


CITY OF BURLINGAME
General Plan and Zoning Ordinance Update



Community Advisory Committee #7
 February 24, 2016

Meeting Agenda

- I. Welcome
- II. Burlingame Local Hazard Mitigation Plan
- III. Process Update
- IV. Public Comments
- V. Land Use, Circulation and Community Design/Tour Observations: North Burlingame/Rollins Road
- VI. Case Study: North ECR/Murchison
- VII. Next Steps
- VIII. Public Comments
- IX. Adjourn

Burlingame Local Hazard Mitigation Plan

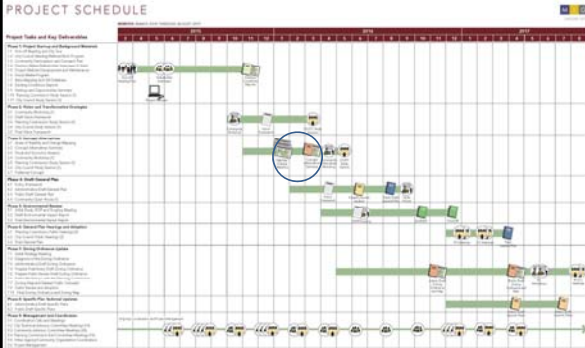
Martin Quan, Senior Engineer
 Department of Public Works & Engineering
 City of Burlingame

PROCESS UPDATE



Envision Burlingame Progress


PROJECT SCHEDULE



Spring 2016 Work Process

CAC self-guided tours of each district in Burlingame:

- Broadway
- California Drive
- Downtown
- Bayfront
- El Camino Real
- **North Burlingame/ Rollins Road**



Spring 2016 Work Process

High-level tour observations about the following topics in each district:

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

BURLINGAME COMMUNITY ADVISORY COMMITTEE
DISTRICT TOUR

Interlocking California Drive, and downtown

Welcome to the well-published Burlingame District. We have chosen the sites near the CAC will discuss at the January 27 meeting: Broadway, California Drive, Downtown, Lincoln Avenue and Broadway Avenue, and Downtown. These sites are the expected subject of the tour, by the way. We encourage you to explore them separately, but to also consider how they are interconnected to each other.

Reflect on what we discussed at prior CAC meetings, and review the community feedback from the October community meeting. There is a chance to make your comments at these sites before you take the tour. Then, as you explore the places on the map, think about what elements you want to see in terms of building placement, and siting. Tag them on the map. Particular issues you should note and be prepared to discuss include: the range of uses to be allowed, the height of buildings, street landscaping, traffic management, mobility and walkability, parking, landscaping, and architecture.

Use the guide to record your observations, and bring your responses with you to discuss at the CAC meeting on January 27. Feel free to write on the map. Make notes in the margin, and register the address on the back of the document.

PRE TOUR INSTRUCTIONS: Before you take the tour, what are your impressions of Broadway, California Drive, and Downtown?

Spring 2016 Work Process

CAC meetings and discussions based on the district tours:

1. Broadway, California Drive, Downtown (January 27)
2. Bayfront and El Camino Real (February 10)
3. **North Burlingame/Rollins Road** (tonight)

Top 25 Sales Tax Producers

Date: 03, 2015 - H&L Compass

NORTH BURLINGAME/ ROLLINS ROAD

District Tour #3

TOUR NOTES: Use the box and map below to record your observations for North Burlingame/Rollins Road.

NORTH BURLINGAME/ROLLINS ROAD NOTES

North Burlingame/Rollins Road: Urban Form

North Burlingame/Rollins Road: Zoning

- RR: Rollins Road Industrial/Office
- ECN: El Camino North Mixed-Use
- Trousdale West Mixed-Use
- C-1: Commercial Retail Trade
- R-2: Duplex Dwellings
- R-3: Apartments or Multi-Family Dwellings
- Unclassified

North Burlingame/Rollins Road: Building Heights

- C-1: 35 feet, CUP > 35 feet, 3.0 FAR max
- ECN: 36 - 48 feet min, 62 - 75 feet max
- RR: 35 feet, 60 - 75 feet w/ CUP
- TW: 24 - 36 feet min, 60 - 75 feet max
- R-2: 30 feet
- R-3: 35 feet, 55 feet w/ CUP

North Burlingame/Rollins Road: Civic Uses

- Institutional/Civic Use
- Parks/Open Space

North Burlingame/Rollins Road: Transit + Mobility

- Bike Lane
- Burlingame BaySide Shuttle
- SamTrans Route 296
- SamTrans Route 46
- North Burlingame Shuttle
- SamTrans Route 397
- SamTrans Route ECR

North Burlingame/Rollins Road: Transit + Mobility

- 0.5 mile radius from transit station (~10 minute walk)
- 0.25 mile radius from transit station (~5 minute walk)
- City Limit

Residential Development: TOD Examples

- Millbrae
- Campbell
- Mountain View
- Walnut Creek

Residential Development: Density



Reinvention of a District: Santa Barbara Funk Zone



Burlingame Plaza



Pacheco Plaza, Novato



Pacheco Plaza, Novato



Shopping Center Reuse/Refurbishment Examples



Industrial Reuse Examples



Industrial Reuse



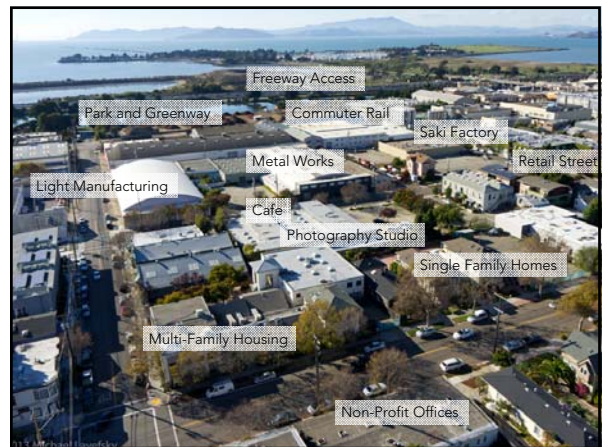
Onshoring trend brings more manufacturing jobs back to U.S.

OFFSHORING, ONSHORIZING AND THE REBIRTH OF AMERICAN MANUFACTURING

Highlights

- After a decade of employment losses, the manufacturing sector has become a key driver of the recovery adding nearly half-million jobs since the January 2010 trough.
- A slowdown in offshoring activity has been an important component of the manufacturing recovery, accounting for about one-quarter of the recent manufacturing job gains. For some industries – such as computers & electronics and plastics & rubber – offshoring activity has slowed to a trickle.
- Onshoring is still in its infancy and largely limited to anecdotes. However, the scales are beginning to rebalance for some industries as global conditions evolve. These changes include rising offshore labor costs, an appreciating renminbi, and several increasingly important domestic advantages. Additionally, an overarching theme of rising capital-intensity across the manufacturing sector continues to gradually erode the primary benefit of offshore-production.
- A group of relatively capital-intensive recently-offshored manufacturing industries – computers & electronics, machinery, fabricated metals, electrical equipment, and plastics & rubber – is likely to lead the onshoring trend, while the labor-intensive early-offshored industries – including apparel and textiles – will stay or move further offshore. Furniture, while not capital-intensive, has been making some onshoring inroads recently.

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linkedin
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manufacturers
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plans to create
ed companies
bins, have
50,000 jobs
could generate



North Burlingame/Rollins Road: Your Reflections



- What did you note about the mix of uses?
- What uses work? Which don't seem to fit?
- How was truck traffic during your visit?
- What type of connections can you imagine to the Millbrae BART station?
- Do you think residential development has a place in either of the districts?
- What are your big ideas for North Burlingame/Rollins Road?

NEXT STEPS



Next Steps



Date	Topics
March 19	Joint City Council/Planning Commission Session
March 23	CAC #8: Concept Alternatives
April 27	CAC #9: Mobility
May 14/21	Community Workshop #2

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