



**Sustainable San Mateo County  
2017 City and County Survey**

Municipality: City of South San Francisco

**1. How many of your municipal staff, firefighters and police officers live outside the county or more than 20 miles from your municipality?**

Category	Outside Municipality (more than 20 miles)	Outside County	Comment
Staff			Based on a city survey in 2015, 82% of respondents indicated that they live outside of South San Francisco.  51% live outside of San Mateo County  38% live more than 20 miles from South San Francisco's City Hall  The survey did not collect information broken down by staff / firefighters / police officers.
Firefighters			See comment above
Police Officers			See comment above

**2. What policies has your municipality enacted to ease the transportation and/or housing costs for employees?**

South San Francisco provides commuter benefits to employees including Commuter Checks (used to pay for public transportation with pre-tax dollars) and a Bike Commute to Work Program. The City is exploring opportunities to develop workforce housing for employees, but there are not currently any projects in the pipeline.

**3. Parking policy can shape travel behavior, community design, and development economics. What are your parking policies?**

Category	Yes	No	Comment (please provide details, clarifications, or links to additional information)
Does your municipality have parking space minimums for new housing developments (# cars per unit or # cars per bedroom outside TOD? within TOD)? The number of required spaces is important economically because the cost of each space adds to development cost and can increase rents or sales price.	x		Reduced parking ratios w/in TOD areas (Caltrain and BART station areas)  We also have a parking reduction process that applicants

			can utilize, through a Conditional Use Permit
Does the city require or allow unbundled parking (paid separate from unit rent)? Unbundled parking can help reduce housing cost.	x		
Does the city encourage shared parking by reducing per unit parking ratio where shared parking is provided? This can reduce development cost by reducing total number of spaces needed to meet demand.	x		Shared parking is available, upon review of parking plan / agreements.
Does your municipality have a policy regarding Residential Permit Parking (RPP) which is used to protect nearby properties from overflow parking from new development?		x	

**4. How many housing units have been built in the past year or in the pipeline for this year? What percent of these are affordable?**

- 459 dwelling units issued building permits in 2016 / 2017 year to date.
- 157 in the plan check process (building permits expected to be issued in 2017)
- 264 in the entitlements process
- Approximately 125 affordable units
- Construction activity website lists all active projects and provides development details: <http://construction.ssf.net/>

**5. How many square feet of office/commercial development has been approved in the past year or in the pipeline for this year? How many new jobs are expected to result from this development?**

- Over 6M square feet of office / commercial / R&D approved or in the pipeline
- Construction activity website lists all active projects: <http://construction.ssf.net/>

**6. Does your city have a minimum wage ordinance? Please describe the timeline, wage levels and other adjustments (such as requirements for use of prevailing wage labor in city-owned developments.)**

- SSF does not have a minimum wage ordinance,
- The City's zoning code provides opportunities for increased densities / FAR in certain areas of the City (including the Downtown Station Area Specific Plan) through the approval of a conditional use permit with the provision of public benefits, including a local hire program.
- City-owned projects and / or projects subject to a development agreement may include local hire provisions (to be determined on a case by case basis).

**7. How many permits have been approved for second or Accessory Dwelling Units (ADU)? ADUs have the potential to provide affordable housing. Does your municipality provide any incentives or participate in any activities to promote ADU's?**

- 8 ADUs issued building permits in 2016
- South San Francisco updated our ADU ordinance to be consistent with State law, and help streamline the entitlement and permitting process for ADUs.

**8. Has your municipality signed the US Climate Mayor's commitment to adopt, honor and uphold the Paris Climate Agreement goals and/or has the subject been discussed at a Council meeting?**

Yes

**9. What are the most pressing sustainability-related issues for your municipality in the short- and long-term? Please describe them.**

- Reduction of energy usage, VMTs, and GHGs
- Reducing commute time & single occupancy vehicle use for residents and employees
- Affordable housing (economic sustainability and livability)

**10. What additional resources, programs or events could SSMC provide that would be valuable to your work?**

Presentations, trainings, and events for City staff on sustainability topics and innovations, focus on implementation of solutions.

**11. The Indicators Report covers more than 40 sustainability indicators addressing the three E's – economy, environment and equity. Please describe any other initiatives that showcase progress your municipality is making towards sustainability.<sup>1</sup>**

South San Francisco is undertaking many initiatives working towards sustainability. The City is actively engaged in creating a high-density, transit oriented downtown with multi-family residential in close proximity to the Caltrain Station and the employment center east of 101. Additionally, the City is investing in a major upgrade to the Caltrain Station, in an effort to boost transit ridership and improve connectivity. These large-scale planning efforts are intended to reduce the need for single-occupancy vehicles, and create a more sustainable and livable community. SSF is also improving bicycle and pedestrian infrastructure, and working on last-mile solutions for commuters and residents. We are also investing in additional EV parking at City facilities.

The City is also focusing on improvements to municipal facilities. The City is currently undergoing an energy efficiency evaluation and plan for City facilities, in an attempt to reduce energy and water usage. One successful project in significantly reducing GHGs is the installation of a high-efficiency turbo blower at the Water Quality Control Plan in 2016, which will save up to \$100,000 per year, and will help the environment by eliminating approximately 1,054 metric tons of CO2 greenhouse gas emissions annually, or the equivalent of removing 70 passengers from the roadways.

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<sup>1</sup> If you have supporting photos, please send high-resolution image files (1 Mb or higher or at least 300 dpi) to: [photos@sustainablesanmateo.org](mailto:photos@sustainablesanmateo.org) together with a description of the image and photo credits. We will include selected photos on the website and in print materials.