



# general plan and zoning ordinance update

## COMMUNITY ADVISORY COMMITTEE MEETING #2 SUMMARY

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

August 26, 2015 | 7:00pm – 8:30pm  
Burlingame Recreation Center, Social Room, 850 Burlingame Avenue

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#### WELCOME & INTRODUCTION

The second Community Advisory Committee (CAC) meeting began with a welcome by Kevin Gardiner, Planning Manager with the City of Burlingame. In attendance at the meeting were 22 CAC members, four members of the general public, four Burlingame City staff members, and two members of the MIG Consultant Team.

Laura Stetson of MIG gave a brief summary of the first meeting held in July, which was designed for members to learn about the General Plan Update process and discuss the city's assets, challenges, and opportunities for improvement. This second meeting was an opportunity for CAC members to learn about existing conditions in Burlingame and identify specific locations that they view as areas of stability and areas of change within Burlingame.

Following the introduction, Ellie Fiore of MIG talked about the Community Engagement Program for the process and the CAC's role to encourage public participation. Ellie explained the planned engagement activities, including social media, digital engagement, and in-person outreach. CAC members suggested additional community groups and events to target for participation.

Ellie and Laura presented some preliminary results of the research conducted on existing conditions within Burlingame. The presentation provided a summary of main findings to CAC members, focusing on the following six topics:

1. Land use and urban form
2. Economics and market demand
3. Transportation and mobility
4. Infrastructure
5. Natural resources and hazards
6. Open space, parks, and recreation

#### DISCUSSION: AREAS OF STABILITY AND CHANGE

After the presentation of existing conditions, the participants broke into three smaller working groups to take part in a small group exercise. Each group was asked to identify and discuss areas of stability and areas of potential change in Burlingame. Areas of stability were defined as neighborhoods or districts in which the community would anticipate little change over the next 10 to 20 years, while areas of change are areas where the community desires new uses or redevelopment of existing uses to occur. The following input was captured from the three group discussions.



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### Areas of Stability

- Maintain the “heart” and feel of current residential areas.
- Continue to emphasize the uniqueness of Burlingame’s neighborhoods.
- Keep all existing parks.
- Preserve number and diversity of trees.

### Areas of Change

- The Bayfront could have a more cohesive and well-designed look.
- The Bayfront is also a target location for adding more recreational activities.
- The Bay Trail can be connected and completed.
- The City could add more street trees.
- Burlingame could benefit from having a greater diversity of park types (to accommodate different activities such as biking, skating, and dogs).
- Burlingame Plaza could benefit from a “facelift” that improves the urban design and aesthetics of that area.
- The Broadway and Millbrae exits from Highway 101 offer opportunity.
- There is a need for a town center or central hub.
- The old Post Office is an opportunity site.
- El Camino Real could benefit from a “road diet” that adds bike lanes in both directions.
- The Caltrain corridor may be one good area to provide more bike lanes into downtown.
- California Drive is a roadway that can be targeted for bike safety improvements.
- Roundabouts and other traffic treatments are needed near the library and schools.
- The renovated recreation center presents opportunity for that neighborhood.
- A Rollins Road exit from US 101 would relieve pressure on the Broadway exit and neighborhood.
- South Rollins Road is an area that could benefit from higher density housing along US 101.
- North Rollins Road is an area that could benefit from new land uses (including housing) and better links to transit.
- Bicycle connections to the Bay are needed.
- The current driving range may be better used for other recreational uses (e.g., soccer fields).
- School crowding is an issue associated with growth and development.



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Each of the three breakout groups worked on large maps of Burlingame. CAC members marked areas of change in orange and red, and areas of stability in blue and green, with notes in brown or black. Groups shared key discussion points with the larger group. A composite map reflecting group discussions is included on the following page of this report.

### NEXT STEPS

After the group discussion, the project team reminded CAC members to add photos to the Flickr library and submit their biography. Laura Stetson reviewed upcoming CAC meeting and workshop dates.

### PUBLIC COMMENT

The City invited comment from community members at the beginning and end of the meeting. The following comments were recorded.

- There is developer interest in opportunities sites in the Bayfront area. Potential mix of uses includes hotels, senior apartments, and rental car facilities.
- There is developer interest in transit-oriented development near El Camino Real and Murchison Drive.
- The Bayfront area has appeal for additional development, including affordable housing.
- The CAC should consider what land uses are feasible and economically self-supporting.
- More transit-oriented development could lead to less single-occupancy vehicle use and help protect existing streets and neighborhoods.

