



general plan and zoning ordinance update

COMMUNITY ADVISORY COMMITTEE MEETING #11 SUMMARY

CITY OF BURLINGAME GENERAL PLAN AND ZONING ORDINANCE UPDATE

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

WELCOME & INTRODUCTION

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

After the welcome from Kevin Gardiner, Dan Amsden of MIG gave a summary of the Planning Commission Study Session held on July 13, 2016. The meeting then focused on two key topics: 1) Burlingame’s Climate Action Plan, and 2) historical resources within the City. Sigalle Michael, Sustainability Coordinator with the City of Burlingame, provided an overview of the Climate Action Plan and goals for sustainability in Burlingame. Then, CAC members Jennifer Pfaff and Cathy Baylock introduced the topic of historical resources, and Dan Amsden discussed policy options for historic preservation in the City. Both topics included a CAC group discussion facilitated by Mr. Amsden and recorded by Chris Beynon, of MIG.

PLANNING COMMISSION STUDY SESSION UPDATE

To begin the meeting, Dan Amsden reviewed the results of the Planning Commission Study Session held on July 13, 2016. The Study Session had given the Planning Commission an opportunity weigh-in on the Emerging Land Use Concept, and to review CAC members’ input on the proposed concept. Mr. Amsden discussed each of the key areas of land use change: North and South Bayfront, California Drive, Downtown (Howard Avenue), Rollins Road, North Burlingame, Broadway, and El Camino Real. For each of these areas, he summarized Planning Commission feedback on the proposed land use changes, and also discussed citywide comments made by the Commissioners.

CLIMATE ACTION PLAN AND SUSTAINABILITY

Sigalle Michael provided an overview of California’s statewide sustainability and greenhouse gas (GHG) emissions goals, explaining how local Climate Action Plans fit within statewide regulations. She described the specific components of a Climate Action Plan as it relates to the current status of sustainability and GHG tracking in Burlingame. Ms. Michael then discussed other measures of sustainability including: renewable energy and efficiency, recycling and waste, water conservation, and alternative transportation. She explained the ways in which Burlingame’s Climate Action Plan and General Plan work together as policy documents, and discussed the challenges and opportunities to improve the City’s sustainability efforts.



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HISTORICAL RESOURCES

To begin the discussion on Burlingame’s historical resources, CAC members Jennifer Pfaff and Cathy Baylock gave introductory remarks stressing the importance of historic preservation, and provided background context on past historic preservation efforts in Burlingame. Dan Amsden then gave a brief presentation on potential policy and regulatory approaches the City could pursue to address historic preservation in the General Plan, including conducting a citywide historic resources survey, requiring surveys to be conducted as part of the permit application process, expanding the City’s existing historic preservation ordinance, developing a process for historic resource nominations, and providing financial and/or regulatory incentives for the rehabilitation of historic buildings.

GROUP DISCUSSION

During both key meeting topics, Mr. Amsden facilitated a group discussion while Chris Beynon of MIG graphically recorded the conversation. The following is a summary of the key points from the discussion. An image of the wallgraphic is included at the end of this document for reference.

Climate Action Plan and Sustainability

- The jobs/housing balance is a key consideration.
 - 62% of GHG emissions come from transportation.
- How do we write text, goals and policies that stand the test of time, and anticipate future technology?
- The City needs to ensure accurate monitoring metrics by tracking GHG emissions per capita. Potential strategies include:
 - Conducting home energy audits with new sales
 - Implementing aggressive electric vehicle charging station requirements
- Three big ideas for sustainability are:
 - Density
 - Transit-oriented Development
 - Mix of Uses

Historic Resources

- Sustainability and historic resources are intimately connected!
- The last historic survey was considered in 1982:
 - It focused on schools, the train station, and churches
 - It was a small, simple survey, and was not incorporated into the General Plan
- There is a lack of clear direction and process for historic preservation — We are “driving blind.”
- There are few incentives and tools to encourage preservation.
 - The Downtown Specific Plan does offer some tools and protections.
 - Façade easements and tax incentives are some options, but they don’t work economically—there is a need for other approaches.
 - We need to think long-term and establish a comprehensive toolbox.
- Historical resources boost property values!
- How do we balance preservation and property rights?
- We need to consider the life cycle of a building and conduct cost/replacement comparisons.



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- Potential buyers need full disclosure about historic resources.

Additional CAC Comments

- Housing along the Bayfront was not characterized correctly at the Planning Commission study session.
 - The CAC expressed concerns over access, schools, environmental issues, and sea level rise.

PUBLIC COMMENT

Several members of the public provided comments during the meeting:

- There is a concern about density in Burlingame.
- The General Plan process is critical to preservation discussions and assessments of historic resources in the City.
 - There needs to be a full historic survey.
 - Building reuse is inherently sustainable.
 - There needs to be a robust discussion (more than one hour).
- Climate change and shoreline adaptation planning is critical to planning the future of the City in the General Plan.
 - We need best practices and examples of adaptation.
 - A climate change assessment and investment plan should be included with the General Plan
- There is opposition to the idea of a ferry terminal along the Bayfront.
- Burlingame needs more housing!
 - We need to fully evaluate the pros and cons of housing on the Bayfront.
 - There need to be financial incentives for young homebuyers.
- Additional ideas:
 - Establishing a Transportation Demand Management Authority
 - Creating a Transfer of Development Rights policy
 - Establishing a “tear-down tax”
 - Developing a convention center on the waterfront
 - Support hotels!

NEXT STEPS

The CAC will not hold a meeting in August. There will be a City Council Study Session on September 7, 2016 from 7-9pm at Burlingame City Hall. This session will focus on the emerging land use concept and will also discuss the topic of population and housing growth in Burlingame. During Fall 2016, the CAC will help identify policies for various elements in the draft General Plan.

Wallgraphic Recording:



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