



general plan and zoning ordinance update

COMMUNITY ADVISORY COMMITTEE MEETING #7 SUMMARY

CITY OF BURLINGAME GENERAL PLAN AND ZONING ORDINANCE UPDATE

*February 24, 2016 | 7:00pm – 9:00pm
Burlingame Recreation Center, Social Room, 850 Burlingame Avenue*

WELCOME & INTRODUCTION

The seventh Community Advisory Committee (CAC) meeting was held on Wednesday, February 24th, 2016. In attendance were approximately 14 CAC members, as well as City staff and consultant team members from MIG.

The meeting began with a welcome and introduction by Kevin Gardiner, from the City of Burlingame. Public comment was held until the end of the CAC discussion. On the agenda for this meeting were two guest presenters in addition to MIG. The first presentation was given by Martin Quan, Senior Engineer with the City of Burlingame, on the City's Local Hazard Mitigation Plan, followed by Prime Pacific, representing a property owner in the North Burlingame area. Following this presentation, Laura Stetson and Chris Beynon of MIG presented land use, circulation, and community design issues for discussion for the North Burlingame/Rollins Road area, then facilitated the CAC discussion.

PRESENTATION: BURGLINAME'S LOCAL HAZARD MITIGATION PLAN

Martin Quan gave a presentation on the current process to update Burlingame's Local Hazard Mitigation Plan, which is in the public engagement phase. He asked for CAC member feedback on a draft citywide survey, and requested volunteers to join a committee to review the survey and provide comments and suggestions. Mr. Quan and Ms. Stetson indicated that this plan, in addition to satisfy federal government regulations, would inform the General Plan Safety Element.

PRESENTATION: LAND USE, CIRCULATION AND COMMUNITY DESIGN

Ms. Stetson began the North Burlingame/Rollins Road presentation by updating the group on the Envision Burlingame process, including the CAC's self-guided tours of different areas of the city. Ms. Stetson reviewed the key topics of observation and discussion that the self-guided tours focus on:

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



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Both she and Mr. Beynon provided an overview of existing conditions and potential improvements for the North Burlingame/Rollins Road area. The presentation used maps and photos to show the context of the existing land use and regulatory environment, circulation, and design. Mr. Beynon also showed precedent imagery of potential changes and improvements for transit-oriented development, reuse of warehouse industrial space, and renovation of the Burlingame Plaza shopping center.

PRESENTATION: PRIME PACIFIC DEVELOPMENT PROPOSAL

Prior to the group discussion about North Burlingame/Rollins Road, Prime Pacific presented a draft concept for a development just south of the corner of Murchison Drive and El Camino Real, on the Burlingame-Millbrae border. The purpose of the presentation was to provide context for the CAC regarding issues property owners evaluate in considering the redevelopment of their properties. Prime Pacific's concept plan includes consolidation of up to three lots to create a 1.72-acre site for a residential mixed-use development. The developer explained that the General Plan Update process presents an opportunity to increase the allowable density and reduce parking requirements to create a transit-oriented development zone. The developer indicated that a residential density of up to 80 units per acre would be needed to get such a development to work financially. Current land use regulation limit residential density to 40 units per acre.

DISCUSSION: LAND USE, CIRCULATION AND COMMUNITY DESIGN FOR NORTH BURLINGAME AND ROLLINS ROAD

Following these presentations, Ms. Stetson facilitated the CAC discussion on the various North Burlingame/Rollins Road topics covered, beginning with Prime Pacific's development proposal. Mr. Beynon graphically recorded the discussion summarized below. A photo of the wallgraphic is included at the end of this document.

Development Proposal:

- The CAC raised questions about whether Prime Pacific residential units would be rental or ownership units. The developer indicated that the rental market is very strong.
- There was discussion on the density trade-offs for the proposal, including whether the City should boost densities. If so, densities needed to reflect City desires, not those needed to provide returns on investments for overvaluation.
- Some CAC members expressed a desire for the development to incorporate park space.
- There was discussion of the impact of cars generating traffic from this proposal.
- Some CAC members expressed concern and raised questions about the airport height limitations.



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North Burlingame

Discussion about North Burlingame revealed several opportunities and important questions, summarized below.

- This area is a good place for increased intensity and provides Transit Oriented Development (TOD) opportunities-- leverage transit to create a true neighborhood.
 - New development needs to ensure good setbacks and mitigate massing.
 - Building design should avoid "Millbrae look."
 - Development densities and heights should consider view impacts.
- Any changes to the area should create a village character and feel.
- Burlingame Plaza should be changed/updated.
- Land use changes should be complementary with the medical district.
- Is housing appropriate?

Rollins Road

Discussion about the Rollins Road industrial area showed several land use, circulation, and design opportunities and challenges for this district, summarized below.

- There is a lack of connectivity across Rollins Road as well as north/south parallel to Rollins Road.
 - There is a need to increase connectivity.
 - Improve access off of Highway 101.
- The wide right-of-way of Rollins Road could be better used.
- California Drive provides a good buffer from the Rollins Road industrial uses.
- Building "facelifts" should be encouraged.
- The General Plan update should allow a range of uses in the area.
- There are sub-district opportunities (taking cues from Santa Barbara's "Funk Zone"):
 - Interior design
 - Auto repair
 - Start-up row
- There is an opportunity to leverage the visibility of the Rollins Road area from Highway 101.
- Any land use changes should maintain the tax revenue that is generated from this area.
- The area needs amenities such as coffee shops.
- New development should ensure quality design.
- Employees at the southern end of the Rollins Road area support Broadway Businesses-- there is an opportunity for improved connectivity/relationship.

Overarching Opportunities

Some overall opportunities and goals emerged from the discussion for North Burlingame/Rollins Road, summarized below.

- Foster sustainable growth in the area.
- Explore the potential for Transit Oriented Development.



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- Maintain Burlingame's economic base.
- Embrace a range of uses.
- Capitalize future changes in mobility.
- Allow creativity + innovation (e.g. maker spaces, cafes, manufacturing, etc.).

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O.P.P.O.R.T.U.N.I.T.I.E.S

- SUSTAINABLE GROWTH
- T.O.D. POTENTIAL
- MAINTAIN ECOLOGIC BASE
- EXPANSE RANGE OF USES
- FUTURE CHANGES IN MOBILITY

NORTH BURLINGAME

- GOOD PLACE FOR INCREASED INTENSITY / FOSTER T.O.D.
 - ENSURE GOOD SERVICES ... MITIGATE MASKING
 - AVOID THE "MILLSTONE LOOK?"
 - CONSIDER VIEW IMPACTS
- CREATE A VILLAGE CHARACTER, FEEL ...

- DEVELOPMENT PROPOSAL ...**
- T.O.D. SITE
 - MIXED-USE
 - 7 STORY / 85 FT.
 - RENTAL VS OWNERSHIP
 - DESKY TRADE OPS
 - INCORPORATE PARK SPACE
 - IMPACTS OF CARS
 - HEIGHT RESTRICTIONS ...

CHANGE BURLINGAME PLAZA



ROLLINS ROAD

- BUILDING FACELIFTS
- ALLOW RANGE OF USES
- CONNECTIVITY (INCREASE)
- SUB-DISTRICT OPPORTUNITIES
- INCREASE KINGS (OFF OF 101)
- MAINTAIN TAX REVENUE
- NEED AMENITIES (e.g. COFFEE SHOP)
- ENSURE QUALITY DESIGN IN DEVELOPMENT / REDEVELOPMENT

also Santa Barbara "REAL ESTATE"!

INTERIOR DESIGN ... AUTO REPAIR ... "START-UP" ROW

FEBRUARY 24, 2016