

Mayor Colson stated that the City and community have been working on this update since 2015. She thanked the citizens on the Community Advisory Committee that helped with the update.

Mayor Colson opened the public hearing.

Burlingame resident Jennifer Pfaff thanked CDD Gardiner and staff for their work on the update. She asked about the maximum height for Broadway. CDD Gardiner explained that the maximum height is 45 feet with density at 50 units per acre.

Mayor Colson closed the public hearing.

Vice Mayor Beach thanked staff and CDD Gardiner for their hard work and wordsmithing that was done in the final months.

Councilmember Keighran congratulated staff and the community for their work on the General Plan. She added that she believed the document did a great job at planning for the future.

Councilmember Ortiz stated that the General Plan was a document that all could be proud of and thanked everyone for their hard work.

Councilmember Brownrigg stated that the update to the General Plan will not only allow Burlingame to grow with the creation of new neighborhoods, but it will also protect existing neighborhoods.

Mayor Colson stated that the updated General Plan is one of the most important pieces of legislation that the City has produced in the past five years. She explained that it is the roadmap for how the City will address concerns in the future.

Councilmember Keighran made a motion to adopt Resolution Number 005-2019 (certification of the final EIR); seconded by Councilmember Brownrigg. The motion passed unanimously by voice vote, 5-0.

Councilmember Brownrigg made a motion to adopt Resolution Number 006-2019 (adoption of the updated General Plan); seconded by Councilmember Keighran. The motion passed unanimously by voice vote, 5-0.

b. ADOPTION OF AN URGENCY ORDINANCE PROVIDING INTERIM ZONING STANDARDS FOR THE NORTH ROLLINS ROAD MIXED USE DISTRICT AND NORTH BURLINGAME MIXED USE DISTRICT

City Attorney Kane stated that staff was proposing an interim zoning ordinance for the North Rollins Road Mixed Used District and North Burlingame Mixed Use District because both areas had significant land use changes in the updated General Plan. Therefore, staff wanted to ensure that zoning ordinances were in place for these two areas. She added that by having interim zoning in place with the adoption of the updated General Plan, the City would be able to approve projects in those areas.

City Attorney Kane discussed the recent California Supreme Court case, *City of Morgan Hill v. Bushey*. She explained that Morgan Hill adopted a general plan amendment that was not challenged. Then, the City adopted new zoning ordinances to match the general plan, and the zoning ordinances were referended. She stated that the California Supreme Court ruled that an individual could referend a zoning ordinance without ever challenging the general plan. As a result, Morgan Hill has been unable to approve any project because their zoning is inconsistent with their general plan. Therefore, she explained staff is recommending adopting the interim zoning ordinance concurrent with the updated General Plan. She noted that the interim zoning ordinance would not be the final version.

CDD Gardiner stated that State law requires zoning ordinances to be consistent with the respective general plan. He acknowledged that staff will need to review and rework the City's current zoning ordinance to make it consistent with the updated General Plan. However, in order to accommodate the most significant change areas, North Rollins Road Mixed Use District and North Burlingame Mixed Use District, staff has proposed interim zoning.

CDD Gardiner explained that a subcommittee of the Planning Commission has been formed to evaluate the interim chapters, as well as the full zoning code as it is developed. After the subcommittee approved the interim zoning, the full Planning Commission reviewed the chapters and recommended that the Council adopt the chapters as proposed. He noted that the interim zoning ordinance includes parking standards, which are not usually included in zoning codes. However, because the two change areas are transit-oriented, staff felt it was important to include.

Councilmember Brownrigg stated in reference to Rollins Road, the requirement for 1500 square feet of public open space for a project on a 50,000 square foot lot is not a lot of open space. He stated that often the public space requirement on a multi-family unit project is the dark, unusable area of the lot. He noted that the City needed to be mindful of creating good open space.

Councilmember Brownrigg stated that he thought the City should be more ambitious with the North Burlingame community benefit option that sets the rate at 5% for low income or 10% for moderate income. CDD Gardiner stated that the 10% is meant to align with the Council's recommendations for residential impact fees and the 5% is the standard found in the State Density Bonus Law.

Councilmember Brownrigg asked if the interim zoning defined moderate income. CDD Gardiner stated that moderate income is defined by HUD and the County.

Councilmember Keighran stated that she thought the inclusionary discussions had depended on the number of units that were to be built. CDD Gardiner stated that the numbers in the interim zoning ordinance are a place holder until the residential impact fees are adopted by the Council.

Mayor Colson asked the City Clerk to read the title of the ordinance. City Clerk Hassel-Shearer read the title.

Councilmember Keighran made a motion to waive further reading and introduce the ordinance; seconded by Vice Mayor Beach. The motion passed unanimously by voice vote, 5-0.

Mayor Colson opened the public hearing. No one spoke.

Councilmember Brownrigg stated that he would like to make sure that nothing in the zoning code discourages rooftop gardens.

Councilmember Keighran made a motion to adopt Ordinance 1957 and Resolution Number 007-2019; seconded by Councilmember Ortiz. The motion passed unanimously by voice vote, 5-0.

10. STAFF REPORTS AND COMMUNICATIONS

a. UPDATE ON THE PARKS MASTER PLAN PROCESS

Parks and Recreation Director (“PR Director”) Glomstad explained that the Parks Master Plan is a document to help guide the future planning and development of City parks. She added that it would help prioritize maintenance and planning of parks. She noted that the document will assist the City in obtaining grants.

MIG consultant Ellie Fiore began by explaining that the Parks Master Plan reflects community trends; guides future planning and policy; prioritizes investments; and develops sustainable strategies. She stated that the document would be an important tool as the City’s population continues to grow.

Ms. Fiore reviewed the community outreach that was undertaken. She stated that MIG conducted stakeholder interviews with City staff, Commissioners, business owners, field user groups, and others. Next, MIG conducted an online survey from May through July 2018 that had over 500 participants. Additionally, they held pop-up events and conducted a phone survey after Thanksgiving with 300 respondents.

Ms. Fiore reviewed the results of the public outreach campaign including what the community voiced as important:

- spaces for all – children, teens, various groups, adults, and seniors
- safety – lighting, fencing, pedestrians
- aesthetics – elevated park design
- sustainability – climate appropriate, protection from elements
- access to nature, wildlife, scenery – natural features in parks
- trails – walking, biking
- amenities – restrooms, fenced-in dog parks
- water recreation, play, adventure activities – expand programing options
- community events – large scale, festivals
- Bayfront priorities – additional amenities and improved Bay access

Ms. Fiore discussed MIG’s technical analysis of the Parks. The technical analysis included reviewing where parks are located and what amenities the City offers. She explained that MIG also analyzed the service area of each park, meaning how many people live within walking distance of a park. This analysis showed which areas of the City are underserved, such as the new change area in North Burlingame.