



## general plan and zoning ordinance update

### COMMUNITY ADVISORY COMMITTEE MEETING #12 SUMMARY

#### CITY OF BURLINGAME GENERAL PLAN AND ZONING ORDINANCE UPDATE

*October 26, 2016 | 7:00pm – 9:00pm  
Burlingame Recreation Center, Social Room, 850 Burlingame Avenue*

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#### WELCOME & INTRODUCTION

Community Advisory Committee (CAC) meeting 12 was held on Wednesday, October 26, 2016. The meeting began with a welcome by Bill Meeker, the City's Community Development Director. In attendance were 18 CAC members, one member of the public, two Burlingame City staff members, and two members of the MIG consultant team.

This interactive meeting focused on developing the goals and policies framework for the General Plan. Laura Stetson of MIG presented the preferred land use alternative selected by the City Council at its September 7, 2016 study session. Dan Amsden of MIG then summarized the proposed outline for the General Plan. The CAC divided into three self-selected groups to discuss the proposed General Plan element structure and topics. The three topics for the groups were as follows: 1) Community Character and Engagement/Enrichment, 2) Public Safety and Sustainability, and 3) Mobility and Infrastructure.

The following summarizes each group's discussion.

#### Community Character and Engagement/Enrichment

- Maintain a strong retail presence downtown along Howard Avenue. Require Conditional Use Permit review for ground-floor office since it conflicts with the goal of promoting pedestrian activity.
- Should maintain a good balance between retail and office uses in Howard Avenue area in order to maintain a pedestrian-oriented character.
- Decide on the goal for the Howard Avenue Area: 1) encourage retail growth and 2) maintain balance of pedestrian-oriented uses.
- El Camino: Create sensitive/appropriately scaled gateway treatments for the different segments along the El Camino Real corridor.
- El Camino: Limit the number of driveways to encourage more tree planting.



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- Provide the opportunity for mixed-use building, with the option for either an entirely commercial or entirely residential building, at the Adeline Drive corner.
- Encourage site planning that provides the greatest opportunity for tree planting along ECR frontage.
- For North Burlingame: create design guidelines to maintain balance and Burlingame character.
- To reconsider: BART projects/guidelines should be well balanced.
- Ensure sensitive transition between multi-family and single family residential along the ECR corridor.
- Encourage neighborhood-serving uses in live/work areas, including public open space amenities.
- Treat all neighborhoods equally with regards to historical resource study.
- Historic inventory should cover the entire City and should include heritage trees.
- Clarify the purpose and intent of view preservation in the hillside area (e.g. what views to protect).
- Look at a place for a park in the Rollins Road/Bayfront (Innovation Industrial District).
- Incorporate green space into all projects, including residential projects.
- Keep the trees and planting. Recognize the multiple benefits: shade, respite, etc.
- Beautify Trousdale Drive.
- Implement the Urban Forest Plan (i.e., property values).

### Public Safety and Sustainability

- Consider the ability of Peninsula Hospital to handle demands of growth, and scale resources to growth.
- Ensure adequate public safety facilities on the Bayfront.



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- Build a resilient community:
  - Education must be ongoing.
  - Build informed and connected communities and networks (i.e., know your neighbors).
- Emergency plans: Ensure they are integrated between the City and neighborhoods, schools, churches, businesses, and hotels through communication.
- Recognize and plan for geographic-specific hazards.
- Have a resiliency officer in Burlingame. Roles would include:
  - Makes/owns connections to community through education and community-based events
  - Brings resources together HAMS, CERT, BNA, CCFD, BFD, City Manager, and City Council
  - Brings best practices to Burlingame
- Another safety issue: effect of train electrification on access to neighborhoods (due to street closures)
- The General Plan will serve as the City's Climate Action Plan.
- Include environmental considerations with the Guiding Principles.
- Recognize the importance of bees to the broad ecosystem.
- Protect trees for nesting birds.
- Promote/build more community gardens.
- Don't be a "concrete" community.
- Emphasize the importance of shopping local.
- Think about pedestrians in everything we do.
- Important: community connectivity (social)
- Investigate establishing a library on the Bayside.



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### Mobility and Infrastructure

- City Shuttle: Expand range and recognize how it can address local mobility. Implement marketing techniques such as developing a smart phone application for the shuttle.
- Address bike circulation.
- El Camino Road needs to accommodate pedestrians.
- Provide public transit services to hillside neighborhoods.
- Provide linkages between streets and across private properties via passageways (i.e., walkstreets).
- Understand what the most vulnerable structures are (does City have URM ordinance?).
- Educate people (City) on how to be proactive.
- Reinvest in infrastructure.
- Underground utilities.
- Support the electrification of Caltrain.
- Provide public wifi that is secure. Make it flexible for the latest/best technology.
- Develop a Technology Plan.
- Incorporate self-sustaining energy resources and water practices.
- Look into the feasibility of ferry service to improve the business environment and provide emergency evacuation.
- BART vs. Caltrain: What is best?
- Provide "last mile" transit support.
- Address electric car chargers.



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- Implement a comprehensive parking strategy.
- Address all travel modes on Rollins Road.
- Consider bike/pedestrian/cell tower use of City alleys.
- Provide safe/clear street lighting.
- Provide for efficient flow of traffic near schools.
- Consider the impacts of electric billboards on travel safety.
- Provide clarity with regards to condition of infrastructure:
  - Storm drain and sewer requirements
  - Updated/clear rules and ordinance
- Ensure adequate electricity.
- Add a downtown category for mobility.
- Look into branding.
- Address skateboards and similar modes of transportation.