



general plan and zoning ordinance update

COMMUNITY ADVISORY COMMITTEE MEETING #4 SUMMARY

CITY OF BURLINGAME GENERAL PLAN AND ZONING ORDINANCE UPDATE

*December 9, 2015 | 7:00pm – 8:30pm
Burlingame Recreation Center, Social Room, 850 Burlingame Avenue*

WELCOME & INTRODUCTION

The fourth Community Advisory Committee (CAC) meeting was held on Wednesday, December 9, 2015. The meeting began with a welcome by Kevin Gardiner, Planning Manager with the City of Burlingame. In attendance at the meeting were 17 CAC members, two members of the general public, one Burlingame City staff member and three members of the MIG consultant team.

During the initial public comment period, one community member spoke on the importance of making Burlingame more bike-friendly, and urged the CAC to include bicycle provisions in the General Plan Update, including bike racks downtown and education about bicycle infrastructure.

COMMUNITY WORKSHOP SUMMARY

Laura Stetson, principal with MIG, provided a summary of the October 24th Community Workshop. Almost 100 people participated in the open house format workshop, providing written comments through a variety of outlets. Common themes emerged through the community's comments, and these themes will guide development of the General Plan. In addition to the community workshop, over 200 people participated in an online survey, which will be compiled with the workshop summary and posted online.

VISION AND GUIDING PRINCIPLES BRAINSTORM

Laura Stetson facilitated a discussion on foundational guiding principles for the General Plan. She reviewed draft concepts for foundational topic, and CAC members discussed each idea, while Ellie Fiore and Lilly Jacobson, of MIG, took notes and graphically recorded the conversation. The exact language will be finalized later in the process; the goal of this discussion was to focus on the general content for each principle. The guiding principles discussed were:

- Balanced and Smart Growth
- Community Character / Urban Forest
- Connectivity
- Economic Diversity and Vitality
- Healthy People, Healthy Places



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- Respect for Our Heritage
- Education
- Civic Engagement

The following sections summarize the key points of the discussion. The presentation is attached at the end this document and the draft language is included for each topic area below.

Balanced and Smart Growth



- Accommodate moderate levels of growth to allow the City to maintain high levels of community services without comprising the qualities and characteristics that define Burlingame.
- Maintain a healthy balance of ownership and rental housing, with opportunities for people of all income ranges to live in Burlingame.
- Ensure that new commercial, office, and industrial development has flexible building designs that can accommodate the evolving nature of how buildings are used and business is conducted.
- Base land use decisions in part on the ability of the multimodal transportation network to support growth.
- Improve the capacity and resiliency of infrastructure to accommodate growth and changing conditions.

Balanced and Smart Growth

- Add adaptive reuse of buildings to this section.
- Need to more clearly define "moderate growth." Where will the growth occur, and how much growth is "moderate?"
- Consider how to accommodate growth without impacting the physical infrastructure.
- A balance between adding jobs and housing is needed.
- What is a "healthy" balance of rental versus ownership housing?
 - Should also take into account single-family housing versus multi-family housing.
 - Data may not reflect the actual situation (e.g., accessory dwelling units are not included in housing stock).
- Both zoning and design regulations should be flexible enough to allow for change over time and to encourage development. However, the guidelines should still to ensure development meets the overarching principles.



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Community Character/ Urban Forest



- Recognize the distinct qualities of Burlingame's many and varied neighborhoods and business districts, and require that new development respond to and respect the established character-defining features of these places.
- Ensure that trees continue to be an integral character-defining feature of our streetscapes, neighborhoods, and business districts.
- Protect and expand the City's urban forest and tree groves as aesthetic, historical, and environmental resources.

Community Character / Urban Forest

- This section should not focus only on "preserving" character; some places need change (such as Rollins Road).
- This section needs to more clearly define "character"-- distinguish between historic places and newer development. Places with historic character should be preserved, but change should be allowed in places with less distinctive characteristics.
 - These ideas will be more refined in the General Plan with specific areas designated for stability versus change.



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Connectivity



- Develop and maintain a well-defined multimodal transportation network that accommodates a range of travel choices.
- Provide safe, convenient, and comfortable connections across Highway 101, linking the Bayfront to the rest of the City.
- Promote safe and convenient bicycle and pedestrian connections among the various business districts west of Highway 101.

Connectivity

- Be clear about what kind of connections and where. Is this about additional crossings or just improved crossings across Highway 101 (and other places)?
- It is not just about connections but also about paths of travel and flow.
- This section should also include connections to adjacent cities and other regional destinations.
- Keep ideas flexible for alternative and new modes of travel in the future.
 - Are there possibilities for ferry service or monorail?
 - First responders are considering using boats during disaster relief.
- This section should focus on safe biking routes, especially for kids getting to school.
- Explore road diets and roundabouts.
- Explore pedestrian connections and safety within sites.



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Economic Diversity and Vitality



- Support and encourage small, local, and independent businesses.
- Accommodate a mix of businesses capable of maintaining a stable tax base and revenue stream.

Economic Diversity and Vitality

- It is important to promote small businesses, but also to recognize larger businesses, chains, and national brands; a mix of businesses is needed for a healthy economy.
- The City can support local, independent and small businesses while welcoming all types of economic activity.
- Small businesses should be strategically located.
- The first two bullet points could be combined into one ("Accommodate a mix of businesses capable of maintaining a stable tax base and revenue stream, while supporting and encouraging small, local, and independent businesses.")
- It would be useful to have more data on businesses to better understand the current mix.



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Healthy People, Healthy Places



- Provide unique parks and recreation experiences in parks, open spaces, and public plazas citywide.
- Promote development approaches that emphasize pedestrian and bicycle access.
- Incorporate high-quality, energy-efficient, and sustainable design into all new development.
- Preserve and enhance open spaces, natural resources, and environmentally sensitive areas, including the Bay and the local creek system.
- Maintain and enhance public safety through community and environmental design that promotes secure, active, and safe streets and neighborhoods.
- Mitigate the impact of transportation-related noises on residents through thoughtful design.

Healthy People, Healthy Places

- The bullet point about mitigating noise impacts should be removed.
- Providing a diversity of parks and open spaces is key.
- We may need more open spaces as well.
- No public plaza exists in Burlingame; it would be great to have a real town square.
 - Potential at the old Post Office site
- A metric could be included in the plan for development fees that go towards parks and open space.
- Social diversity should be included in this section.
- The focus on pedestrian and bicycle access might be limiting; we should have safe forms of non-motorized/non-vehicular access as well.
- Consider last mile connectivity as an opportunity for active transportation.



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Respect for Our Heritage



- Protect the character and quality of Burlingame's historical buildings, districts, and landscapes.
- Celebrate and accommodate diversity.

Respect for Our Heritage

- It is unclear what the second bullet is actually directing in terms of policy.
 - Move social diversity to the "Healthy People, Healthy Places" section.
- Arts and culture could be added to this section.

Education



Promote productive partnerships with local schools, and recognize that high-quality education contributes to overall community success and health.

Education

- Education is not just about children in schools; it should be about lifelong learning.
 - Add the words "enrichment and lifelong learning."
 - This should be broader than the City's partnership with the school district.



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Civic Engagement



Maintain an environment that always welcomes and encourages productive public discourse on issues shaping Burlingame's future.

Civic Engagement

- How would something like this be implemented? What would the General Plan do to accomplish this?
- This section could include the words, "welcomes, encourages, enables."

2016 CAC WORK PLAN AND SCHEDULE

Following the Vision and Guiding Principles discussion, there was a brief conversation outlining the CAC work plan for the coming months. The CAC decided to extend future meeting length to two hours (7:00-9:00pm), and a meeting will be added in February.

The next CAC meetings will focus on specific geographic areas of the City. One CAC member asked if it was possible to conduct tours or mobile meetings of the areas. An option might be to provide maps and virtual tours for CAC members to go on prior to each meeting. CAC members also requested maps with boundaries of the different geographic areas so they can become more informed about specific neighborhoods prior to the meetings.