



general plan and zoning ordinance update

COMMUNITY ADVISORY COMMITTEE MEETING #5 SUMMARY

CITY OF BURLINGAME GENERAL PLAN AND ZONING ORDINANCE UPDATE

*January 27, 2016 | 7:00pm – 9:00pm
Burlingame Recreation Center, Social Room, 850 Burlingame Avenue*

WELCOME & INTRODUCTION

The fifth Community Advisory Committee (CAC) meeting was held on Wednesday, January 27, 2016. The meeting began with a welcome by Kevin Gardiner, Planning Manager with the City of Burlingame. In attendance at the meeting were 12 CAC members, five members of the general public, three Burlingame City staff member and two members of the MIG consultant team.

The meeting included presentations and group discussions on land use, circulation and community design in three locations in Burlingame: Broadway, California Drive and Downtown.

PUBLIC COMMENT

A resident of Burlingame commented on the importance of creating streets that are good for biking and walking as well as for driving. He said there are too few crossings of El Camino Real that feel safe for cyclists and pedestrians, as traffic moves along the corridor very quickly.

PRESENTATION: LAND USE, CIRCULATION AND COMMUNITY DESIGN

Laura Stetson, a Principal with MIG, began the presentation by describing the Envision Burlingame process and key deliverables so far, including the community workshop #1 summary, virtual survey summary, and the community workshop #2 announcement. Then, Ms. Stetson turned to the topic of the self-guided tours that members had taken, reminding them that the tour provided CAC members the opportunity to record high level observations about the following topics:

- Allowable uses
- Building heights
- Street improvements
- Traffic management
- Bikeability
- Parking
- Landscaping and open space
- Architecture and design

This discussion was supplemented with a number of maps that displayed context for urban form, zoning, transit and mobility, parking and other potential improvements. These maps and the presentation slides are attached at the end of this document.



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DISCUSSION: LAND USE, CIRCULATION AND COMMUNITY DESIGN

Next, MIG and City staff members presented information on each of the three districts—Broadway, California Drive and Downtown—including land use patterns, zoning, open space and other defining features, followed by a facilitated discussion of each. The following sections summarize the key points of the discussion for each area.

Broadway

General Questions and Observations

- How many people get there on foot or by bike?
- Not many pedestrians / foot traffic for businesses
- There are many similar businesses

What's Working

- Neighborhood feel
- Housing above shops
- The Broadway arch: preserve and renovate it
- Classical architecture
- The scale of buildings

What's Not Working

- Monotony of building heights
- Limitations on office uses
- Signage creates visual clutter
- Property maintenance is a challenge in some places
- Opaque windows detract from an active and engaging street environment
- Condition of street trees
- Broadway as a by-pass route
- Lack of parking and lack of information and clarity about existing lots and lack of clarity around how lots are named

Looking Ahead

- Ensure ground-floor uses are active – primarily commercial, no first-floor offices
- Slow down vehicle traffic
- Consider parallel parking
- Create gateways at El Camino Real and Broadway
- Promote the Burlingame Trolley
- Allow some residential, including existing units and possibly a small number of new residences
- Increase second-story office uses, particularly near Caltrain station



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- Give Broadway a “facelift”
- Better sign regulations
- Parking structure
- Improve wayfinding for parking and businesses
- Consider parklets as traffic calming and street activation tools
- Consider changing zoning on the side streets

California Drive

General Questions and Observations

- A “hodgepodge” of uses and styles
- Bikeway studies underway and pending
- There are multiple land owners, including the City, Water Department and Caltrain
- Grade separation studies are moving forward
- There is a need for internal consistency among multiple planning efforts
- The Broadway station’s fate is uncertain pending grade separation and electrification efforts

What’s Working

- Mix of “useful” uses
- Scale of buildings
- Height
- Easy through route for north–south traffic

What’s Not Working

- Vehicle speeds
- Not a lot of pedestrians
- Bike safety is poor
- Crossing California is very challenging due to a lack of crosswalks and sidewalks
- Long-term parking
- Aesthetics, such as convenience store and laundry that don’t front onto California Drive
- Caltrain station parking is underutilized

Looking Ahead

- Complete the tree grove
- Connect Broadway and Burlingame to add vibrancy
- Pursue a road diet
- Consider creating parking for public and city use
- Keep the street wall consistent: buildings face street with parking behind



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- Keep it funky...but more charming
- There are some retail showrooms and potential for a home design district, particularly if uses move from Broadway

Downtown

General Questions and Observations

- Beautiful buildings and detail (but most are painted white)
- There are opportunities for public art
- Opportunity for more office space
 - Class A office tenants want train and downtown access which Downtown provides
 - Office uses don't necessarily contribute

What's Working

- Burlingame Avenue streetscape
- Open space around post office
- Building design and upkeep
- Howard Avenue is wide and provides a good east-west bike route

What's Not Working

- Limited "opportunity sites" on Howard Avenue
 - Downtown Specific Plan envisioned Howard Avenue as a secondary corridor but there is not a lot of change or interest
- Irregular roundabout at library

Looking Ahead

- What is the role of Howard Avenue?
- Continue the Howard Avenue bike route to El Camino Real
- Add trees on Howard Avenue
- Rethink parking requirements
- Consider new uses for the C-2 zone along California in Downtown
 - Residential
 - Restaurants (parking is a challenge)
- Close Park Road for special events
- Add more bike racks



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2016 CAC WORK PLAN AND SCHEDULE

Following the discussion of land use, circulation and community design, the group convened to discuss the CAC work in the upcoming months. The sixth CAC meeting, on February 10th, will feature a discussion of Bayfront and El Camino Real.

WALLGRAPHIC

The visual summary of the meeting is included on the following page.

ENVISION BURLINGAME CAC #5

BROADWAY → HOW MANY PEOPLE GET THERE WALKING OR ON BIKES?

OBSERVATIONS

- NOT MANY PEDESTRIANS
- LOTS OF "SAMENESS"

WHAT'S WORKING

- NEIGHBORHOOD FEEL
- HOUSING ABOVE SHOPS
- THE ARCH → RENOVATE IT !!
- CLASSICAL ARCHITECTURE
- THE SCALE

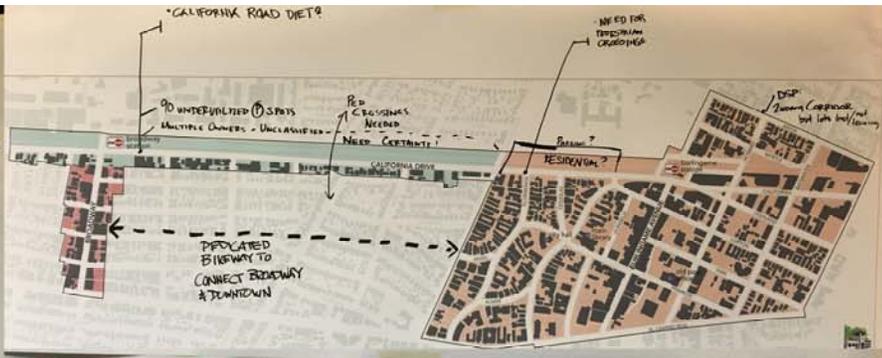
WHAT'S NOT

- MONOTONY OF BUILDING HEIGHTS
- LIMITATIONS ON OFFICE USES
- SIGNAGE: VISUAL OVERLOAD
- PROPERTY MAINTENANCE
- OPAQUE WINDOWS
- CONDITION OF STREET TREES
- BROADWAY AS A BY-PASS ROUTE
- PARKING: 1) LACK THEREOF 2) HOW LOTS ARE NAMED

CITY HALL ON BROADWAY

LOOKING AHEAD

- ACTIVE GROUND FLOOR: COMMERCIAL; NO OFFICE
- SLOW DOWN TRAFFIC (PARALLEL PARKING?)
- "GATEWAY" ARCHITECTURE
- PROMOTE BURLINGAME TROLLEY
- SAFE RESIDENTIAL
- OFFICE ABOVE - SSP
- ONLY ON BROADWAY (NOT ON CALHOUN)
- A "FACELIFT"
- BETTER SIGN REGULATIONS
- PARKING STRUCTURE
- WAYFINDING: 1) PARKING 2) BUSINESSES
- PARKLETS
- CHOOSE PARKING ON SIDE STREETS (OR NOT)



CALIFORNIA DRIVE

"BURLINGAME'S PANHANDLE" "HODGEPODGE"

IDEAS

- COMPLETE THE GRADE
- CONNECT BROADWAY + BURLINGAME → ADD VIBRANCY
- ROAD DIET!
- RENT PARKING SPOTS FOR CIV + COMM
- STREET WALL: KEEP IT CONSISTENT BUILDINGS FACE STREET / BIKING BEING
- KEEP IT FUNKY ... BUT MORE CHARMING
- RETAIL SHOWROOMS: HOME DESIGN - MORE FUN
- CONSIDER MULTIPLE IDENTITIES ALONG CORRIDOR

➢ BIKEWAY STUDIES UNDERWAY + PENDING
 ➢ 25' OWNED BY SEWD / OTHER: CITY + CALTRANS
 ➢ WHAT ABOUT GRADE SEPARATION? INTERNAL / ELEV CONSISTENCY PW

WORKING

- MIX OF USEFUL USES
- SCALE OF BUILDINGS
- HEIGHT
- THROUGHROUTE N-S

NOT WORKING

- SPEEDWAY
- NOT A LOT OF PEDS
- BIKE SAFETY POOR
- CROSSING: 1) NO COMMERCIALS 2) NO SIDEWALKS
- LOW-TERM PARKING
- AESTHETICS: 1) CAN SAVE 2) LAYOUT 3) DON'T FACE CA DRIVE

➢ FATE OF BROADWAY STATION?

DOWNTOWN

OBSERVATIONS:

- BEAUTIFUL BLDGS + DETAIL ... BUT ALL WHITE
- OPPORTUNITY FOR PUBLIC ART

OFFICE SPACE

- CLASS A WANTS TRAIN + DT ACCESS
- OFFICE AS 24-HR / IN ACTIVITY?

WHAT'S WORKING:

- BURLINGAME AVE STREETSCLAPE ✓✓
- OPEN SPACE AROUND POST OFFICE
- BUILDING DESIGN + CAREEP
- HOWARD IS WIDE / GOOD E-W BIKE ROUTE

NOT WORKING:

- LIMITED "OPPORTUNITY SITES" ON HOWARD
- ROUNDABOUT C-LIBRARY

IDEAS:

- MOVE HOWARD IS OK ... DOESN'T NEED TO BE AVENUE I - OR DOES IT?
- CONTINUE HOWARD BIKE LANE TO BCR
- MORE TREES ON HOWARD
- RESIDENTIAL ON CA IN G2? ... WHAT ABOUT RESTAURANTS? BEER & CHANGELINE
- RE-THINK PARKING REQUIREMENTS
- CLOSE PARK AS FOR EVENTS
- MORE BEE RACKS