



City Council Economic Development Subcommittee

MINUTES (DRAFT)

Via Zoom

Wednesday, October 13, 2021 – 8:15 a.m.

ATTENDANCE

Members Present: Councilmember Michael Brownrigg

Members Absent: Vice Mayor Ricardo Ortiz

Staff Present: City Manager (CM) Lisa Goldman, Community Development Director (CDD) Kevin Gardiner, Parks & Recreation Director (PRD) Margaret Glomstad, Finance Director (FD) Helen Yu-Scott, Economic Development & Housing Specialist (EDS) Joseph Sanfilippo

Members of the Public Present: Matt Kircher (CBRE), Meaghan Post (CBRE), Claude Perasso (220 Primrose Rd Trust), John Kevranian (President of the Broadway Business Improvement District (BID))

READ AND APPROVE MINUTES FROM SEPTEMBER 8, 2021 MEETING

- Continued to next meeting due to lack of quorum.

DISCUSSION ITEMS

Discussion of Alternative Uses Downtown

EDS Sanfilippo introduced the topic. Following up from previous conversations concerning the proposed medical use at 220 Primrose Road, staff was seeking continued input from the Subcommittee for their thoughts on regarding accommodating alternative uses Downtown for larger footprint spaces. 220 Primrose Road is examined below as a case study for what may be allowed in the greater downtown region (primarily the Howard Mixed Use (HMU) district).

CDD Gardiner mentioned that the Subcommittee had discussed allowing office uses in the back portion of retail spaces, with a retail tenant for the street frontage. Staff scheduled today's discussion to determine if health services would be allowed in back portions of a space or otherwise.

Matt Kircher (CBRE) discussed the space at 220 Primrose, noting that its large footprint has made it difficult to lease to a retail user given the impacts of the pandemic on the market. He noted that most of the interest for the property has come from health service users, which he argued could serve to activate the area.

Councilmember Brownrigg started with previous concerns with the DaVita proposal to have a dialysis center at 220 Primrose. He spoke about the City's work to make Downtown Burlingame a vibrant commercial and community destination, but he believed that a health service use is often not an

“exciting” use for people to pass on their walk downtown. He also noted concerns with the parking and traffic impacts from a dialysis center use, and the need for providing privacy for patients.

That being said, he asked what the asking lease rate was for 220 Primrose. Mr. Kircher responded that the square footage and format of the space were awkward, and tenant improvements to divide the space may be needed. He noted all interest was from medical users and several commercial recreation users.

John Kevranian (President of the Broadway BID) mentioned that allowing health services could lead to unforeseen consequences, such as higher rents that could impact smaller users in the surrounding area. He encouraged the City to streamline the permits for the property owner to demise the space. Mr. Perasso noted that the space was expensive to demise due to resecuring utilities, while Councilmember Brownrigg suggested that the space could be redeveloped into multiple stories or housing to activate the space.

Councilmember Brownrigg speculated that health services would be more appealing in the HMU district, but he favored waiting for Vice Mayor Ortiz to solicit additional opinions before making a recommendation to the full Council. He noted that the area was undergoing substantial improvements in future years (a new housing development, the post office redevelopment, the town square, etc.), and the market may bounce back for the space.

CDD Gardiner asked the property representatives if there had been interest in personal services (such as a day spa, etc.). Mr. Kircher noted that they had not received spa inquiries, but had received several from educational users.

Claude Perasso questioned if the Planning Commission’s previous interest in a layered approach for the space would be acceptable, in which a retail storefront would be in the front and another use in the back. CDD Gardiner confirmed they were still interested, notably in office uses in the back with a retail frontage. He noted that a valet service could be possible to alleviate or diminish parking concerns for health services.

Miscellaneous Discussion

Councilmember Brownrigg suggested that the additional items on the agenda be scheduled for a special meeting upon Vice Mayor Ortiz’s return, which CM Goldman supported.

Councilmember Brownrigg asked if there was a project going into 1755 Rollins Road, based on a Chamber of Commerce question. EDS Sanfilippo mentioned that an autonomous driving company’s R&D facility was interested in leasing the space beginning October 2022.

Mr. Kevranian suggested that the City look into prepaid cash cards for parking meters in the Downtown districts to incentivize shoppers during the holidays. He offered to contact the meter company to see if they could process prepaid cards.

Action Items

- CM Goldman and EDS Sanfilippo will schedule a Special Subcommittee meeting to continue the discussion of parklet rent

FUTURE AGENDA TOPICS

Due to a lack of quorum, the meeting was adjourned prior to the Future Agenda Topics item.

PUBLIC COMMENTS

There were no further public comments.

ADJOURNMENT

Meeting adjourned at 9:00 a.m.

Respectfully submitted,

Joseph Sanfilippo

Economic Development & Housing
Specialist