



# general plan and zoning ordinance update

## COMMUNITY ADVISORY COMMITTEE MEETING #13 SUMMARY

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

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

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#### WELCOME & INTRODUCTION

The thirteenth Community Advisory Committee (CAC) meeting was held on Wednesday, December 7, 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, six members of the public, three members of City staff, and two members of the MIG consultant team.

After the welcome and a public comment opportunity, Mr. Gardiner introduced Adrienne Etherton and Peter Ruddock of *Sustainable San Mateo*. The meeting then focused on three key topics: 1) food policy, 2) the December 6 City Council work session on growth and housing, and 3) review of the Draft Safety Element. Following the *Sustainable San Mateo* presentation, Laura Stetson of MIG facilitated the group discussion which was recorded by Ellie Fiore, also of MIG.

#### FOOD POLICY PRESENTATION

Ms. Etherton gave a presentation on food systems, including an introduction to the topic, local context on San Mateo county and Burlingame, and policy ideas and options for the CAC and project team to consider in the Draft General Plan. City policy can support local food production and consumption, improve food security and access to healthy foods, and dovetail with economic development efforts. Food systems should also be considered in sustainability efforts, including climate action and hazard mitigation plans. *Sustainable San Mateo County*, in partnership with *OpenSMC*, has developed a guide to relevant local development guidelines and regulations for urban farming and animals. These are referred to as the “Three B’s” laws: Birds, Bees, and Beans.

#### COUNCIL DISCUSSION ON GROWTH

The City Council held a work session on December 6 to review growth estimates of the proposed land use concept. Staff from MIG presented information on regional and local growth trends and patterns to provide context for the discussion. Several members of the CAC and public were in attendance and provided comments to the Council. The Council and public were generally supportive of the rate of growth projected through the General Plan buildout analysis and emphasized the importance of creating new housing to accommodate a diverse range of households and better balance the City’s jobs and housing.

#### DRAFT SAFETY ELEMENT

The CAC received the draft General Plan Safety Element to review in advance of the CAC meeting. The group was asked to bring comments and questions about the element structure and content.



# general plan and zoning ordinance update

## GROUP DISCUSSION

The following summarizes key points from the discussion. An image of the wallgraphic recording is included at the end of this document for reference.

### Food Policy

- The CAC should identify the “Top 5” priorities that are relevant to Burlingame.
- Suggestions for topics to explore further and potentially include in the General Plan or ordinance updates include:
  - The number and distribution of community gardens
  - Zero waste event policies
  - Integrating urban agriculture into existing parks and open spaces
  - Standards for beekeeping and chickens (compared to neighboring unincorporated land)
  - Short-term (less than five years) use of vacant land for urban agriculture
- Relevant examples to explore include:
  - Redwood City (bees)
  - Los Angeles (multiple food policies)
  - San Francisco, San Jose and Sacramento (short-term use of land for agriculture)

### Housing and Growth

- Although the City Council had general agreement on the rate of growth to be evaluated for the City, there are still issues to be explored, including:
  - Water availability
  - School projections and strategies to accommodate growth
  - Fiscal impacts
  - Hazardous materials in soils (brownfields)
- The Council was supportive of increasing housing in the North Rollins Road area since this is close to the Millbrae BART station. CAC members raised the following considerations:
  - High-tension powerlines may impact development feasibility.
  - Is there the potential to underground utilities?
  - Existing businesses could present compatibility issues with future residential development.
  - North Rollins Road is close to both the rail line and freeway, which create noise and air quality issues.

### Safety Element

- The CAC generally supported comments from the Burlingame Neighborhood Network (BNN) in favor of addressing resiliency in the Element.
- A Chief Resiliency Officer staff position can be presented as an option to implement several policy ideas.
- The Element could provide more direction on sources of neighborhood noise, including leaf blowers, waste pick-up, and construction.
- Sea level rise considerations need to look past the horizon of the General Plan since it is truly a long-term issue.
- Development should be part of the solution to sea level rise. The City can be more directive with its zoning ordinance and other building regulations.



## general plan and zoning ordinance update

- It's important to call out coordination with the County and other cities for emergency management.
- Add response times for fire, not just police.

### PUBLIC COMMENT

Several members of the public provided comments during the meeting:

- Sea level rise is best measured in meters. FEMA maps are not the best source of data.
- "Resilient by Design" offers an opportunity for grant funding to explore creative long-term solutions to sea level rise.
- The City's tree ordinances are out of date and don't carry real penalties, so the rate of heritage trees being removed is increasing. The drought is also compounding the rate of tree loss.
- There should be more efforts to preserve heritage trees and to help homeowners who want to do so. San Mateo has great examples of how this can be done.
- The City could consider education and marketing efforts for healthy food options, including vegetarianism.
- Safe walking and biking are very important and not currently captured in the Safety Element.

### NEXT STEPS

The CAC will not hold a meeting in January. The next two meetings will be held on February 22 and March 29 to review the next several draft elements. The presentation from tonight will be posted on the Envision Burlingame website. *Sustainable San Mateo* staff are happy to attend future CAC meetings and are available as resources to the



# general plan and zoning ordinance update

## Wallgraphic Recording

### ENVISION BURLINGAME CAC

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#### FOOD POLICY

- BURLINGAME'S TSP 5?
  - ↳ LA POLICY EXAMPLE
  - ↳ REDWOOD CITY - BEES! IN GENERAL PLAN
  - ↳ MORE COMM GARDENS IN WALKING DISTANCE OF TRAIL CRESCENT
  - ↳ URBAN AG - MFR
- INTEGRATE URBAN AG AND OPEN SPACES
- ZERO WASTE POLICIES
- SHORT TERM USE OF LAND?
  - ↳ LESS THAN AB 551
  - ↳ SF - SJ - SAC EX'S
  - ↳ REQUIRE LANDSCAPING OF VACANTS (FUTURE)
- UNINCORPORATES LAND REGS > 985

#### GROWTH...

- ▶ MORE INFO ON WATER
- ▶ REVISIT N ROLLINS
- ▶ SCHOOL IMPACTS
  - ↳ V PROJECTIONS
  - ↳ HOW WILL THEY GROW?

#### SAFETY ELEMENT

- BNN RESILIENCY NOT JUST SAFETY
- CHIEF RESILIENCY OFFICER PRESENT AS AN OPTION TO IMPLEMENT
- NEIGHBORHOOD NOISE - MORE DIRECTION
  - ↳ ALTERNATIVES TO LEAF BLOWERS WASTE PICK-UP CONSTRUCTION
- SEA LEVEL RISE - LOOK BEYOND 2040
- SEA LEVEL RISE : DEVELOPMENT PART OF SOLUTION
  - ↳ BE MORE DIRECTIVE W/ BLDG REGS + ZO.
- EMERGENCY MGMT - COORD W COUNTY
- FIRE ADD RESPONSE TIME
- SEISMIC UPGRADES TO FIRE - POLICE / EMERGENCY
- NEW DEVELOPMENT ADJACENCY TO RAIL AND FREEWAY ... IS NOISE ISSUE IN SAME HOOD
- POWERLINES.
  - ↳ IMPACT TO DEVELOPMENT?
  - ↳ POTENTIAL TO UNDERGROUND?

▶ WHAT ARE \$ IMPACTS?

#### PUBLIC COMMENT

- ▶ FEMA MAPS ≠ SLR
- ▶ UPDATE SLR PROJECTIONS - METERS
- ▶ RESILIENT BY DESIGN GRANT OPPORTUNITY
  - ↳ CREATING LONG TERM SOLUTIONS
- ▶ TREE ORDINANCES OUT OF DATE
  - ↳ PRESERVE HERITAGE TREES / HELP HERITAGE
  - ↳ SAN MATEO - GREAT EX HERITAGE
  - ↳ NO REAL PENALTY
- ▶ URGENCY DROUGHT INCREASING
- ▶ PROMOTE HEALTHY FOOD - GO VEGETARIAN
- ▶ SAFETY ELEMENT INCLUDE SAFE WALKING AND BIKING
- ▶ HOW DOES CURRENT DEV FIGURE IN GROWTH PROJECTIONS
  - ↳ THEY ARE INCLUDED
- EXISTING BUSINESS NOISE AND SMELL COMPATIBILITY WITH RES?
- HAZ MAT - ADDRESS SOIL