



# Sierra Club Loma Prieta Chapter

*Celebrating 81 Years of Protecting the Planet*

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Honorable Mayor and members of Council,  
South San Francisco City Hall,  
400 Grand Ave.,  
South San Francisco, CA 94080

## **RE: Comments on South City Place.**

Honorable Mayor and members of Council,

The Sierra Club Loma Prieta Chapter wishes to express its qualified support of the South San Francisco City Council's approval of South City Place at the BART station. We particularly applaud the city because this transit-oriented housing development addresses the Peninsula's existing jobs-housing imbalance, transit adjacent location, and achieving Tier 2 CalGreen energy efficiency.

- **South City Place is a model project, in many ways**, continuing South San Francisco's tradition of leading the Peninsula in Affordable Housing. All electric townhomes and solar add much needed renewable energy to the local energy supply. South City Place's CalGreen energy efficiency rating is an example that reaching for Tier 2 is possible in a city's Green Building Program.
- **The main drawback of the project is that there is still too much parking for a transit-oriented development** next to BART, which encourages auto ownership and discourages transit ridership because of large sunken costs in automotive ownership. The driving enabled by this project offsets all the greenhouse gas benefits of this project within a Planned Development Area under MTC's One Bay Area Plan. This is planning failure which could have been avoided if the city had considered Residential Permit Parking Programs, along with a reduced parking ratio, car share on site and transit passes free to residents as a programmatic feature of Transit Oriented Development; as we commented during the EIR phase of the South San Francisco Downtown Specific Plan.

As the project moves forward, we hope that council will review the possible need for a residential parking permit program in the surrounding neighborhoods to protect neighboring homes from overflow parking and garner long-term neighborhood support. This program could be funded from fees paid by developments. Residential Permit Parking Programs have wider consequences for South San Francisco. Options to parking include both cheaper housing as well as denser housing of transit captive clientele on the transit corridor.



We also hope that South City Place will be encouraged to join a downtown Transportation Management Association and to help fund shuttles services to reduce auto trips. Using ride sharing programs like Car Share as well as developing a Program On Mobility Management that aggregates new mobility programs as a means of solving last mile access challenges can provide residents with cheaper transportation choices. A Transportation Management Association would ensure that transit passes are included with Transit Oriented Development projects.

Respectfully submitted,

Gladwyn d'Souza

Co-Chair, Sustainable Land Use Committee, Loma Prieta Chapter, Sierra Club