



CITY OF BURLINGAME  
**General Plan and Zoning Ordinance Update**





Community Advisory Committee #10  
 June 29, 2016

**EMERGING LAND USE PLAN**





**Meeting Agenda**

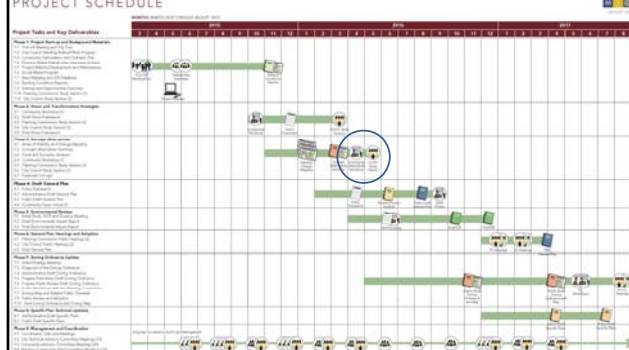


- I. Welcome
- II. Public Comment
- III. May 21, 2016 Workshop and Virtual Workshop
- IV. Emerging Land Use Concept
- V. Small Group Exercise – Refinement of Emerging Land Use Concept
- VI. Public Comment
- VII. Adjourn

**Envision Burlingame Progress**



**PROJECT SCHEDULE**



## Community Workshop #2

May 21, 2016 workshop attended by over 75 people

## Community Workshop #2

Participants reviewed and commented on draft land use alternatives for each focus area

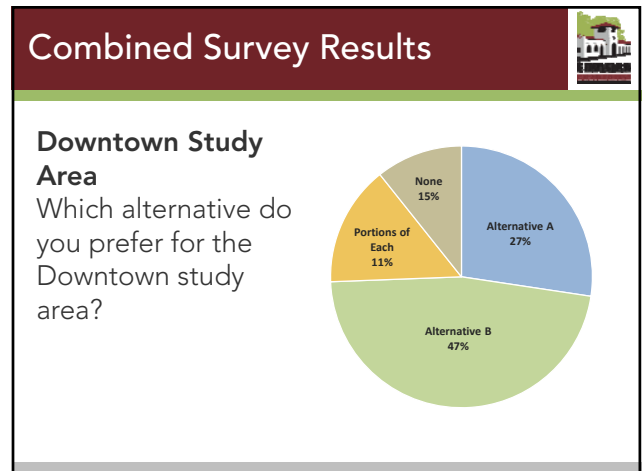
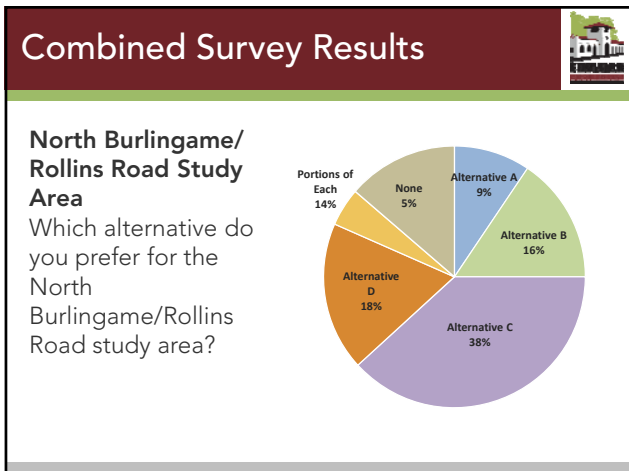
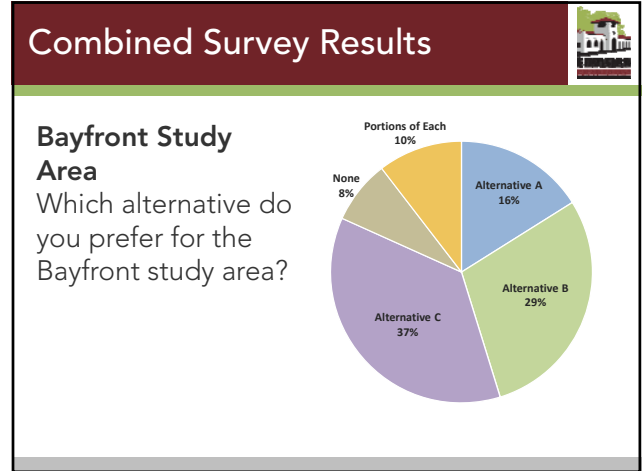
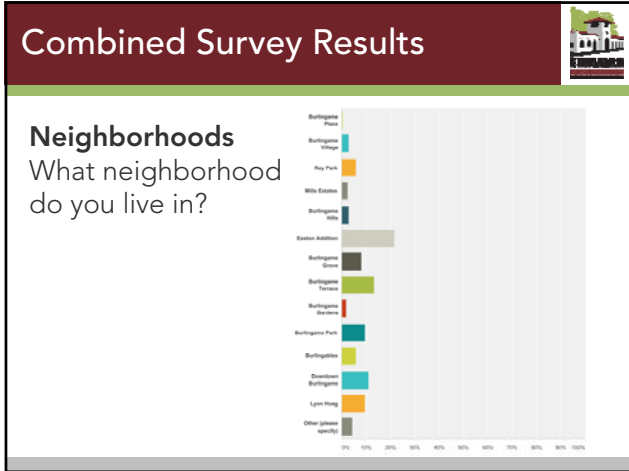
## Comment Card and Online Survey

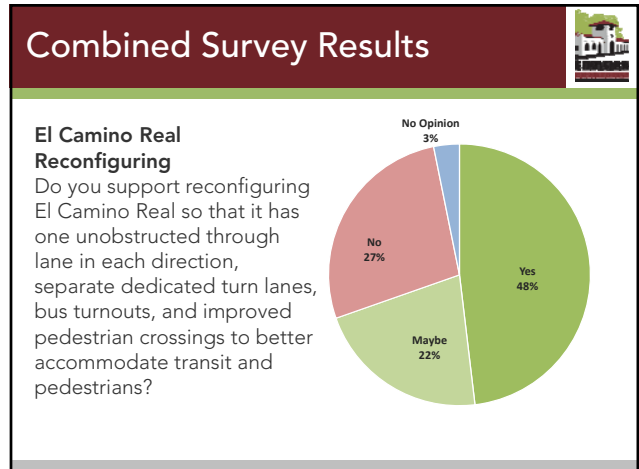
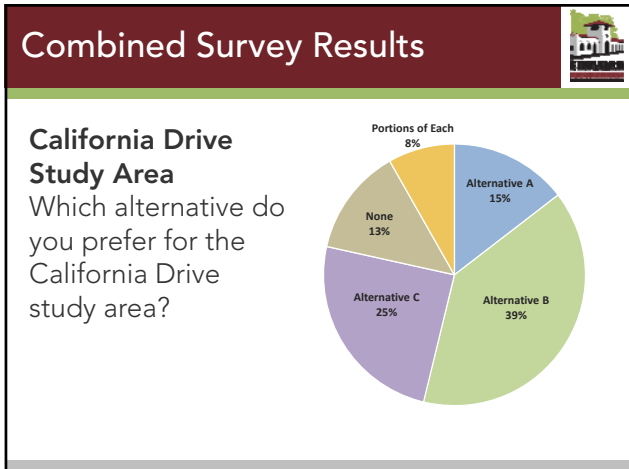
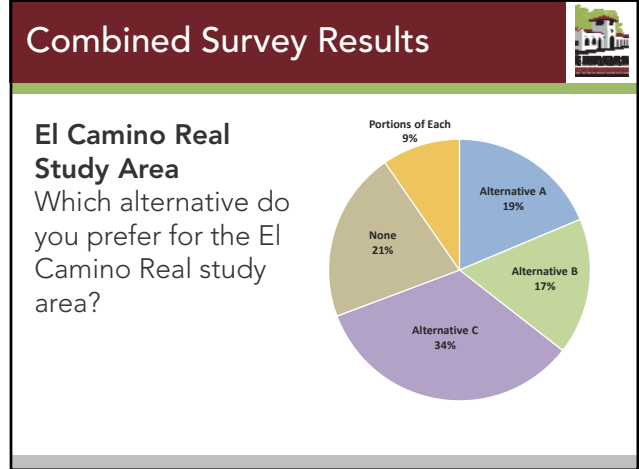
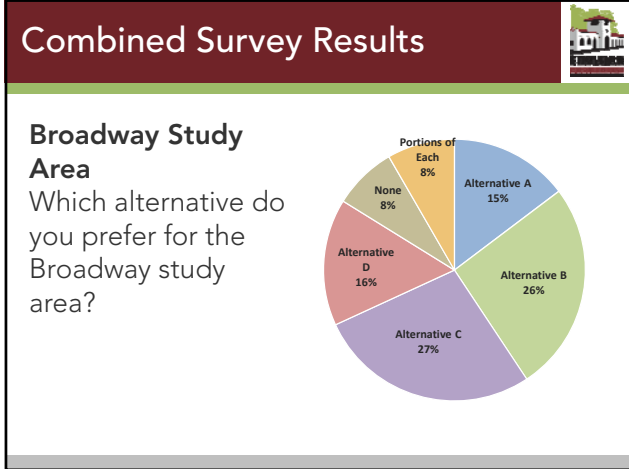
During the workshop, participants used a workbook to provide comments. This workbook and the workshop display materials were available via the online survey. Combined, over **220 people** participated!

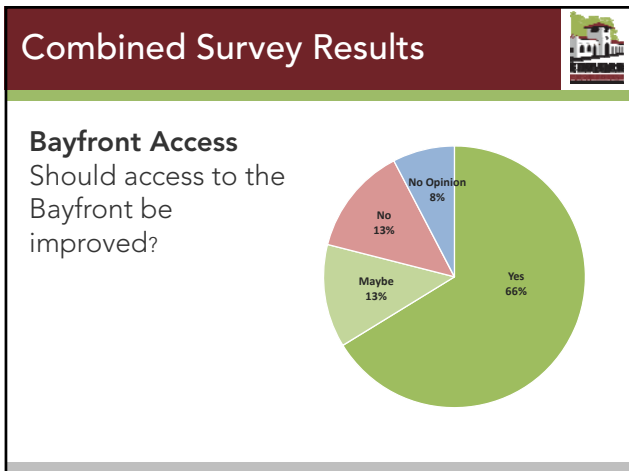
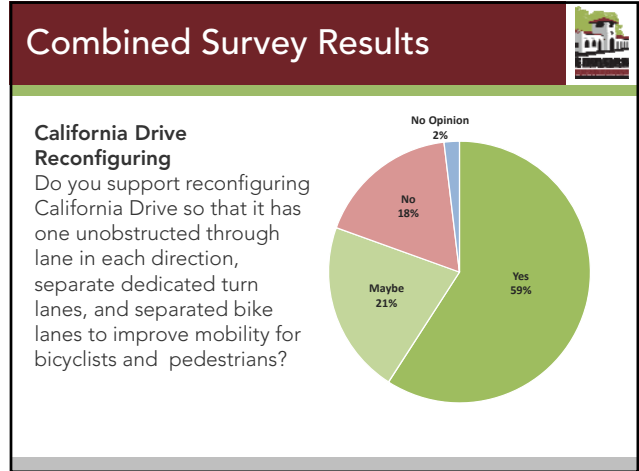
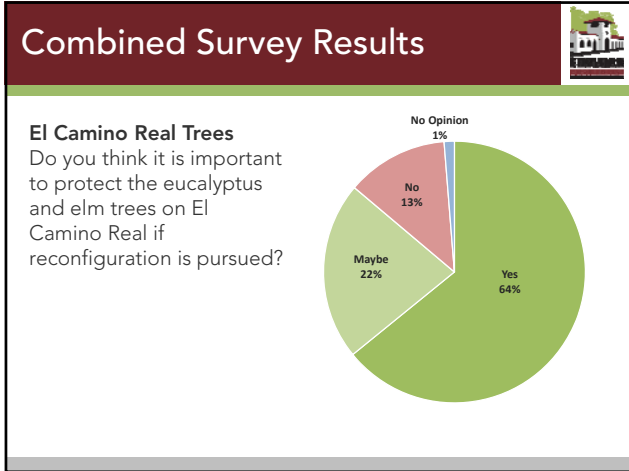
## Combined Survey Results

**Guiding Principles**  
How well do these Guiding Principles reflect the future you envision for Burlingame?

Response	Percentage
Well	48%
Neutral	14%
Not Well	9%
Not At All	2%







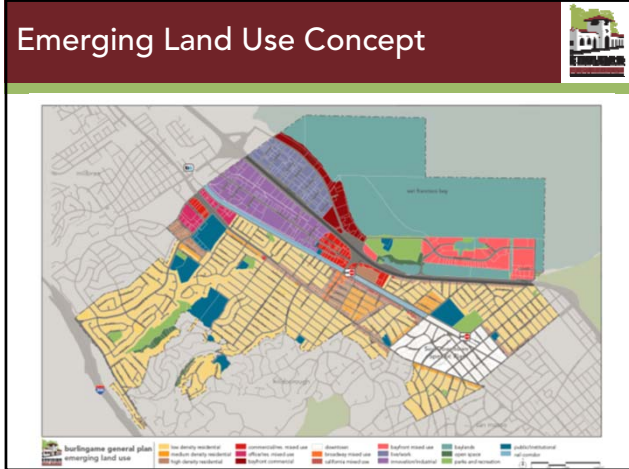
### Emerging Land Use Concept

#### Purpose

Starting point for developing the new General Plan Land Use Diagram

#### How was it developed?

- CAC input and meeting discussions
- City Council and Planning Commission input
- Community Input (Workshop #1, Workshop #2 and Online Surveys)
- Staff/Consultant technical analysis



### Land Use Categories

Proposed Land Use Designations	Residential Density (du/ac)	Maximum Floor Area Ratio (FAR)
<b>Open Space (OS)</b> Applies to natural habitat areas and other properties supporting environmental and similar resources and protected via easements or other means. Development is not permitted except for facilities such as restrooms, interpretative exhibits, and other improvements that support the open space uses.	N/A	N/A
<b>Parks and Recreation (PR)</b> Applies to regional parks, community and neighborhood parks, and special use facilities such as golf courses and trails.	N/A	N/A
<b>Bay and Baylands (BAY)</b> Applies to waters in San Francisco Bay and other water areas subject to bay tidal influences. No development permitted.	N/A	N/A
<b>Public and Quasi Public (PQP)</b> Applies to utilities; governmental, educational, cultural, and health care related facilities; and unique institutional private uses (such as Mercy Center Burlingame).	N/A	1.5; 3.0 for hospitals
<b>Low Density Residential (LDR)</b> Permitted uses include detached housing units on individual lots, accessory units, and related ancillary structures.	4.0 - 8.0	N/A
<b>Medium Density Residential (MDR)</b> Permitted uses include detached housing units on individual lots, accessory units, multi-family dwellings containing two or more units, and ancillary structures.	8.1 - 20.0	N/A
<b>High Density Residential (HDR)</b> Applies to properties along or with immediate access to arterial streets and/or near major activity centers. Permitted uses include a mix of multi-family housing types and ancillary structures.	20.1 - 50.0	N/A


### Land Use Categories

<b>Commercial/Residential Mixed Use (CR-MU)</b> Permitted uses include retail, service commercial, dining establishments, offices, and low-intensity auto-related uses. Residential uses may be permitted as part of a cohesive master plan. Maximum building heights will vary depending upon location.	20.1 - 50.0	0.6 for stand-alone commercial; 2.0 for developments that include residential
<b>Office/Residential Mixed Use (OR-MU)</b> Allows for either office or multi-family housing as stand-alone or mixed-use development.	20.1 - 80.0	1.0
<b>Bayfront Commercial (BF-C)</b> Allows local and tourist commercial uses, including entertainment, restaurants, hotels and motels, and retail, together with public open space.	N/A	2.0
<b>Bayfront Mixed Use (BF-MU)</b> Allows for office, residential, and supportive commercial uses in mid- to higher-rise developments.	40.0 - 80.0	3.0
<b>Broadway Mixed Use (BMU)</b> Allows commercial, office, and residential uses. Ground-floor commercial use restricted to retail/service along Broadway frontage. Ground-floor office is allowed on side streets.	40.0	2.0
<b>California Mixed Use (CMU)</b> Allows an eclectic mix of retail/service commercial and second-story residential. Existing residential accommodated via an overlay.	0 - 20.0	1.0
<b>Live/Work (LW)</b> Allowed uses include light industrial, service commercial, retail commercial, studios for creative industries, and limited medium-density residential as live-work units.	20.0	2.0
<b>Innovation/Industrial (I/I)</b> Permitted uses include light industrial, creative industry businesses, design businesses indoor sports and recreation, and wholesale uses.	N/A	0.4

### Density Examples

<b>1008-1028 Carolan Avenue (SummerHill) Townhomes</b>													
	<table border="1"> <tr><td>Completed</td><td>2015, not yet built</td></tr> <tr><td>Site Area</td><td>66,327 sq ft / 1.52 acres</td></tr> <tr><td>Units</td><td>22</td></tr> <tr><td>Net Density</td><td>14 du/ac</td></tr> <tr><td>Building Height</td><td>2 Stories</td></tr> <tr><td>Parking Spaces</td><td>58</td></tr> </table>	Completed	2015, not yet built	Site Area	66,327 sq ft / 1.52 acres	Units	22	Net Density	14 du/ac	Building Height	2 Stories	Parking Spaces	58
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<b>1218-1220 Bellevue Avenue</b>													
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## Density Examples




530 El Camino Real	
Completed	1998
Site Area	42,789 sq ft / 0.98 acres
Units	34
<b>Net Density</b>	<b>35 du/ac</b>
Building Height	3 Stories
Parking Spaces	75

500 Almer Road	
Completed	1972
Site Area	34,015 sq ft / 0.78 acres
Units	34
<b>Net Density</b>	<b>44 du/ac</b>
Building Height	3 ½ Stories
Parking Spaces	43

1422 Bellevue Avenue	
Completed	1929
Site Area	23,832 sq ft / 0.54 acres
Units	26
<b>Net Density</b>	<b>48 du/ac</b>
Building Height	6 Stories
Parking Spaces	

## Density Examples




1838 Ogden Drive	
Completed	2012
Site Area	38,905 sq ft / 0.91 acres
Units	45
<b>Net Density</b>	<b>50 du/ac</b>
Building Height	4 Stories
Parking Spaces	93

1008-1028 Carolan Avenue (SummerHill) Apartments	
Completed	Approved 2015, not yet built
Site Area	168,671 sq ft / 3.87 acres
Units	268
<b>Net Density</b>	<b>69 du/ac</b>
Building Height	5 Stories
Parking Spaces	466

1469 Bellevue Avenue	
Completed	1961
Site Area	35,073 sq ft / 0.81 acres
Units	85
<b>Net Density</b>	<b>106 du/ac</b>
Building Height	8 Stories
Parking Spaces	94

## Group Exercise



- Review and discuss the **Proposed Land Use Designations** table. Do the narratives and densities make sense? Are there certain uses that are missing and need to be added?
- Review the **Emerging Land Use Concept** diagram. Are the right uses located in the right areas? Would the group change a specific use and why?

*Please write/draw all group comments directly on the table posters*

## NEXT STEPS





## Next Steps





Date	Topic
July 13, 2016	Land Use Workshop with Planning Commission
July 27, 2016	CAC #11: Sustainability
August or September, 2016	Land Use Workshop with City Council

## Public Comment



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