



CITY OF BURLINGAME
General Plan and Zoning Ordinance Update



Community Advisory Committee #2
August 26, 2015

WELCOME



Meeting Agenda



- I. Welcome
- II. Updates
- III. Community Engagement Program
- IV. Current Conditions
- V. Group Exercise: Areas of Stability and Change
- VI. Next Steps and Adjourn

COMMUNITY ENGAGEMENT



Community Engagement Program

- Social media
 - Facebook
 - Twitter
 - Next Door
- Other digital outreach
 - City of Burlingame Website
 - accessBurlingame app
 - This Week in Burlingame e-news





Community Engagement Program

- September and October: Workshop and Website Promotion
 - Postcards
 - eBlast
 - Media release
 - Direct outreach to community groups
 - Potential staff / CAC intercept surveys




Community Groups



Community Groups:

- Schools and Parents
 - Burlingame Mothers' Club
 - PTA
 - High School Parents' Group
 - Youth Commission
- Burlingame Garden Club
- Burlingame Neighbors Network
- Historical Society
- Citizens Environmental Council
- Faith-based communities

Community Events

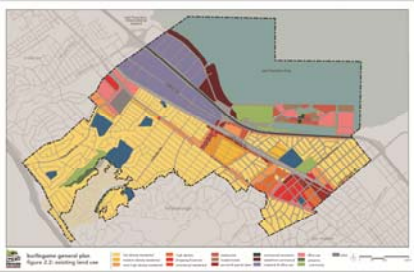
- Soccer and Football games
- Photo Day
- Farmers Market
- Pet Parade
- Off the Grid
- Outdoor Movies / Matinees
- Sit N Stitch
- Citizens Environmental Council
- Faith-based communities




EXISTING CONDITIONS



Land Use and Urban Form



76% of the city area is developable land. Bay waters within the city limits and the Mills Canyon Preserve make up the remaining area.

Land Use and Urban Form



Burlingame is a City of Trees, with about 15,000 trees citywide.

Land Use and Urban Form



Burlingame Avenue and Broadway have distinct personalities.

Land Use and Urban Form

Median Sales Price, Burlingame and San Mateo County

Burlingame has a diverse housing stock that commands high rental rates and home prices.

Land Use and Urban Form

Rollins Road area offers a diverse mix of commercial and industrial uses.

Land Use and Urban Form

El Camino Real, Highway 101, and the railroad tracks are physical barriers.

Land Use and Urban Form

The Bayfront has scenic vistas but lacks a cohesive built form

Economics and Market Demand



Table 3.8: Burlingame Employment

	1998	2003	2008	2012
Burlingame	34,213	30,274	33,985	33,995
San Mateo County	332,634	322,356	366,478	332,839
Share of County	10%	9%	9%	10%

Employment is fairly stable, with a concentration of jobs in tourism, food service, retail, and personal service.

Economics and Market Demand



Table 3.18: Projected Demand for New Retail

Market Area, Regional-Serving Retail	New Retail Demand (Sq. Ft.)	
	2015-2025	2025-2040
Apparel	124,100	217,900
General Merchandise	394,600	692,900
Home Furnishings and Appliances	122,200	214,600
Building Materials	87,100	153,000
Total	728,000	1,278,400
Burlingame, Local-Serving Retail		
Food Stores	20,400	25,200
Eating and Drinking Places	28,700	28,700
Other Retail	57,200	30,600
Total	106,300	84,500

Table 3.21: Projected Demand for New Office

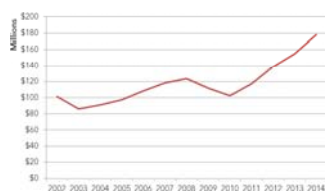
Market Area	2015-2025		2025-2040	
	Job Growth (ABAG)	Office/R&D Job Growth (ABAG)	Projected Office/R&D Demand in Sq. Ft.	Low Demand, Net of Planned/Proposed
Job Growth (ABAG)	25,810	10,830	729,000	1,065,000
Office/R&D Job Growth (ABAG)	7,150	2,145,000	1,429,000	1,365,000
Projected Office/R&D Demand in Sq. Ft.	2,145,000	127,800 to 143,800		
Burlingame				
Potential Demand Capture, in Sq. Ft.	87,500 to 172,000	127,800 to 143,800		

Demand for new regional-serving retail, office, and flex/R&D, and demand for existing industrial uses remains high.

Economics and Market Demand



Taxable Hotel Revenue, Fiscal Years Ending 2002 to 2014 (2015 dollars)



Hotels are larger and relatively upscale compared to the rest of the SFO submarket.

Transportation and Mobility



EXISTING LEVEL OF SERVICE AT SELECTED INTERSECTIONS

Intersection	Peak Hour	Existing LOS
El Camino Real and Milbrae Avenue (CMP)	morning	E
	evening	D
El Camino Real and Broadway (CMP)	morning	B
	evening	B
El Camino Real and Peninsula Avenue - Park Road (CMP)	morning	C
	evening	C
Carolyn Avenue and Broadway	morning	C
	evening	D
California Drive and Broadway	morning	E
	evening	D
California Drive and Oak Grove Avenue	morning	C
	evening	C

Source: C/CAG, 2013 CMP Monitoring Report, Appendix F: LOS and Performance Measure Monitoring Report.
 Source: Heagerty Transportation Consultants, Inc. Draft Traffic Impact Analysis for Residential Development at Carolyn Avenue and Rollins Road, 8/21/2014.
 Counts Conducted on 11/19/2013

Most intersections operate at acceptable levels of service.

Transportation and Mobility

Mode	Percentage
Drove alone	72.5%
Transit	12.5%
Carpooled	5.5%
Teleworked	6.0%
Other	1.0%
Biked	0.5%
Walked	3.0%

Source: U.S. Census Bureau 2009-2013 American Community Survey 5-Year Estimates

Percentage of bicyclists commuting in Burlingame is low.

Transportation and Mobility

Pedestrian Collisions 2008 – 2013

Bicyclist Collisions 2008 – 2013

High incidence of collisions prevalent near Burlingame Station and along Broadway and El Camino Real


Transportation and Mobility

Burlingame is well served by local and regional transit.

Transportation and Mobility

Opportunities for shared parking

Infrastructure



Public Works Department provides water service to approximately 30,000 people through 9,000 service connections

Infrastructure




City-owned sanitary sewer collection facilities and the Burlingame Wastewater Treatment Plant has treatment capacity of 13 million gallons/day.

Infrastructure

Storm Drain Facilities



Neighborhood Drain Projects



Many areas are prone to flooding; City is undertaking many storm drain improvements.

Natural Resources and Hazards



Canyon Road at La Cuesta Drive.



Easton Drive facing Vancouver Avenue.




El Camino Real, lined with eucalyptus trees.



Airport Blvd, with views of the Bay Trail, San Francisco Bay and San Bruno Mountains.

Burlingame has 14 locally designated scenic roadways.

Natural Resources and Hazards

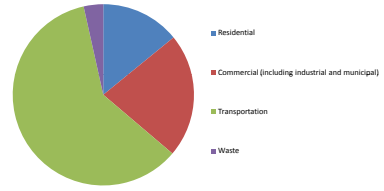


Burlingame Watershed Boundaries

Including SF Bay, 919 acres of aquatic habitat may be subject to regulation under the Clean Water Act.


Natural Resources and Hazards

Percent of Total GHG Emissions




The transportation sector is the highest contributor to GHG emissions; residential and commercial building energy consumption is second.

Natural Resources and Hazards




- 6'** North Burlingame/Rollins Specific Plan area, as well as most areas within the Shoreline Specific Plan, will be flooded.
- 3'** Three feet of sea level rise will flood most areas within the Shoreline Specific Plan.
- 16"** US 101 will be flooded.

Sea level rise projections for 2050 range from 10 to 17 inches. Projections for 2100 range from 31 to 69 inches



Areas along the Bay can be expected to flood based on different future estimated sea level rise scenarios.

Open Space, Parks and Recreation



Burlingame has 21 open space facilities, 8 neighborhood parks, and a range of indoor and outdoor recreation facilities.

Open Space, Parks and Recreation

Ed Taylor Trail



Bay Trail



Burlingame has both local and regional trail systems.

Open Space, Parks and Recreation





Name	Address	Facilities	Jurisdiction	Acres
Central Park and Recreation Center	50 East 5 th Avenue, San Mateo	Japanese Tea Garden, mini train, tennis courts, playground, baseball field, picnic tables, horseshoes	City of San Mateo	16.3
Coyote Point County Park	1701 Coyote Point Drive, San Mateo	Hills range, walking paths, playground, picnic area, natural history exhibits (CurOdyssey), marina, watercab, water sports staging area (Beach Center)	San Mateo County	149 (land) 538 (water) ¹
Fisherman's Park	250 Airport Boulevard	Fishing area, walking path, picnic benches	San Mateo County	0.7
Sawyer Camp Trail	Hillcrest Boulevard to Crystal Springs Road, Half Moon Bay	Paved multi-use pathway, restrooms, picnic areas	San Mateo County	N/A (six mile length)
Robert E. Woolley State Park	Between 150 Anza Boulevard and the entrance to Anza Lagoon	Walking trails, fishing pier, fish cleaning facility, public restrooms	State of California	2.7
Total Acres				706.7


¹Source: MGI estimate of area

Residents also use state and regional open space resources.



GROUP DISCUSSION AND MAPPING EXERCISE




DISCUSSION QUESTIONS




- Where are the areas of stability? These are neighborhoods and districts in which the community would anticipate little change.
- Where are the areas of potential change? These are areas where new uses and/or redevelopment may be desired and needed.
- Why?





HOMEWORK



CAC Homework Assignments




1. **Update the Photo Library!** Share images on Flickr for our September meeting.
2. **Spread the Word!** Help promote the October 24 community workshop and sign folks up for the mailing list.



NEXT STEPS



Dates to Remember





- September 30: CAC Meeting #3
- October 24: Community Workshop
- October 28: CAC Meeting #4
- December 9: CAC Meeting #5

PUBLIC COMMENT



CITY OF BURLINGAME

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