expires March 31, 2025.

- OneShoreline staff gathered candidate nominations from Committee members and interviewed three candidates, and recommended the appointment of Ms. Lissette Morales.

- Ms. Lissette Morales was appointed by the OneShoreline Board at its meeting yesterday (December 12th).
Agenda Item 5
Introduction of New At-Large Committee Member Lissette Morales

• Ms. Lissette Morales currently resides and owns property within the Colma Creek Flood Zone. She grew up in San Francisco and Daly City, and has been in the South San Francisco community for over 18 years. She graduated from Cal Poly, San Luis Obispo with a B.S. in Civil Engineering, and she has more than 20 years of experience leading construction projects in the Bay Area.

• Ms. Morales is the proud mother of two active, young boys who play in the American Youth Soccer Organization (AYSO) San Bruno, SSF Youth Baseball League, and basketball at Boys and Girls Club of the Peninsula. She is a former board member of the South San Francisco Mothers Club and former member of the Foster Parents Association in San Mateo County. Her family also holds a backpack drive and holiday gift drive for foster kids in San Mateo County – 5 years strong.

• Because of her experiences both as a resident living near Colma Creek and Orange Memorial Park, as well as an engineer and project manager working on water resource issues, OneShoreline staff believe Ms. Morales would bring valuable perspectives to the Committee.
Colma Creek
Citizens Advisory Committee

December 13, 2022
The Purpose of Today’s Meeting is…

Give an overview of the Lindenville Specific Plan

Review existing conditions, opportunities, and challenges

Discuss General Plan direction

Discuss ideas for how to achieve the vision described in the GPU
Lindenville Specific Plan

FAQ
What is a Specific Plan?

What it is?
• A comprehensive planning and zoning tool for a small area
• Refines the vision and guiding principles
• Defines policy and development standards
• Strong focus on implementation

What’s Required?
• Distribution, location, and extent of the uses of land, including open space
• Proposed distribution, location, and extent and intensity of major components of transportation and infrastructure
• Development standards
• A program of implementation measures
• A statement of the relationship of the specific plan to the general plan
What Existing Plans and Studies Will We Build Off of?

• 2022 General Plan, Zoning Code, Climate Action Plan, and EIR
• Resilient South City
• Public Arts Master Plan (in progress)
• Active South City
• Airport Land Use Compatibility Plan
• Sewer System Management Plan
• Urban Water Management Plan
• San Mateo County Green Infrastructure Plan
What Technical Studies are Being Completed?

**Infrastructure**
- Water Supply Assessment
- Utility Master Plan Update

**Transportation**
- Bike and Pedestrian Circulation/Complete Streets Plan
- Traffic Impact Analysis
- Parking Demand/Transportation Demand Management
- Level of Service (LOS) Analysis

**Equity**
- Equity, Health, + Environmental Justice Analysis

**Economics**
- Market Analysis + Affordable Housing Strategy
- Economic Impact Analysis

**Climate Change**
- Sea Level Rise + Adaptation Study
- Climate Adaptation Analysis
- Evaluation of Community Assets and Analysis of Colma Creek

**Environmental**
- Air Quality + Greenhouse Gas Assessment
- Evaluation of Airport Land Use Compatibility Plan
When will the Specific Plan be Done?

**Existing Conditions**
- Summer 2022

**Preferred Plan**
- Winter 2023

**Specific Plan**
- Winter – Summer 2023

**Alternatives**
- Fall 2022

**Technical Analysis**
- Winter 2023

**Adoption**
- August 2023
Who will be Engaged in the Process?

- Stakeholder and focus group meetings
- Technical Working Group meetings
- Pop-Up meetings
- Community workshops
- Online surveys
- Boards and commission meetings
- Project website:  
  https://shapessf.com/plan-lindenville
What Did We Hear in Round 1?

- Strong desire for new parks, open spaces and revitalization of Colma Creek
- Promote the growth of arts, culture and a creative economy
- Evaluate current fee structures to incentivize new affordable housing developments that the Lindenville workforce can afford
- Lindenville has a rich history that should be preserved as an industrialized area that continues to evolve and meet the needs of local communities, residents and biotechnology business needs
- Create a balance between incoming tech/life sciences and brick & mortar businesses
What Round 2 Activities Are Planned?

- Online survey (launching 12/12)
- Community workshop @ SSF Emergency Operations Center (12/12)
- Colma Creek CAC (12/13)
- Pop-up event @ 47 Hills Brewery (12/13, 4-6pm)
- Virtual stakeholder meeting (12/14)
- Planning Commission (12/15, 7pm)
- Parks and Recreation Commission (1/17)
- Cultural Arts Commission (1/19)
- Bicycle and Pedestrian Commission (2/1)
- City Council (2/22)
Lindenville Today
Overview
History

- Originally inhabited by the Ramaytush Ohlone people
- Later used for cattle grazing, dairies, and packing plants
- 1890, SSF Land and Improvement Company acquired land to develop town next to packing plants
- Industrial uses arrived early part of 20th century
- Residential uses until the late 1950s
- Industrial legacy remains today

1894 map of SSF
Source: Historical Society of South San Francisco
Existing Land Use (Acres)

- Industrial: 77%
- Transportation, Utilities, Vacant: 12%
- Retail and Services: 4%
- Office, R&D, Biotech: 3%
- Public and Institutional: 2%
- Parks and Common Greens: 1%
- Stormwater Channels: 1%
Limited Access to Parks and Green Spaces

• No parks
• Few street trees
• Paved surfaces
• Lack of recreational opportunity along Colma Creek

Impervious Surfaces (highlighted in orange) and permeable surfaces (highlighted in teal)
**Environmental Challenges**

- Sea level rise
- Ground contamination
- Residential/industrial land use compatibility
  - Particulate matter
  - Noise
  - Odors
General Plan Direction

Vision and Key Policies
Lindenville is a vibrant and inclusive neighborhood that maintains a base of job opportunities, promotes the creative economy, and creates a new residential neighborhood where all people can thrive.
Land Use Policy

• Creates new complete mixed use residential neighborhood along Colma Creek

• Retains a large portion of its land area for service, transportation, and industrial uses

• Provides buffer of lower intensity industrial uses between higher intensity industrial uses and adjacent residential neighborhoods

• Facilitates creation of a mixed use corridor on South Spruce Avenue
Current General Plan Policy

- **Level of Service**
  - System of community, neighborhood, mini, linear, and special use parks that achieves a standard of 3.0 acres of improved parkland per 1,000 residents
  - All residents within a 10-minute walk access to parks
  - Plan for new parks in Lindenville; co-locate park and open space patches along Colma Creek
  - Quality amenities and programming

- **Connectivity**
  - Connect parks, recreational facilities, and open spaces to the trail network and Class 1 bicycle connections identified in the Active South City Plan
  - Create a trail along Colma Creek from the Bay Trail to Orange Memorial Park, incorporating lighting, public art, and native and high-value landscaping

- **Ecology and Stormwater Management**
  - Enhance Colma Creek as an ecological corridor
  - Use green infrastructure to reduce flooding
Open Space Context

1. Colma Creek*
2. Orange Memorial Park*
3. Centennial Way Trail*
4. San Francisco Bay and Bay Trail

*Planning and improvements underway
1. Centennial Way Trail
2. South Spruce Avenue
3. South Linden Avenue
4. Canal Street
5. Railroad Avenue
6. San Mateo Avenue

Source: Active South City Plan
Open Space & Blue-Green Infrastructure

Lindenville Specific Plan
Kit of Parts

• Mixed-use residential
• Open space and blue-green infrastructure
• Life sciences, office, and retail/services
• Industrial
• Arts and makers
• Mobility
Open Space and Blue-Green Infrastructure

- Spaces that enhance the quality of life, improve ecology, and support resilience
- Builds on existing City typologies
- Landscapes contribute to stormwater management as an overlay
Example Alternatives

Alternative 1

Alternative 2

Alternative 3
Alternative 1

- Focuses open space and blue-green infrastructure improvements along Colma Creek
- Other open spaces added opportunistically, with new development
Alternative 2

• Expands open space and blue-green infrastructure along the south side of Colma Creek

• New public linear park between Victory Avenue and South Colma Creek.

• Blue-green infrastructure strategies from the kit of parts would be concentrated in redeveloped areas
Alternative 3

- Expands open space and blue-green infrastructure along the north and south sides of Colma Creek.
- It would extend the linear park between Colma Creek and Centennial Park and Trail.
- There would be a coordinated approach to providing blue-green infrastructure in redeveloped areas.
Policy / Program Ideas for Consideration

- Connect Lindenville to adjacent parks and destinations through trails and paths
- Establish a network of linear parks, open spaces, and trails that are an integral part of the active transportation network
- Facilitate the transfer of development away from Colma Creek to naturalize the channel, create active transportation, and manage flooding
- Provide tot-lots and / or inclusive play spaces
- Design open spaces to support stormwater management, e.g. floodable parks
- Manage open spaces to support ecology
- Design open spaces to be sustainable and resilient through strategies like water-efficient landscaping
Discussion
Discussion

• What open space and blue-green infrastructure approaches should we include our toolkit?

• What practices (e.g., stormwater management, ecology, etc.) are being used elsewhere in the watershed that could be applied here?

• Other comments or ideas
NEXT MEETING:
Tuesday, December 13, 2022
3:00 p.m.