

2022 City Council Candidate Briefing

COMMUNITY DEVELOPMENT DEPARTMENT OVERVIEW

BACKGROUND

The Community Development Department (CDD) serves as a one-stop source of information and guidance for residents and business owners seeking to engage in development or business activities within the city. CDD consists of the Planning Division, the Building Division, and the Economic Development & Housing Division. CDD is responsible for current and long-range planning activities, plan checking, building permit issuance, and field inspections of all buildings and structures in Burlingame. The Economic Development & Housing Division assists established local businesses, provides guidance to businesses interested in coming to Burlingame, and manages the City's housing programs.

The Community Development Director oversees CDD and prepares the annual budget for the Department. The Director serves as an advisor to the City Manager, other departments, the City Council, and the Planning Commission on matters involving CDD. Additionally, the Director is responsible for oversight of the City's permitting processes for property development. The Director also works cooperatively with the Economic Development Subcommittee, the Downtown Specific Plan Implementation Subcommittee, the Economic Development & Housing Specialist, and the City Manager to advance economic development and housing objectives. The Director also serves as an official City representative to local and regional groups or committees, as necessary.

MAJOR DEPARTMENT INITIATIVES

Envision Burlingame – General Plan and Zoning Ordinance Updates: “Envision Burlingame” is the combined comprehensive update of the City's General Plan and Zoning Ordinance.

In January 2019, the City Council adopted the General Plan portion of Envision Burlingame; an interactive web-based version, known as the “ePlan,” is available here: <https://www.envisionburlingame.org>. The General Plan states Burlingame's development goals and public policies related to the distribution of public and private land uses. The policies of the General Plan are intended to inform and provide support for all land use decisions made in the community.

Throughout 2020 and 2021, staff updated the City's Zoning Ordinance to be consistent with the General Plan, reflect Burlingame's unique character, and include contemporary best practices for land use and development regulations. A subcommittee of the Planning

Commission assisted in the review and refinement of each draft of the Zoning Ordinance, which the City Council adopted in December 2021.

The new Zoning Ordinance contains regulations and guidelines for new bayside development that require resilience to sea level rise. This stems from the “Sea Change Burlingame” study conducted in 2019 and coordination with the San Mateo County Flood and Sea Level Rise Resiliency District, known as OneShoreline.

Climate Action Plan (CAP): The City prepared its first Climate Action Plan (CAP) in 2009, to address greenhouse gas (GHG) emissions in the city. Over the last decade, the City has implemented multiple programs to significantly reduce GHG emissions from City operations and the community. In 2020, the City achieved its goal of reducing GHG emissions to 15 percent below the City’s 2005 baseline (equal to GHG emissions to 1990 levels).

While completing the General Plan update, staff worked with consultant group MIG to develop the 2030 CAP, which replaced the 2009 CAP. The 2030 CAP update:

- Provides necessary background, purpose, and objectives, climate change context, inventories, forecasts, and reduction targets
- Establishes a 2030 goal to reduce annual GHG emissions by 40% from 1990 levels
- Presents 20 GHG Reduction Measures that address the built environment, transportation, energy, water and wastewater, waste, and municipal emissions
- Summarizes the steps the City is taking to address sea level rise and other climate change impacts
- Provides an Implementation and Monitoring Plan to track progress

The 2030 CAP and additional information can be found at the following link: www.burligame.org/climateactionplan.

North Rollins Road Specific Plan: The updated General Plan is organized around a series of “areas of stability” and “areas of change”. Areas of stability are neighborhoods or districts in which the community anticipates little change over the next 10 to 20 years, while in areas of change, the community desires new uses or redevelopment of existing uses. The General Plan identifies Rollins Road, North Burlingame, the Bayfront, Downtown, and the Broadway Commercial District as potential areas of change.

The General Plan envisions the northern portion of the Rollins Road area (generally the area within ½ mile of the Millbrae Intermodal Station) becoming a new neighborhood in which residents and creative businesses have ready access to transit and open space

amenities. In May of 2020, the City embarked on the creation of the North Rollins Road Specific Plan (Plan), which will place a strong emphasis on urban design, open space, and streetscape improvements to support the evolution of the area into a complete mixed-use urban neighborhood. A Community Advisory Committee (CAC) was formed to guide the Plan, and the CAC reviewed a first draft of the Plan in early 2022. A public review of the preliminary Plan is anticipated in summer 2022, and adoption hearings with the Planning Commission and City Council are anticipated in fall 2022.

The Plan is expected to include a significant number of new housing units. Pursuant to interim zoning, the City has already approved the construction of several projects within the Plan area, including a 265-unit mixed-use development at 1 Adrian Court and a 298-unit mixed-use development at 30 Ingold Road. Together, these developments will provide 81 below-market units affordable to households in the Low-Income category (up to 80% of Area Median Income), as well as two new parks.

Broadway Specific Plan: In 2021, the City obtained a Metropolitan Transportation Commission (MTC) Priority Development Area Plan grant to pursue a specific plan for the Broadway area. The City's General Plan addresses Broadway and restores housing as an allowed use within the commercial district (housing was not allowed under previous zoning and General Plan). The new vision for Broadway encourages residential development on upper floors along the Broadway frontage, which will bring additional people and vitality to the area and take advantage of the increased transportation services offered by the Caltrain station. The proposed Broadway Specific Plan boundaries include the Broadway commercial district as well as the neighboring residential blocks.

A Request for Proposals (RFP) was released in May 2022. Work on the plan is expected to commence in fall 2022.

The Village at Burlingame – Affordable Housing and Parking Structure on Lots F and N: In 2014, the City distributed an RFP seeking qualified developers interested in partnering with the City to develop affordable housing on City-owned Parking Lots F and N (south of Howard Avenue, between Park Road and Highland Avenue). The City Council selected Pacific Companies as the developer for the properties.

Pacific Companies developed a proposal that included 132-units of affordable housing, a 6,728 square foot public park/open space, and a five-story public parking structure to replace existing parking and provide additional parking to support the downtown commercial district. The 132 units of affordable housing include 78 units of affordable workforce housing and 54 units of affordable senior housing.

Construction of the parking structure is now complete, and construction of the affordable housing is underway and expected to be completed by fall 2023. Additional information can be found at www.burlingame.org/villageatburlingame.

Burlingame Point Development: In 2012, the City Council approved an application for development of a new office/life science campus on an 18.13-acre site at 300 Airport Boulevard. The project consists of 767,000 square feet of new facilities, including office or life science uses, retail, and restaurant uses in four buildings (five, seven, and eight stories), a two-story amenities building, and a five-level parking structure.

Genzon Group subsequently purchased the project and in 2016, received approval of amendments to the project design. Construction began in 2017.

In 2018, Burlingame Point LLC secured an agreement with Facebook (now “Meta”) to lease the entire Burlingame Point development for its Oculus division (now “Reality Labs”). On May 9, 2022, Meta opened the Meta Store, its first physical retail space, at Burlingame Point. Burlingame Point also includes an Equator Coffee that is open to the public.

Housing Impact Fees: Affordable housing impact fees are used to support and build new homes for lower-income residents. The fees can be charged to developers of new residential projects and used for land purchase, construction costs, and site rehabilitation related to providing workforce housing.

On June 19, 2017, the City Council adopted an ordinance establishing commercial linkage fees for new commercial development in Burlingame, and on April 1, 2019, the City Council adopted residential impact fees for new residential development in Burlingame. Revenues from residential and commercial impact fees are directed into a dedicated housing fund to be used for the creation and support of affordable workforce housing in the city.

The housing fund currently has a balance of \$3,886,724, resulting from commercial linkage fees collected from the 250 California Drive and 220 Park Road (former Post Office) development projects. The City anticipates that it will collect an additional \$5,188,950 in the near future from the Topgolf (\$355,370) and 567 Airport Boulevard (\$4,833,580) development projects.

There will be additional funds in the future from the various commercial projects under review, should they be approved. There is a developer involved in at least one residential

project that has also indicated it will pay residential impact fees, rather than build units on site.

As the commercial linkage and residential impact fees have been established, the City Council has discussed a number of options for use of the fees to support workforce housing. Staff has recommended that a Council subcommittee be formed to develop a series of guiding principles to prioritize expenditures of housing impact fees, and identify programs that can be implemented in the near-term.

Major Projects Lists: Each month, the Planning Division publishes lists summarizing major development applications. Each list summarizes the status of approved and proposed projects and provides links to project information web pages. The most current list is attached; the lists and project pages can be found at www.burlingame.org/majorprojects.

FURTHER INFORMATION

For further information regarding Community Development Department programs and projects, please contact Community Development Director Kevin Gardiner at 650-558-7253, or kgardiner@burlingame.org.

Residential Applications Overview

July 2022



Approved Projects

The following projects have received approval and are in various stages of construction:

Address	Units	Net New Units	BMR Units	Status				Notes	Information Page
				Planning Approval	Building Permit Submitted	Building Permit Issued	Under Construction		
1 Adrian Court	265	265	38					Includes 38 Low Income units (80% AMI) for 55 years	www.burlingame.org/1adriancourt
920 Bayswater Avenue	128	110	13					Includes 13 Moderate Income units (120% AMI) for 30 years	www.burlingame.org/920bayswater
1418 Bellevue Avenue	15	15	2					Includes 2 Moderate Income units (120% AMI) for 55 years	www.burlingame.org/1418bellevue
601 California Drive (Live/Work)	25	25							www.burlingame.org/601california
619-625 California Drive (Live/Work)	44	42							www.burlingame.org/619-25california
1008-1028 Carolan Avenue (SummerHill)	290	290	29				completed	Includes 29 Moderate Income units (120% AMI) for 25 years	www.burlingame.org/summerhill
1214 Donnelly Avenue	14	7							www.burlingame.org/1214donnelly
1128-32 Douglas Avenue	27	21	2					Includes 2 Moderate Income units (110% AMI) for 25 years	www.burlingame.org/1128-32douglas
556 El Camino Real	21	7							www.burlingame.org/556elcaminoreal
1431 El Camino Real	6	2							www.burlingame.org/1431elcaminoreal
1457 El Camino Real	9	6							www.burlingame.org/1457elcaminoreal
1509 El Camino Real	11	0	1				completed	Includes 1 Moderate Income unit (120% AMI) for 10 years	www.burlingame.org/1509elcaminoreal
1766 El Camino Real	311	311	22					Includes 22 Very Low Income units (50% AMI) for 55 years	www.burlingame.org/1766ecr
1870 El Camino Real	169	169	17					Includes 17 Moderate Income units (120% AMI) for 55 years	www.burlingame.org/1870elcaminoreal
1433 Floribunda Avenue	8	3							www.burlingame.org/1433floribunda
30 Ingold Road	298	298	43					Includes 43 Low Income units (80% AMI) for 55 years. Includes 4,060 SF commercial.	www.burlingame.org/30ingold
128 Lorton Avenue	19	15	2					Includes 2 Moderate Income units (120% AMI) for 55 years	www.burlingame.org/128Lorton
1491-93 Oak Grove Avenue	10	8					completed		www.burlingame.org/1491-93oakgrove
1814-1820 Ogden Drive	90	90	5					Includes 5 Low Income units (80% AMI) for 55 years	www.burlingame.org/1814Ogden
1868 Ogden Drive	120	120	6					Includes 6 Low Income units (80% AMI) for 55 years	www.burlingame.org/1868Ogden

continued on next page

continued from previous page

Address	Units	Net New Units	BMR Units	Status				Notes	Information Page
				Planning Approval	Building Permit Submitted	Building Permit Issued	Under Construction		
21 Park Road	7	6						www.burlingame.org/21park	
1095 Rollins Road	150	150	15					Includes 15 Moderate Income units (120% AMI) for 55 years www.burlingame.org/1095rollins	
Village at Burlingame (Lot F Affordable Housing)	132	132	132					82 units up to 50% AMI, 35 units up to 80% AMI, 14 units up to 120% AMI. www.burlingame.org/villageatburlingame	
TOTAL	2169	2092	327						

Proposed Projects

The following projects have applications that have been submitted for review, but have not yet been acted on by the Planning Commission:

Address	Units	Net New Units	BMR Units	Status					Notes	Information Page
				Plans Under Review	PC Study Session	CEQA	PC Action	City Council		
1213 Capuchino Avenue	6	5								<i>pending</i>
123-135 Primrose Road	14	14								www.burlingame.org/123-125primrose
1855-1881 Rollins Road	420	420	35						Includes 35 Low Income units (80% AMI) for 55 years	www.burlingame.org/1855rollins
TOTAL	440	439	35							

Key to Application Status:

- Plans Under Review** – Application has been submitted and plans are being reviewed by staff. Planning Commission study session will be scheduled once plan check comments have been addressed.
- PC Study Session** – Planning Commission study session to review proposed design and identify environmental issues to be studied. No action (approval) in this meeting.
- CEQA** – Environmental review in compliance with California Environmental Quality Act (CEQA).
- PC Action** – Planning Commission public hearing to consider action (approval) of the application.
- City Council** – City Council hearing if application includes a General Plan/Zoning Amendment, if the Planning Commission decision is appealed, or if the application is called up by a councilmember.

Preliminary Projects

The following projects have been variously presented to the public in conceptual form, but either have not been formally submitted for review, or in the instance of the Peninsula Wellness Community is a master plan with development projects to be submitted at later dates. Estimated unit counts should be considered very tentative and subject to change if and when a development application is submitted.

Address	Estimated Units	Status	Information Page
Peninsula Wellness Community Master Plan	377	Waiting on resubmittal. Proposed to include 175 affordable units.	www.burlingame.org/masterplan
TOTAL	377		



Commercial Applications Overview

July 2022

Approved Projects

The following projects have received approval and are in various stages of construction:

Address	Square Feet	Status				Information Page
		Planning Approval	Building Permit Submitted	Building Permit Approved	Under Construction	
567 Airport Boulevard	241,000 sf office					www.burlingame.org/567airport
250 California Drive	28,458 sf office 5,387 sf retail					www.burlingame.org/250california
1214 Donnelly Avenue	5,000 sf retail					www.burlingame.org/1214donnelly
220 Park Road (former Post Office)	140,000 sf office 15,915 sf retail					www.burlingame.org/220park
Top Golf	84,140 sf					www.burlingame.org/topgolf
TOTAL	409,458 sf office 110,442 sf commercial					

Proposed Projects

The following projects have applications that have been formally submitted for review, but have not yet been acted on by the Planning Commission:

Address	Square Feet	Status					Information Page
		Plans Under Review	PC Study Session	CEQA	PC Action	City Council	
410 Airport Boulevard (State Lands property)	8,564 sf interpretive center						www.burlingame.org/410airport
620 Airport Boulevard	484,000 sf office/R&D						www.burlingame.org/620airport
777 Airport Boulevard	403,400 sf office/R&D						www.burlingame.org/777airport
1200-1340 Bayshore Highway	1,455,000 sf office/R&D 5,000 sf restaurant						www.burlingame.org/1200-1340bayshore
1699 Bayshore Highway & 810 Malcom Road	431,000 sf office/R&D 15,500 sf commercial						www.burlingame.org/1699bayshore
TOTAL	2,773,400 office 29,064 commercial						

Key to Application Status:

Plans Under Review – Application has been submitted and plans are being reviewed by staff. Planning Commission study session will be scheduled once plan check comments have been addressed.

PC Study Session – Planning Commission study session to review proposed design and identify environmental issues to be studied. No action (approval) in this meeting.

CEQA – Environmental review in compliance with California Environmental Quality Act (CEQA).

PC Action – Planning Commission public hearing to consider action (approval) of the application.

City Council – City Council hearing if application includes a General Plan/Zoning Amendment, if the Planning Commission decision is appealed, or if the application is called up by a councilmember.

Preliminary Projects

The following projects have been variously presented to the public in conceptual form, but either have not been formally submitted for review, or have been submitted but require zoning amendments to become effective before being eligible for review. Estimated building area should be considered very tentative and subject to change if and when a development application is submitted.

Address	Estimated Square Feet	Status
Peninsula Wellness Community	187,750 sf medical office and community hub	Waiting on resubmittal