

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 5

Introduction of New At-Large Committee Member Lissette Morales

- **As was mentioned at the last Committee meeting, with the passing of Richard Irlie, 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. Irlie’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

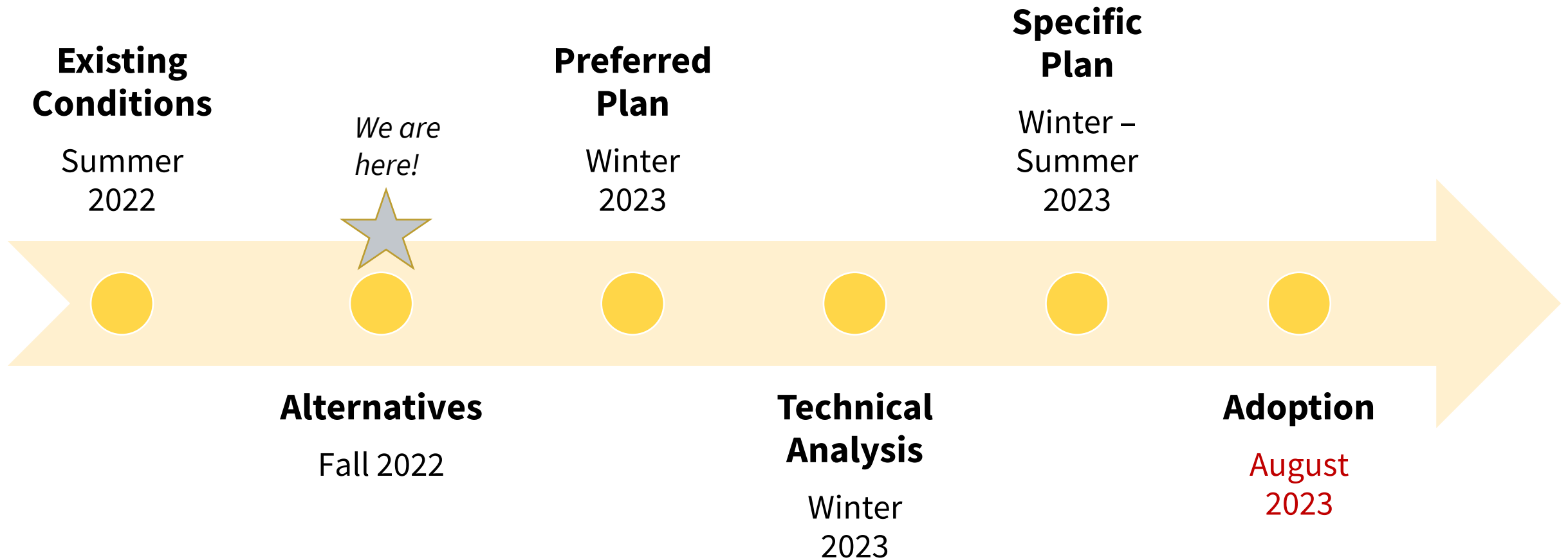


Environmental

Air Quality + Greenhouse Gas Assessment

Evaluation of Airport Land Use Compatibility Plan

When will the Specific Plan be Done?



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>



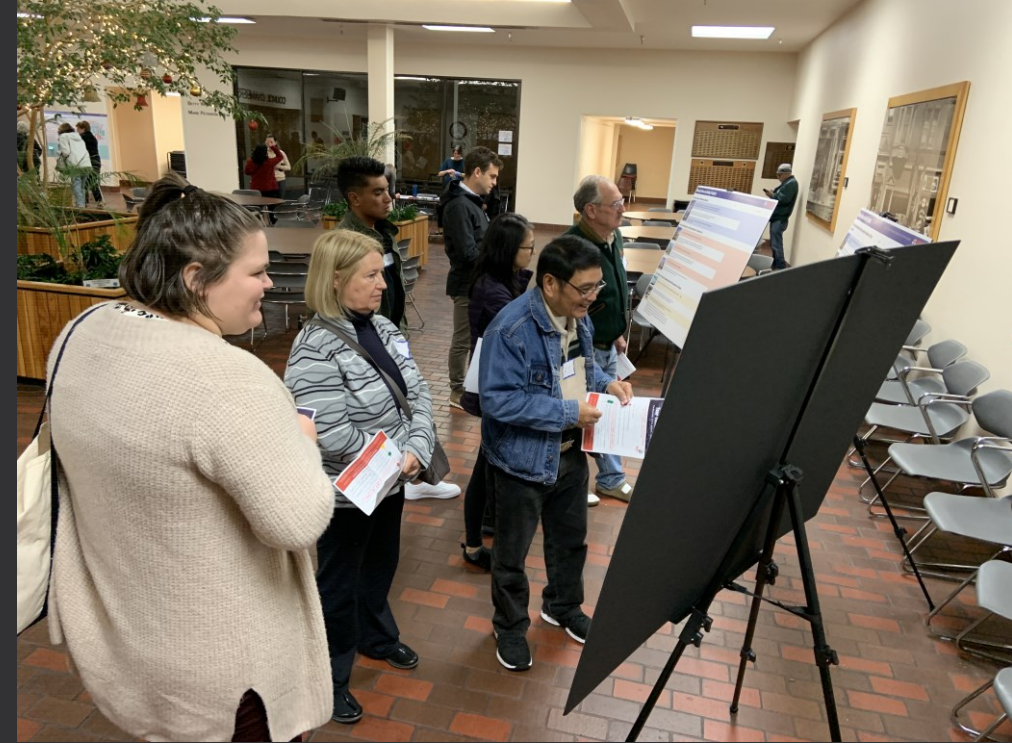
What Did We Hear in Round 1?

- **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



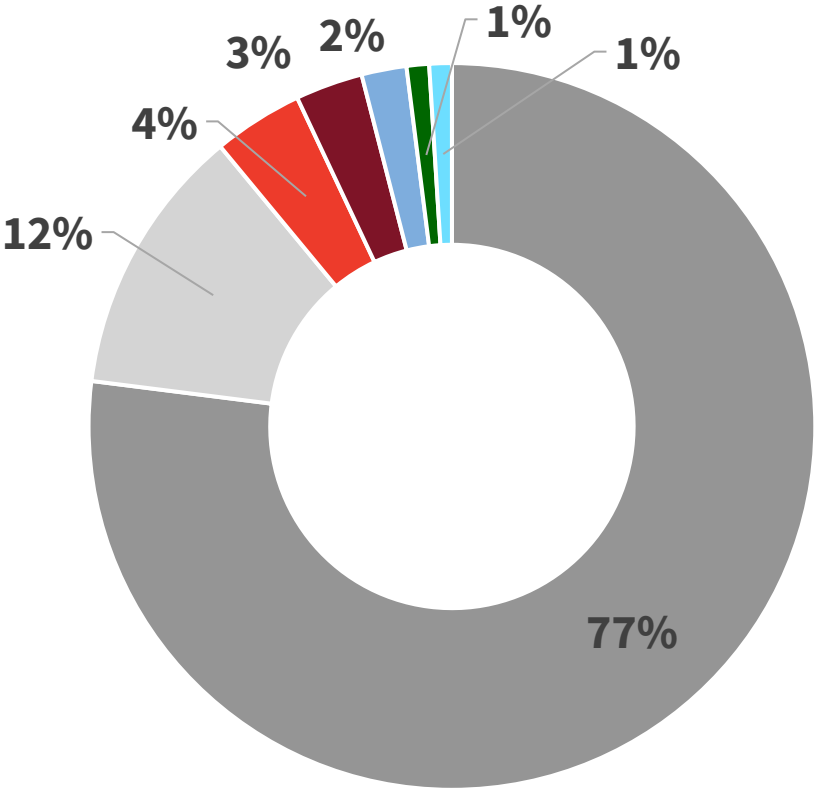
**South City
Lumber office
in 1910**



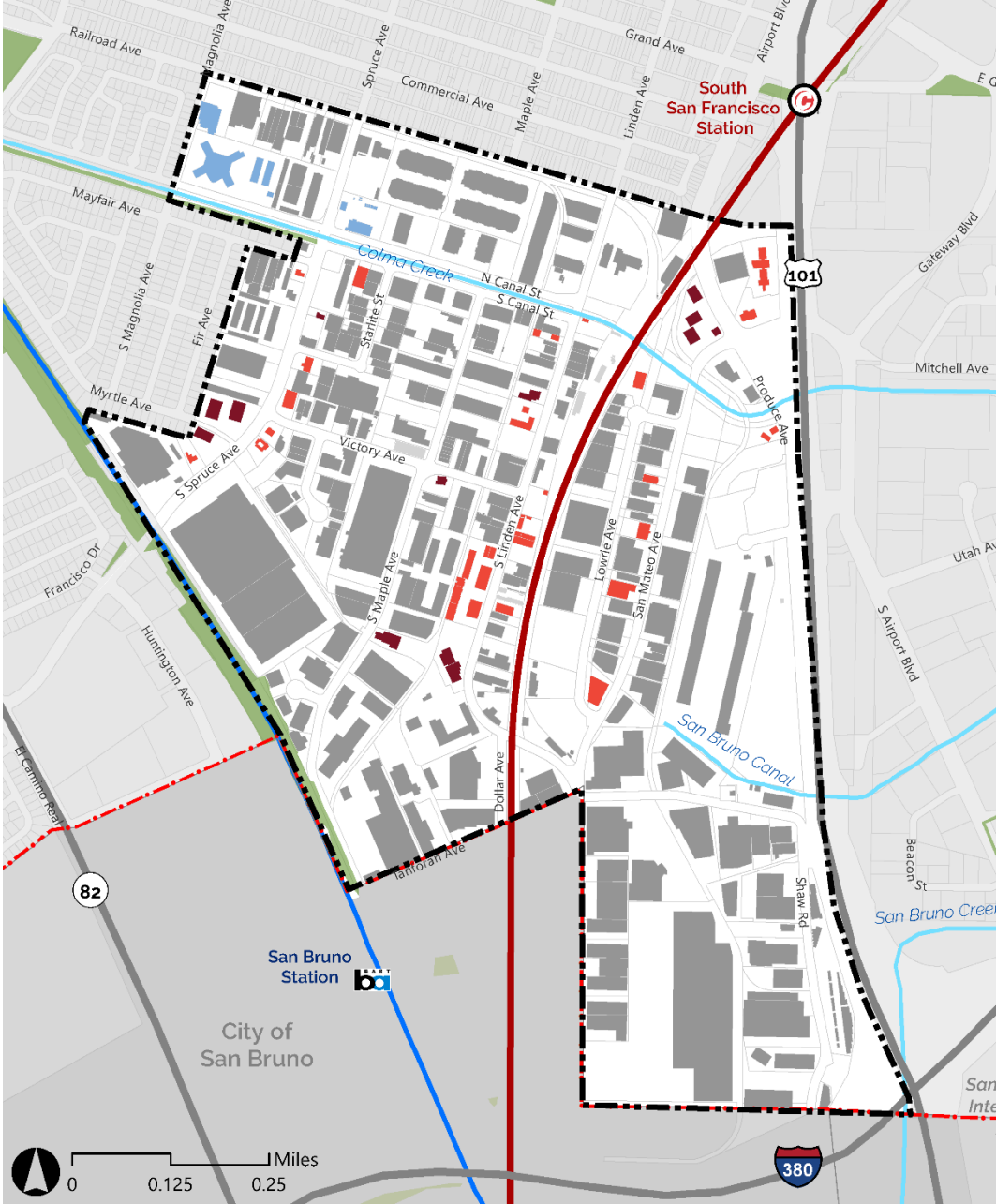
1894 map of SSF

Source: Historical Society of South San Francisco

Existing Land Use (Acres)



- Industrial
- Transportation, Utilities, Vacant
- Retail and Services
- Office, R&D, Biotech
- Public and Institutional
- Parks and Common Greens
- Stormwater Channels



Limited Access to Parks and Green Spaces

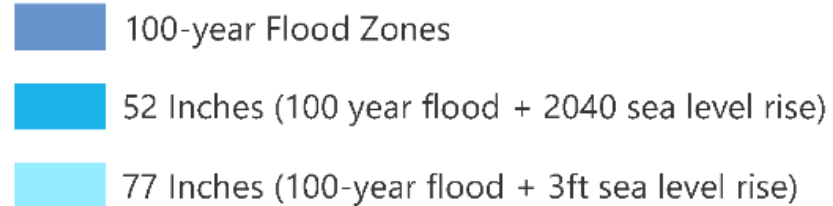
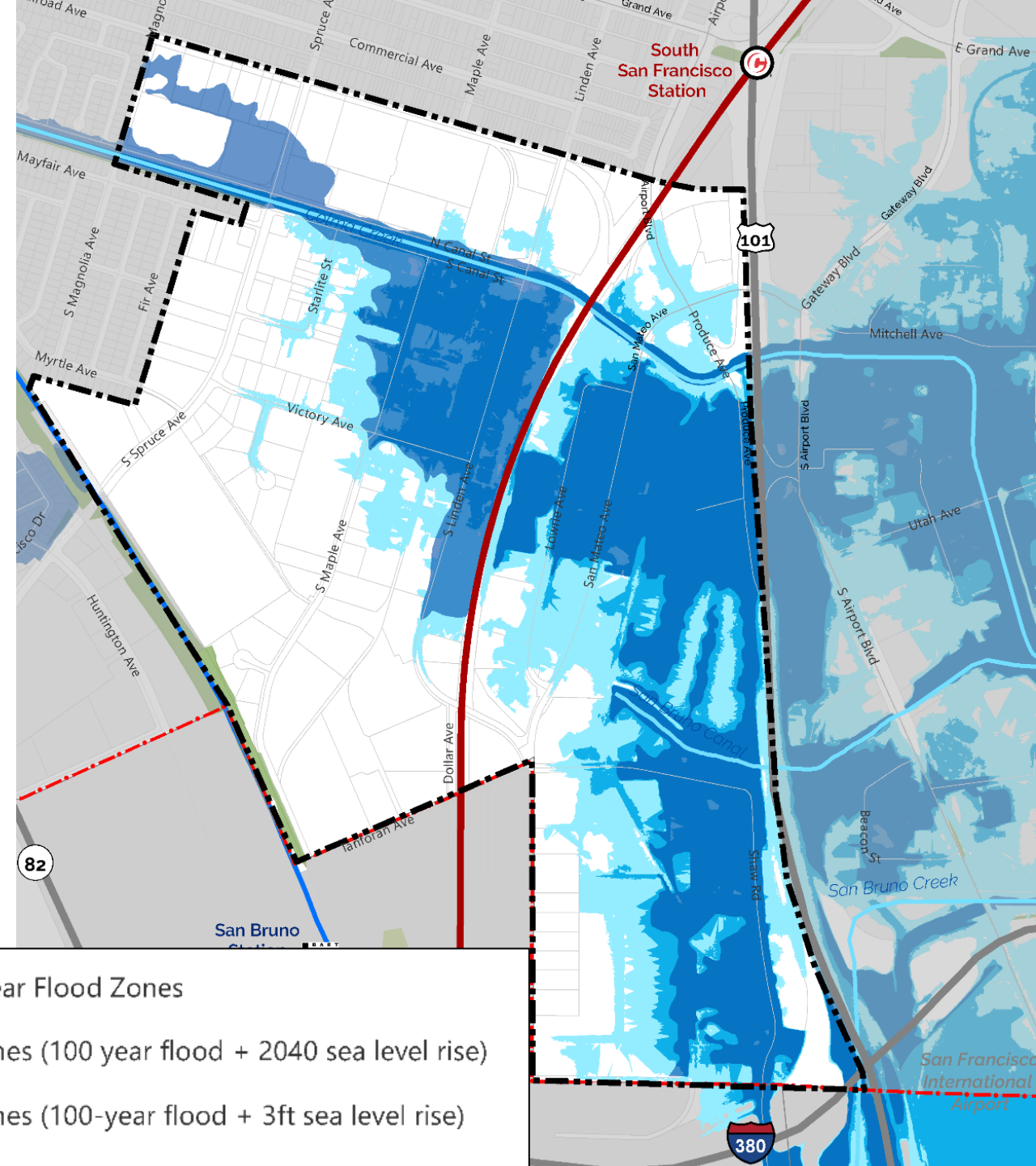
- No parks
- Few street trees
- Paved surfaces
- Lack of recreational opportunity along Colma Creek



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

Vision Statement

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



General Plan Land Use Designations

- Medium Density Mixed Use
- High Density Mixed Use
- Business & Professional Office
- Business Technology Park High
- Mixed Industrial
- Mixed Industrial High
- Industrial Transition Zone
- Public
- Parks & Recreation
- Open Space
- Streams

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

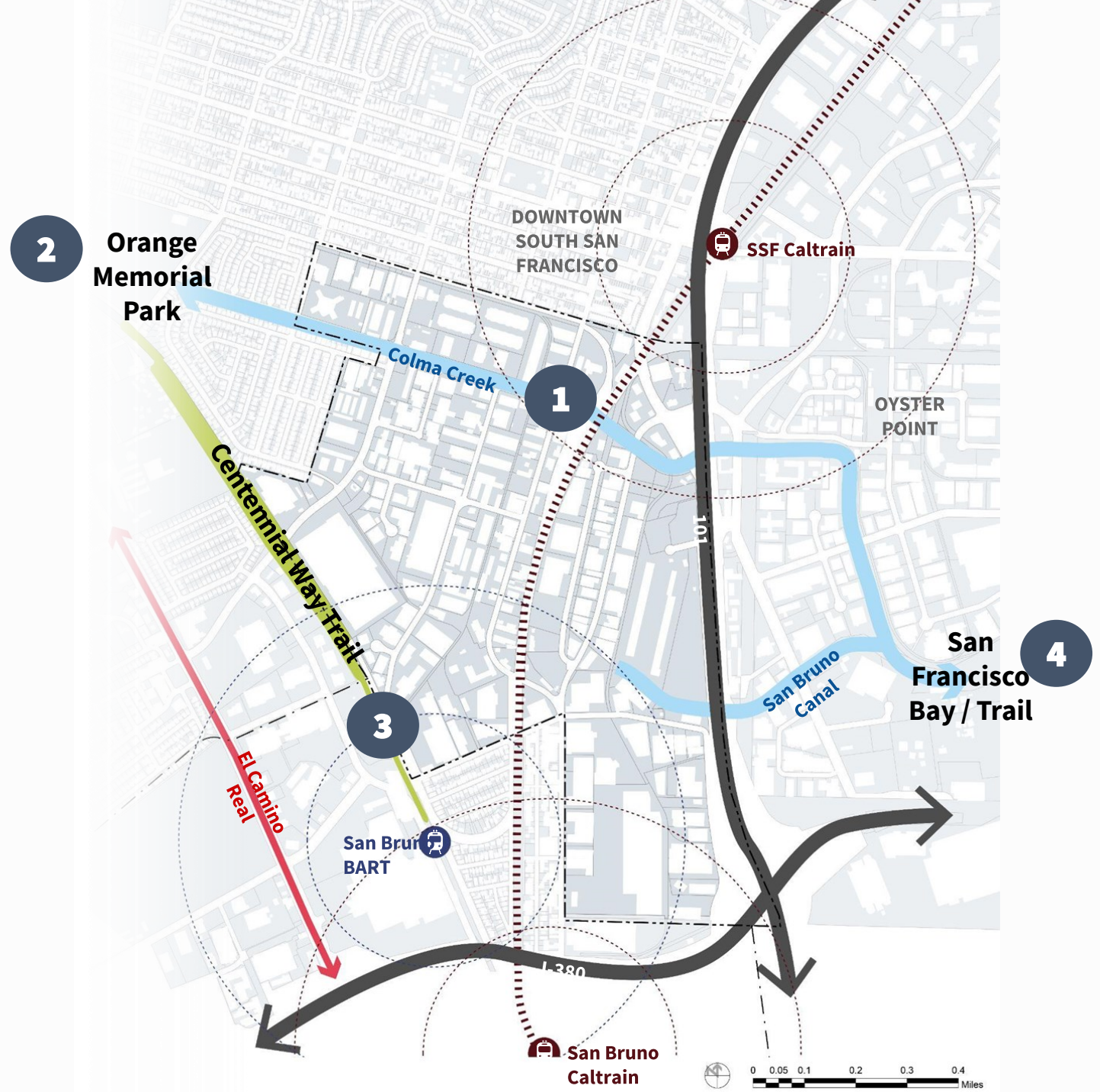
- **Ecology and Stormwater Management**

- 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

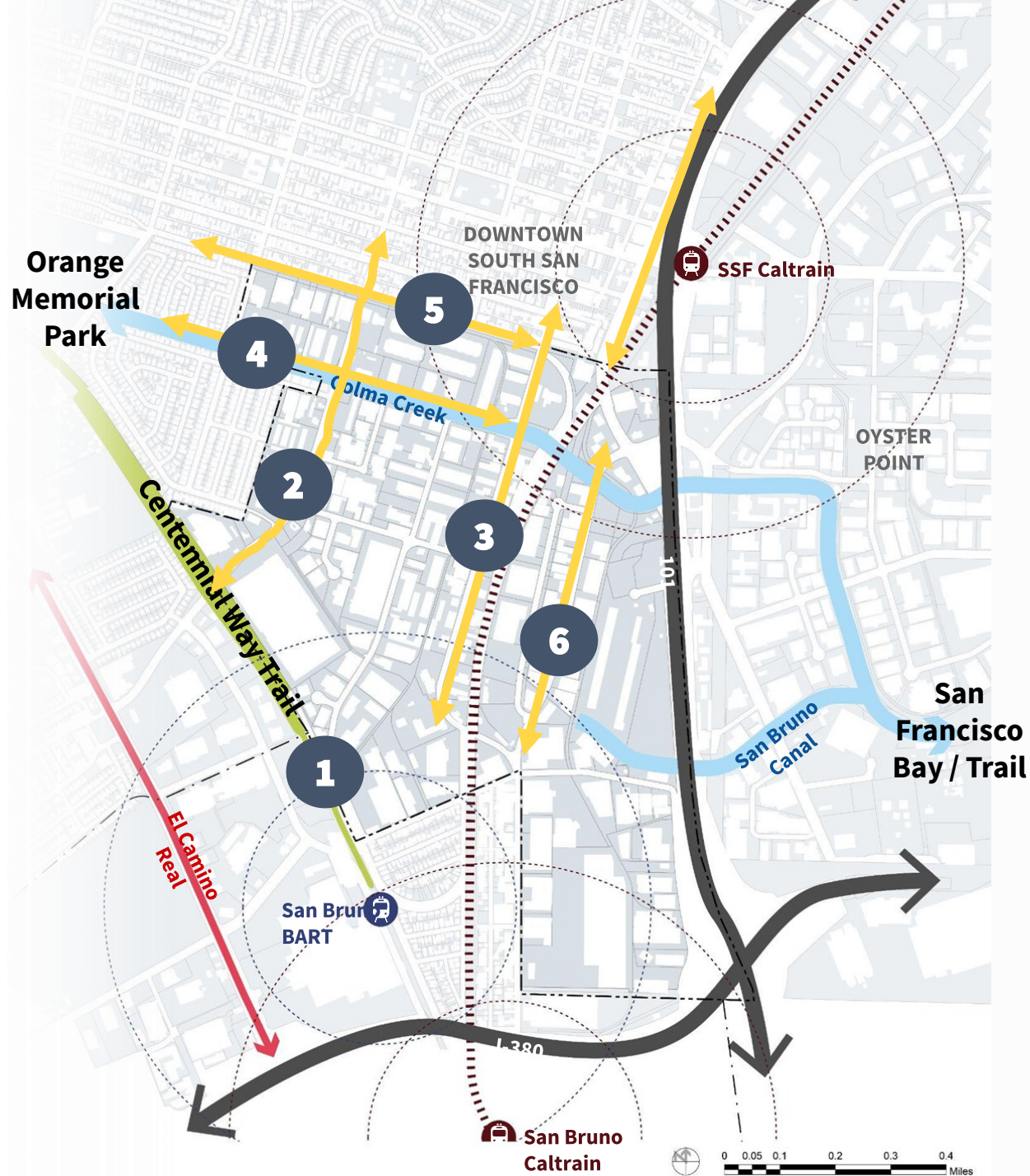
*Planning and improvements underway



Active Transportation Connections

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

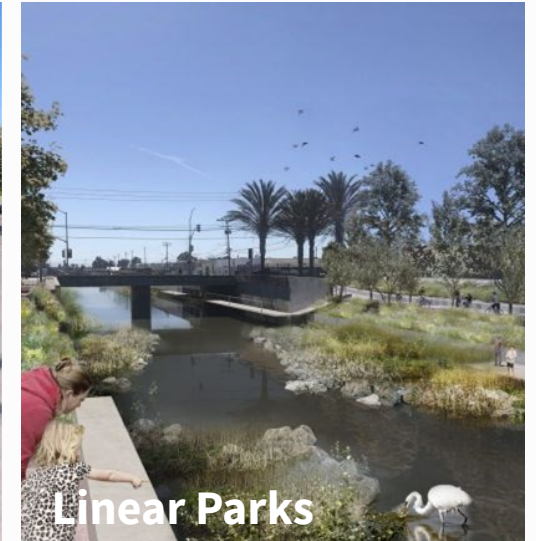
- Spaces that enhance the quality of life, improve ecology, and support resilience
- Builds on existing City typologies
- Landscapes contribute to stormwater management as an overlay



Neighborhood Parks



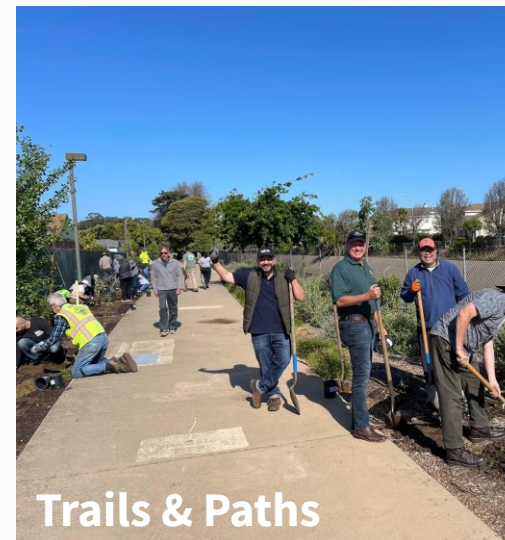
Mini Park



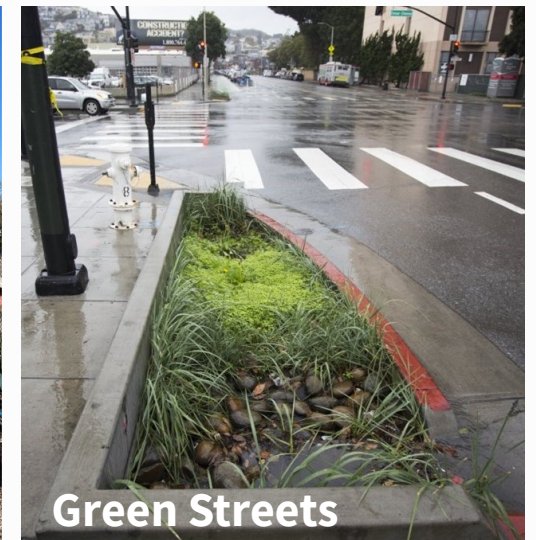
Linear Parks



Plazas



Trails & Paths



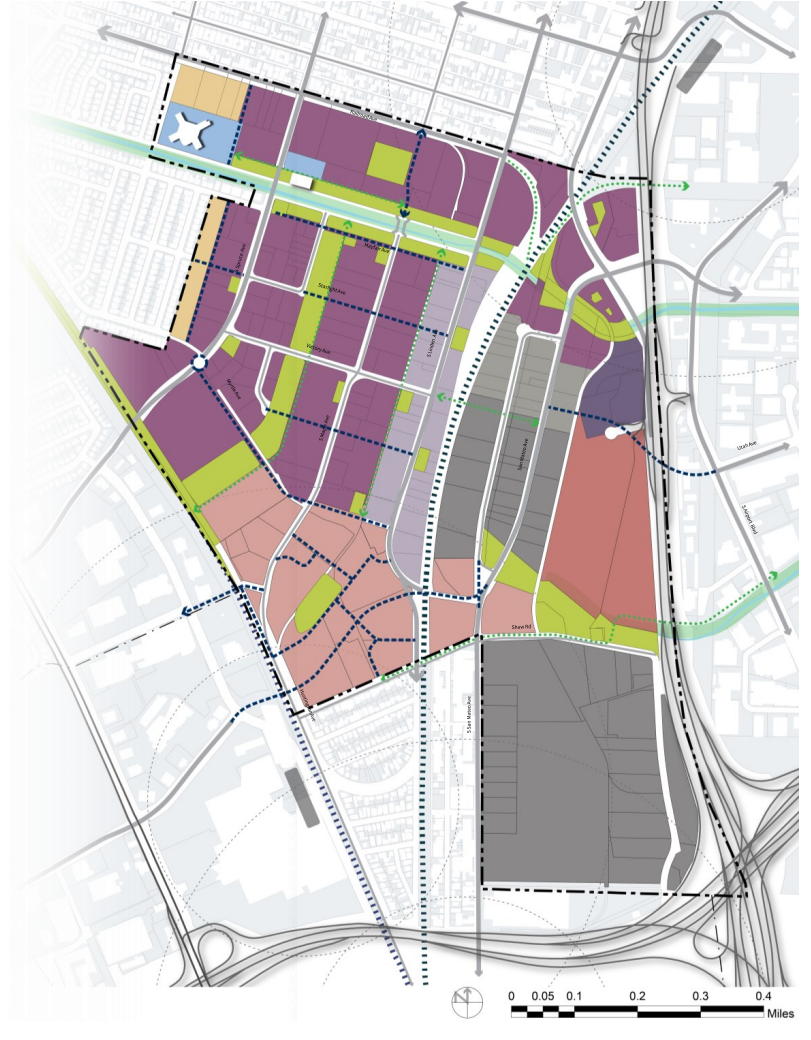
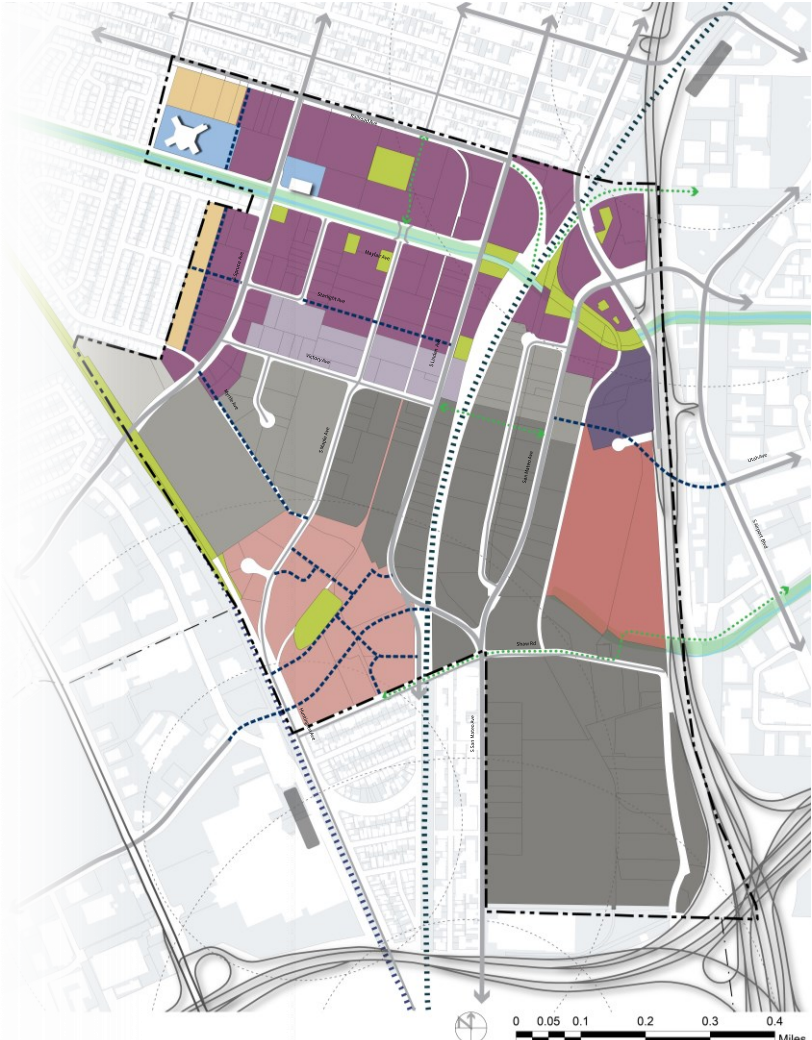
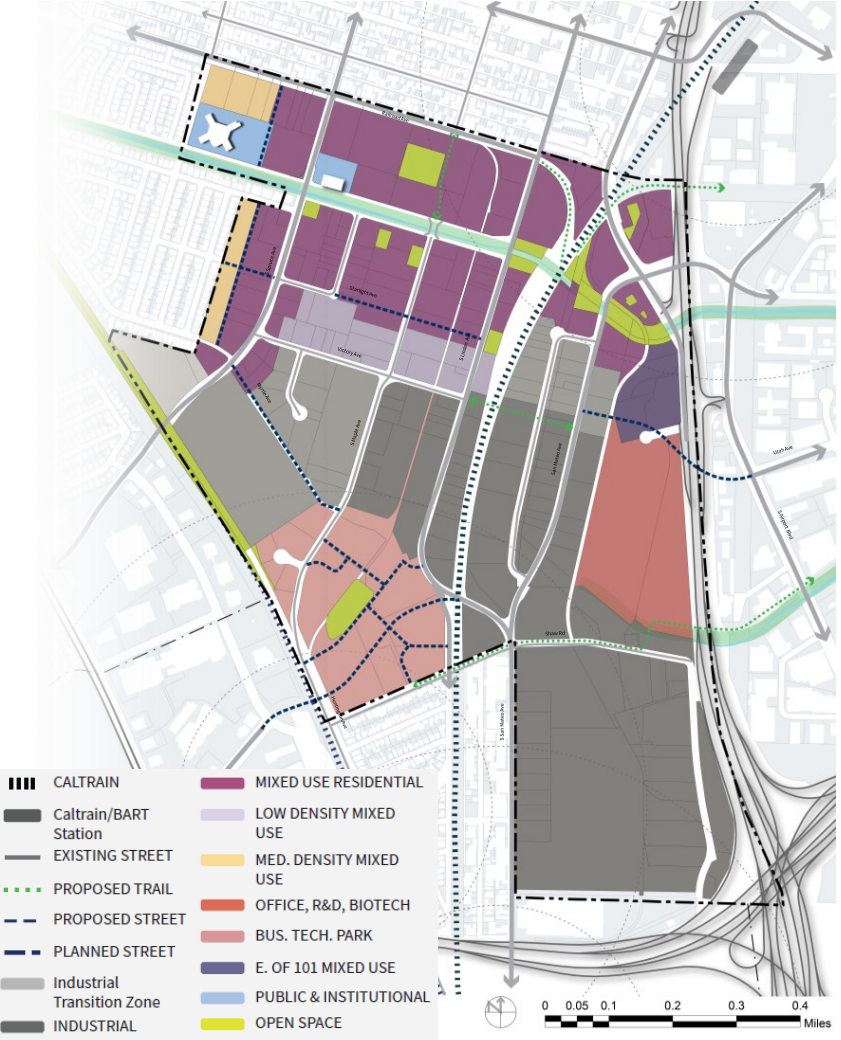
Green Streets

Example Alternatives

Alternative 1

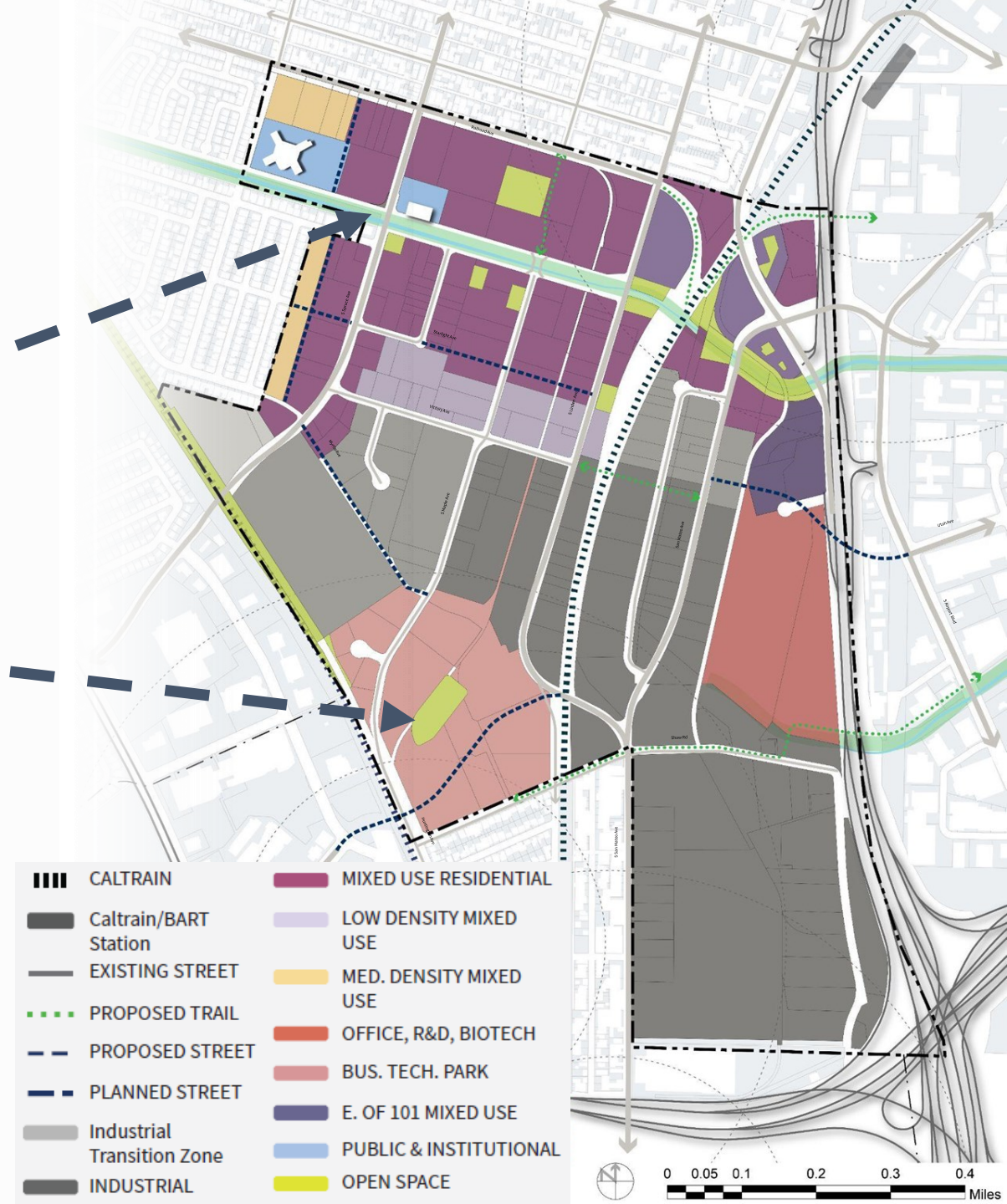
Alternative 2

Alternative 3



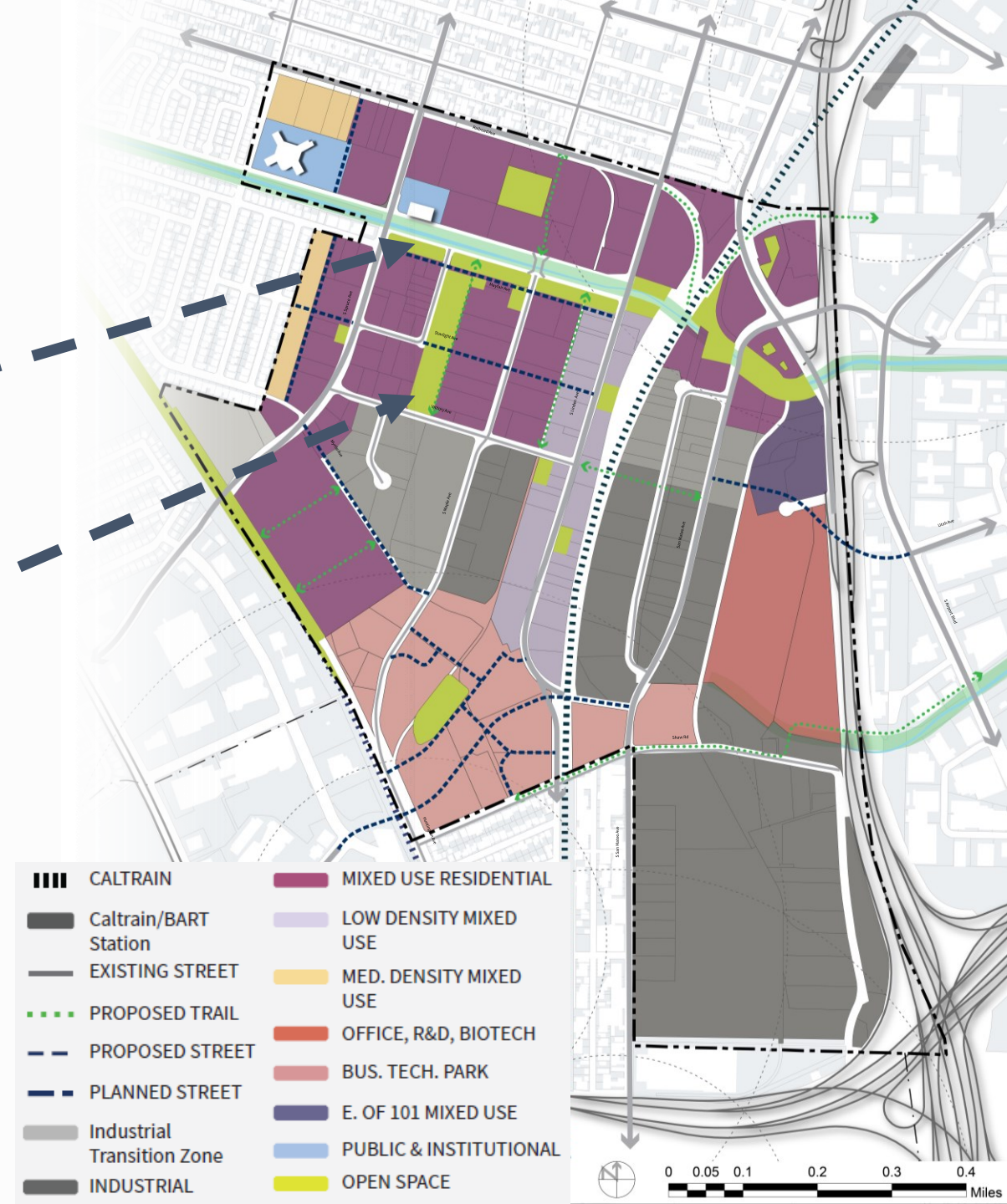
Alternative 1

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



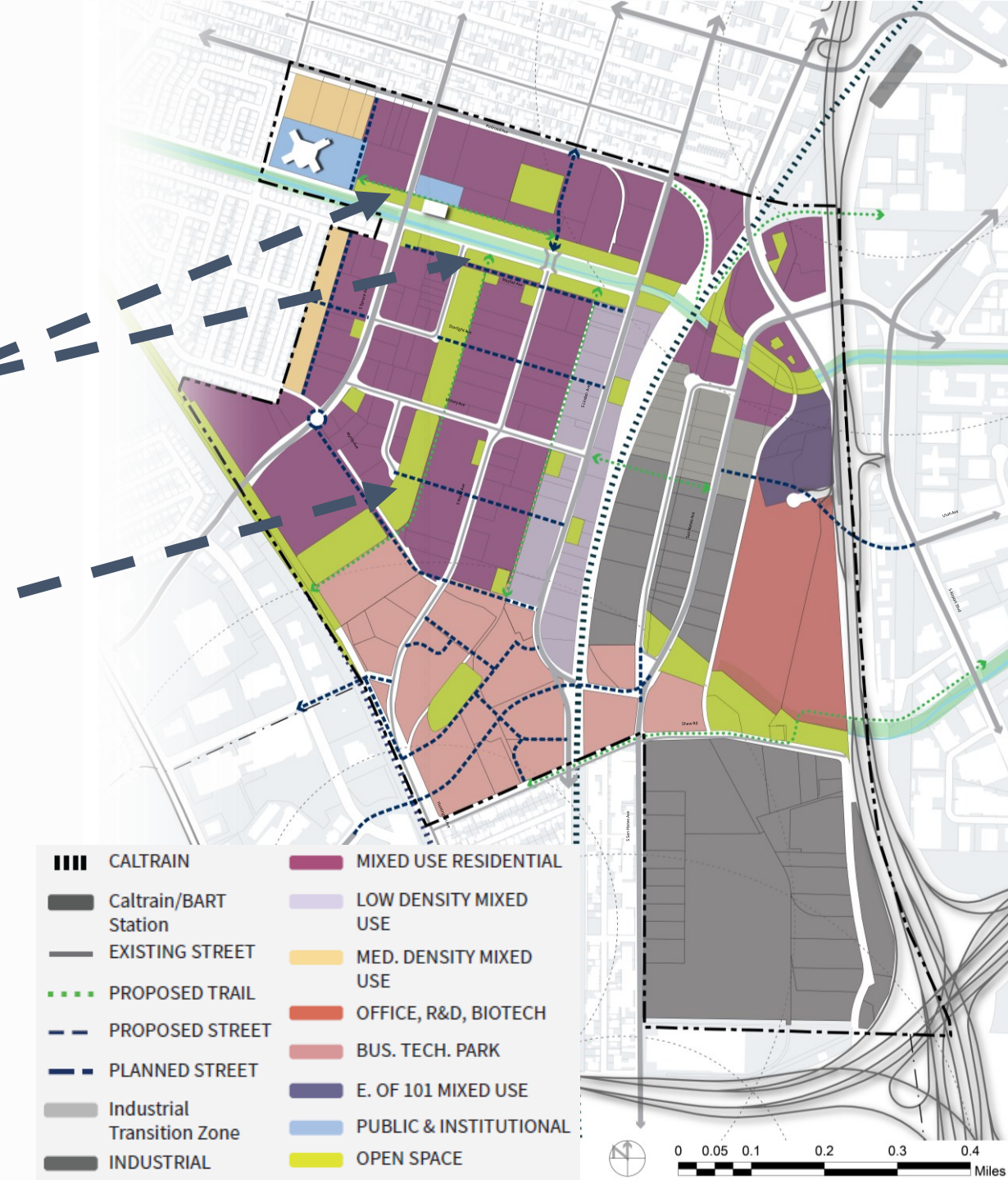
Alternative 2

- 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.