



Community Development Department
PLANNING COMMISSION STAFF REPORT

ACTION ITEM (Public Hearing): *Public Hearing to Consider Adoption of the Update to the Burlingame General Plan and Environmental Impact Report (EIR)*

MEETING DATE: October 22, 2018
AGENDA ITEM NO: 8b

BACKGROUND

In March 2015, the City of Burlingame initiated a multi-year process focused on a community-led effort to update the City’s General Plan and Zoning Ordinance, called “Envision Burlingame.” The General Plan and Zoning Ordinance are the City’s two documents that regulate all land use, environmental and transportation decisions made by City leaders.

The Envision Burlingame process will result in goals and strategies for desired change in the City by answering the question: “How do we want Burlingame to look, function and feel 25 years from now?” To answer this question, residents, business owners and other community members have been engaged in a comprehensive discussion regarding mobility, urban design, recreation and parks, health, natural resources, and economic development opportunities.

Envision Burlingame has three broad objectives:

1. Develop a vision for Burlingame, with particular attention paid to the topics of stability and opportunities for desired change.
2. Update policies and regulations to ensure they address current regional, state and federal requirements.
3. Create an updated and fully digital General Plan and Zoning Ordinance that are easily accessed, understood and applied by the community, property and business owners, and decision makers.

Below is a summary of the overall project schedule based on major project phases, each of which includes a variety of community outreach and public engagement activities and events.

Phase	Status
1. Existing Conditions and Opportunities.....	Completed Fall 2015
2. Vision and Transformative Strategies Framework	Completed Spring 2016
3. Concept Alternatives	Completed Spring 2016
4. Draft General Plan	Completed Summer 2017
5. Environmental Review	Summer 2018
6. General Plan Hearings and Adoption	Summer - Fall 2018
7. Zoning Ordinance Update	Spring 2018 – Summer 2019
8. Specific Plan Technical Updates	Fall 2018 – Summer 2019

**October 22, 2018 Planning Commission Meeting – Agenda Item 8b
General Plan and Environmental Impact Report (EIR)**

The Public Review Draft of the General Plan was released in August 2017. The draft plan is available on the Envision Burlingame website at www.envisionburlingame.org, and on the City of Burlingame website at www.burlingame.org/generalplan.

The Draft Environmental Impact Report (DEIR) was released on June 28, 2018. The Draft EIR analyzes the potential impacts related to the implementation of the General Plan at a "programmatic" level, as authorized by the California Environmental Quality Act (CEQA). The Draft EIR is intended to serve as an informational document for use by Planning Commission, City Council, other public agencies, and the community in their consideration of the proposed General Plan.

The Final Environmental Impact Report (FEIR) has been prepared with responses to comments on the Draft Environmental Impact Report (DEIR). The City published a Notice of Availability and circulated the DEIR for public review and comment from July 3, 2018 through August 20, 2018. The FEIR provides responses to comments received during the public review and comment period.

The Draft and Final EIR is available on the Envision Burlingame website at www.envisionburlingame.org, and on the City of Burlingame website at www.burlingame.org/generalplan.

Planning Commission Review. The Planning Commission has reviewed the General Plan at various key intervals through the process, including:

- Review of Draft Concept Alternatives as part of the annual joint meeting with the City Council on March 19, 2016;
- Review of the preliminary Land Use Plan at a study session on July 13, 2016; and
- Project updates as part of the annual joint meetings with the City Council on April 15, 2017 and May 2, 2018.

Most recently, On July 11, 2018, the Planning Commission held a special meeting to receive an overview of both the Draft General Plan and Draft EIR. In the meeting the Planning Commission was able to ask questions and provide comments on the draft plan and EIR, and receive public input (July 11, 2018 meeting minutes attached).

On August 10, 2018, the Planning Commission meeting included an item providing follow-up to questions and comments regarding the approach to historic resources presented in the Draft General Plan (August 10, 2018 meeting minutes attached).

Community Advisory Committee (CAC). A Community Advisory Committee (CAC) was established by the City Council early in the process to advise the project team throughout the development of the updated General Plan. Members included representatives from a variety of organizations and perspectives, including neighborhood groups, business groups, transportation and housing advocacy groups, and environmental organizations, as well as residents representing a range of perspectives, including youth, renters and seniors. The role of the CAC has been to connect with the various communities and stakeholders of Burlingame for the purpose of advising and making recommendations

to the Planning Commission and City Council. The CAC held a total of 18 meetings between July 22, 2015, and August 30, 2017.

Community Engagement. The General Plan Update has included a range of community engagement activities including four City Council study sessions, three community workshops, numerous stakeholder interviews and intercept surveys, focus groups, an online survey, and collaborations with students from Burlingame High School and local universities.

DISCUSSION

The Planning Commission will be making a recommendation to the City Council on the adoption of the General Plan and Environmental Impact Report. In its recommendation, the commission should consider public testimony at the public hearing, as well as input provided in letters and emails received since the Public Review Draft was released in August 2017. Suggestions for any changes to the Draft General Plan will be advisory to the City Council.

Draft General Plan Public Comments. To date, the City has received 23 comment letters and emails on the draft plan. To facilitate review by the Planning Commission review, staff and the consultant team have prepared responses and suggestions for follow-up action for the commission to consider. Suggested actions range from text edits, to inclusion of additional new policies.

A summary of each correspondence and suggested follow-up action is provided in Exhibit A, followed by the original correspondence provided in Exhibit B. As such, staff suggests commissioners approach the review of the correspondence and suggested follow-up actions in the manner of a consent calendar; commissioners should pull items wanting further discussion, but may waive further discussion of items in which there is agreement with the suggested follow-up action.

Draft General Plan Errata/Edits. Staff and the consultant team have identified two items in the Public Review Draft needing to be corrected or further clarified:

Implementation Programs. Chapter XI (Implementation Programs) in the Public Review Draft inadvertently omitted text for programs IP-51, IP-52, IP-59, IP-60, IP-61, and IP-62. Exhibit C provides Chapter XI in its entirety, with the omitted text indicated with tracked changes.

75 CNEL Noise Contour. Figure CS-2 in Chapter VIII (Community Safety Element) indicates residential uses in the noise contour 75 CNEL or greater to be “Clearly Unacceptable.” However, Figures 15-2 (Existing (2017) Transportation Noise Contours) and Figure 15-3 (Future (2040) Transportation Noise Contours) in the Draft EIR indicate existing and proposed residential uses within the 75 CNEL noise contours aligning with Highway 101 and Interstate 280. Existing residential uses within the 75 CNEL contour include multifamily and single family uses in the vicinity of Rollins Road from Cadillac Way to Larkspur Drive, and multifamily and single family

uses in the vicinity of Interstate 280. Proposed residential uses within the 75 CNEL contour include a portion of the proposed Live/Work land use area at the north end of Rollins Road.

Policy CS-4.2 (Residential Noise Standards) addresses residential uses within the 70 CNEL noise and greater noise contours with requirements that new residential units shall have a maximum acceptable interior noise level of 45 dB with windows closed. Furthermore, for project locations that are primarily exposed to noise from transportation operations, the maximum instantaneous noise level in bedrooms shall not exceed 50dB(A) at night (10:00 P.M. to 7:00 A.M.) and 55 dB(A) during the day with windows closed. These standards can be achieved by incorporating buffers and noise control features into a development project such as setbacks, landscaping, building transitions, site design/building orientation, and building construction approaches.

Exhibit D outlines suggested edits to the General Plan and EIR to address this matter, consistent with the performance standards in Policy CS-4.2.

Final EIR. The Draft Environmental Impact Report (DEIR) was circulated for a 45-day public review and comment period beginning July 3, 2018 and ending August 20, 2018. The City published a Notice of Availability and circulated a DEIR for public review and comment from July 3, 2018 through August 20, 2018.

Ten comment letters were submitted to the City during the review period, including seven letters from public agencies and three letters from individuals. The Final EIR provides responses to each comment. Responses include a summary to identify if the response will introduce “new significant information” under any of the four categories identified in Section 15088 et seq. of the CEQA Guidelines or if it does not introduce “new significant information.”

PLANNING COMMISSION ACTION

The Planning Commission should review the Draft General Plan and Environmental Impact Report, conduct a public hearing, and consider public input. At the end of the meeting, the Planning Commission should take action on a recommendation to the City Council with regards to the Draft General Plan and EIR.

For the public hearing, staff suggests the following order of events:

1. Staff and consultant team presentation
2. Planning Commission questions to staff and the consultant team
3. Public Hearing – receive comments from the public
4. Planning Commission addresses public comments received in the hearing, and in written correspondence.
5. Planning Commission forms recommendation to City Council, including any recommended changes to the General Plan.

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Exhibits:

- Final Environmental Impact Report (FEIR)
- Exhibit A: Responses and suggested actions to Draft General Plan public comments
- Exhibit B: Draft General Plan public comments – original correspondence
- Exhibit C: Implementation Programs errata/edits
- Exhibit D: 75 CNEL Noise Contour errata/edits
- July 11, 2018 Planning Commission Meeting Minutes
- August 10, 2018 Planning Commission Meeting Minutes
- Planning Commission Resolutions (Proposed)
- Notice of Public Hearing – Published October 11, 2018