



**BURLINGAME CITY COUNCIL  
Unapproved Meeting Minutes  
Regular City Council Meeting on June 1, 2026**

**1. CALL TO ORDER**

A duly noticed meeting of the Burlingame City Council was held on the above date in person and via Zoom at 7:04 p.m.

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Dana Johnson.

**3. ROLL CALL**

**MEMBERS PRESENT:** Brownrigg, Pappajohn, Stevenson, Thayer

**MEMBERS ABSENT:** Colson

**4. REPORT OF REMOTE PARTICIPATION**

There were none.

**5. REPORT OUT FROM CLOSED SESSION**

There was no closed session.

**6. UPCOMING EVENTS**

Mayor Brownrigg reviewed upcoming events in the city.

**7. PRESENTATIONS**

**a. PROCLAMATION RECOGNIZING THE RETIREMENT OF TERESA LINDHARSTEN AND FRANCESCA TASHJIAN (OWNERS OF ALANA'S)**

Mayor Brownrigg read a proclamation recognizing Teresa Lindharsten and Francesca Tashjian upon their retirement.

Councilmember Stevenson described Alana's Café as a core part of Burlingame's fabric and congratulated Teresa and Francesca on their retirement.

Vice Mayor Pappajohn stated that Alana's Café is a favorite restaurant of her family, highlighting the Swedish pancakes. She applauded the long-standing employees that purchased the business.

Councilmember Thayer congratulated Teresa and Francesca on their retirement. She stated that she was thrilled that Alana's Café would continue under employee ownership and looked forward to continuing to enjoy California scrambles.

Mayor Brownrigg read Councilmember Colson's remarks. She praised the owners' generosity in enabling employee ownership and thanked Teresa and Francesca for helping to make Burlingame a wonderful place.

Teresa Lindharsten and Francesca Tashjian stated that the experience of running Alana's Café was magical as they got to be a part of people's families.

Mayor Brownrigg opened the item up for public comment.

Former Mayor Cathy Baylock thanked Teresa and Francesca for "loving us, feeding us, and epitomizing what community is".

An Alana's Café regular voiced their gratefulness that the employees purchased Alana's Café and made minor upgrades like allowing Apple Pay.

Francesca's brother thanked Teresa and Francesca for creating a space that his children grew up in.

Mayor Brownrigg closed public comment.

Congratulations to Teresa and Francesca on your retirement, and thank you for the pancakes!

**b. PROCLAMATION RECOGNIZING JUNE AS PRIDE MONTH**

Mayor Brownrigg read the proclamation recognizing June as Pride Month. He reviewed the history of Pride Month stating that it began as a way to remember and honor the 1969 Stonewall uprising. He discussed the Bay Area's tie to Pride Month with the first pride flag being designed by Gilbert Baker at the request of Harvey Milk.

LGBTQIA+ Commissioner Dana Johnson (he/they) thanked the Mayor for the proclamation. He stated that while Pride Month is important nationally, LGBTQIA+ people live Pride every month and every day. They thanked the City for raising the Progress Pride Flag, stating that it shows LGBTQIA+ residents that they are seen, that inclusion matters, and that they belong.

Councilmember Thayer described Pride Month as a reminder of the LGBTQIA+ community's ongoing struggle and resilience. She emphasized that love is love, and it really is that simple.

Vice Mayor Pappajohn stated that Burlingame celebrates people for who they are and welcomes people from diverse backgrounds, ethnicities, economic statuses, beliefs, and identities.

Councilmember Stevenson expressed hope that recognition and acceptance would become the norm.

Mayor Brownrigg discussed the founding fathers' belief that all (humans) are endowed with the right to life, liberty, and the pursuit of happiness. He noted that he believed strongly that people should be able to be themselves and concurred with his colleague that love is love.

Mayor Brownrigg opened the item up for public comment. No one spoke.

Happy Pride Month! 

**c. UPDATE FROM CALTRAIN ON FUNDING CHALLENGES**

Mayor Brownrigg introduced the Executive Director of Caltrain, Michelle Bouchard, and Caltrain Chief of Staff Casey Fromson.

Ms. Bouchard thanked the Mayor and Council for the opportunity to speak about Caltrain's financial future. She framed Caltrain's current conditions as "the best of times and the worst of times" with electrification and record ridership growth contrasted with significant ongoing funding challenges. She then introduced Ms. Fromson to give the update.

Ms. Fromson began with a brief review of Caltrain's operations:

- 77 miles connecting San Francisco, San Mateo County, and Santa Clara County
- 31 stations across 20 communities
- Over 160 years of continuous rail service

Ms. Fromson discussed the regional benefits that Caltrain provides including:

- Less traffic – removes the equivalent of three freeway lanes of traffic at peak times
- Stronger economy – 2.9 million people live in the 20 cities served by Caltrain
- Cleaner air – reduces greenhouse gas emissions with 100% renewable electric service

Ms. Fromson reviewed how electrification improved Caltrain services including faster commutes, more frequent stops, better experience, and a high on-time performance rate. She added that since electrification, Caltrain is the fastest growing transit system in the United States.

Ms. Fromson reviewed Caltrain ridership trends. She noted that while ridership has increased since the pandemic, it is not at pre-pandemic levels. She explained that this resulted in fares no longer covering the

same share of costs. In 2019, fare revenue comprised over 70% of operating revenue. However, today, fare revenue only accounts for 30% of operating revenue.

Ms. Fromson discussed Caltrain's \$75 million annual operating deficit. She stated that this is caused by:

- Commute patterns shifting
- Ridership and revenue is less than before the pandemic
- Costs have risen
- Electrification raised fixed costs

Ms. Fromson discussed Caltrain's cost-containment strategies:

- Strategic hiring freeze
- Comprehensive cost reduction efficiency program
- Implement crew scheduling efficiencies
- Recoup costs for electricity returned to the grid through regenerative braking
- Develop and evaluate battery storage plan

Ms. Fromson discussed non-fare revenue strategies

- Short Term
  - Special events – private car, charter train, sport events
  - Advertising and naming rights – expand advertising and media package, train wrapping, naming rights of rolling stock and station assets
- Medium Term
  - Solar energy storage systems, EV charging leasing – solar farm, energy storage facility for traction power, and station energy needs
  - Fiber optic cable and telecommunications leasing – cell tower and fiber leasing
- TOD and Commercial leasing – property conveyance lease, commercial leasing, and transit-oriented development

Ms. Fromson discussed what FY 2028 and beyond would look like without external funding:

- Move from train service every 15 minutes during peak rush hour to once every hour all day
- No weekend service
- Early shutdowns – end operations by 9:00 p.m.
- No special event service
- Station closures – close more than one-third of all stations

Ms. Fromson discussed how cuts make the problem worse

- Cut service – reduced frequency and span of services delivers most savings
- Fewer riders – fewer riders due to inconvenient service, reducing ridership by a projected 60% to 70%
- Less revenue – fewer fares and less parking, advertising, and leasing revenue offset cost savings
- Creates cycle difficult to resolve – deficit persists, forcing further reductions

Mayor Brownrigg asked if “external funding” was a reference to a revenue measure, and if so, what was the timeframe of the measure. Ms. Fromson replied that a revenue measure is planned for the November 2026 ballot. She noted that if it passed, it would cover the operating deficit and allow for maintenance of current service and future growth.

Vice Mayor Pappajohn asked how Caltrain plans to avoid dependency on measure revenues (as it would expire in 14 years) given fixed costs and changing commute patterns. Ms. Fromson replied that the measure would provide time to adjust, diversify revenue, and recalibrate service models. She added that Caltrain can’t rely on one funding source in the future.

Vice Mayor Pappajohn asked whether AI might help reduce operating costs. Ms. Fromson replied that AI technology is being used to automate crossing monitors with the potential to expand to track inspections and operations planning.

Councilmember Stevenson asked if Caltrain studied return-to-work policies and commute patterns to inform future ridership/revenue assumptions. Ms. Bouchard replied that Caltrain has a Ridership Recovery Task Force that has been reframed as a Ridership Growth Task Force. She acknowledged that the prior five-day commuter base will not fully return, and Caltrain must re-design its economic underpinning.

Mayor Brownrigg compared mass transit to “impact investment” where one can achieve financial returns and social benefits simultaneously. He expressed appreciation for Caltrain’s efforts to generate non-fare revenue and to practice cost containment.

Mayor Brownrigg opened the item up for public comment. No one spoke.

**d. UPDATE ON THE COUNTY PURCHASE OF 1501-1521 OLD BAYSHORE HIGHWAY, 1533-1545 OLD BAYSHORE HIGHWAY, AND 818-826 MAHLER ROAD**

Mayor Brownrigg introduced this as a standing item related to the County’s potential purchase of the Mahler site.

City Manager Goldman stated that she and the Mayor met with County Supervisor Speier and County Executive Officer Callagy regarding the Mahler site. She explained that the County is moving forward with the purchase and envisions the following list of potential uses for the site:

- A Horizon facility (sobering station, longer-term detox beds, and therapy)
- A nonprofit services area potentially including the Pride Center

City Manager Goldman stated that the City requested space for a police substation. She noted that she and the Police Chief plan to tour the property to select that location.

City Manager Goldman stated that Horizon’s ability to use the Mahler site is uncertain. She had conversations with Horizon’s Chief Executive Officer the prior week, and he said there is still uncertainty

about the possibility of transferring state grant funds to the site. She added that even if Horizon doesn't ultimately open on the Mahler site, the County still plans to open a sobering station there.

Vice Mayor Pappajohn asked the City Manager to clarify the letter of general plan conformity that was requested by the County. City Manager Goldman replied that while the County's visions for the site don't conform to the City's General Plan, the County asserts that, due to jurisdictional issues, it can proceed without the City's approval.

Vice Mayor Pappajohn asked if there was any update on the \$25 million in state funding for Horizon. City Manager Goldman replied that the transfer has not yet been approved by the State. She added that if Horizon transfers the funds to the Mahler site, without proper state approval, it could jeopardize future grants.

Mayor Brownrigg opened the item up for public comment. No one spoke.

**8. PUBLIC COMMENTS**

Grace discussed sidewalk repairs needed near her home, enforcement of the ban on gas leaf blowers, and assisting unhoused individuals in the community.

**9. APPROVAL OF CONSENT CALENDAR**

Mayor Brownrigg asked the Councilmembers and the public if they wished to remove any item from the Consent Calendar. Members of the public pulled 9i. Councilmember Stevenson pulled 9g, and Councilmember Thayer pulled 9h.

Councilmember Stevenson made a motion to adopt the following items from the Consent Calendar: 9a, 9b, 9c, 9d, 9e, 9f, 9j, and 9k; seconded by Vice Mayor Pappajohn. The motion passed by roll call vote, 4-0-1 (Councilmember Colson was absent).

**a. APPROVAL OF CITY COUNCIL MEETING MINUTES FOR THE MAY 18, 2026 CLOSED SESSION**

City Clerk Hassel-Shearer requested Council approve the City Council Meeting Minutes for the May 18, 2026 Closed Session.

**b. APPROVAL OF CITY COUNCIL MEETING MINUTES FOR THE MAY 18, 2026 REGULAR CITY COUNCIL MEETING**

City Clerk Hassel-Shearer requested Council approve the City Council Meeting Minutes for the May 18, 2026 Regular City Council meeting.

**c. APPROVAL OF CITY COUNCIL MEETING MINUTES FOR THE MAY 19, 2026 FY 2026-27 BUDGET STUDY SESSION**

City Clerk Hassel-Shearer requested Council approve the City Council Meeting Minutes for the May 19, 2026 FY 2026-27 Budget Study Session.

**d. ADOPTION OF A RESOLUTION AWARDED A \$658,184.20 CONTRACT TO DUKE'S ROOT CONTROL INC. FOR THE FY 2026-2029 SANITARY SEWER ROOT CONTROL PROJECT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT**

DPW Lamm requested Council adopt Resolution Number 069-2026.

**e. ADOPTION OF A RESOLUTION APPROVING THE PROCUREMENT OF FIVE VEHICLES FOR THE CITY'S FLEET SYSTEM AS PART OF THE FY 2025-26 VEHICLE REPLACEMENT PROGRAM IN THE AMOUNT OF \$722,555.91**

DPW Lamm requested Council adopt Resolution Number 070-2026.

**f. ADOPTION OF A RESOLUTION APPROVING THE STREET RESURFACING PROJECT TO COMPLY WITH SENATE BILL NO. 1 FOR FISCAL YEAR 2026-27 AND ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 IN COMPLIANCE WITH SENATE BILL NO. 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

DPW Lamm requested Council adopt Resolution Number 071-2026.

**g. ADOPTION OF A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH SCS ENGINEERS FOR ENGINEERING AND REGULATORY COMPLIANCE SERVICES RELATED TO THE CLOSED BURLINGAME LANDFILL IN THE AMOUNT OF \$256,115 PLUS CONTINGENCY FUNDING OF \$25,615 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$281,730, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT**

Councilmember Stevenson asked whether the \$281,730 was a budgeted cost. DPW Lamm replied in the affirmative, adding that it is part of next year's budget.

Councilmember Stevenson asked what portion of the cost relates to Topgolf. Assistant Public Works Director Okada replied that approximately \$35,000 of the services relate to the methane system inspections and regulatory compliance specific to the Topgolf building. Therefore, these costs will be billed back to Topgolf.

Mayor Brownrigg noted that the City's garbage rates include a portion earmarked for landfill maintenance. He explained that the landfill was closed when he moved to Burlingame nearly 30 years ago. He asked staff to prepare a brief status presentation in regard to the landfill in the fall.

Mayor Brownrigg opened the item up for public comment. No one spoke.

Councilmember Stevenson made a motion to adopt Resolution Number 072-2026; seconded by Councilmember Thayer. The motion passed by roll call vote, 4-0-1 (Councilmember Colson was absent).

**h. ADOPTION OF RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE EMERGENCY GENERATOR SERVICES AGREEMENT WITH EDWARD R. BACON COMPANY, INCREASING THE CONTRACT AMOUNT BY \$177,340, FOR A NOT-TO-EXCEED AMOUNT OF \$378,350**

Councilmember Thayer asked about the inclusion of City Hall among listed generators and whether the new City Hall would have or need an emergency generator. Assistant Public Works Director Okada stated that because the City does not yet own the new City Hall, they have not evaluated the generator needs of the building.

Mayor Brownrigg opened the item up for public comment. No one spoke.

Councilmember Thayer made a motion to adopt Resolution Number 073-2026; seconded by Vice Mayor Pappajohn. The motion passed by roll call vote, 4-0-1 (Councilmember Colson was absent).

**i. ADOPTION OF A RESOLUTION APPROVING THE ALLOCATION OF FUNDING FOR COMMUNITY SERVICE ORGANIZATIONS FOR FISCAL YEAR 2026-27**

Mayor Brownrigg opened the item up for public comment.

Grace discussed her concerns about allocating discretionary funds to nonprofits, arguing that the City should focus on core municipal responsibilities.

HIP Housing Home Sharing Program Manager Laura Moya thanked the Council for decades of support for HIP Housing. She discussed HIP Housing programs and provided Burlingame-specific results from last year:

- 80 residents contacted HIP Housing for assistance and received housing resources
- 36 Burlingame residents or workers applied to the Home Sharing Program (a 12% increase)
- Two low-income single-parent families in Burlingame received housing plus case management through HIP Housing's family programs
- Seven extremely low-income older adults in Burlingame received case management through the Housing Readiness program

Mayor Brownrigg closed public comment.

Finance Director Yu-Scott and City Manager Goldman discussed staff's outreach process for the community service funding program. It was noted that:

- The program has existed for over ten years

- Staff sent mail notices and emails in March to previous applicants
- New organizations find the program via Council recommendations

Vice Mayor Pappajohn asked whether outreach includes the eNews and City website. She indicated support for keeping the focus on organizations with a Burlingame nexus rather than broad countywide advertising that could invite many applicants with weak ties to the City. City Manager Goldman replied that staff hadn't used the eNews in the past. She reiterated that a more public call might overwhelm the small funding pot with applications for organizations that do not significantly serve Burlingame.

Councilmember Thayer noted her appreciation that the application form solicits Burlingame-specific data.

Mayor Brownrigg expressed concern that the current process might appear as if one must be an "insider" to know about the program. He suggested that staff improve outreach while maintaining a focus on organizations that serve Burlingame.

Vice Mayor Pappajohn made a motion to adopt Resolution Number 074-2026; seconded by Councilmember Stevenson. The motion passed by roll call vote, 4-0-1 (Councilmember Colson was absent).

**j. ADOPTION OF A RESOLUTION ACCEPTING THE CUERNAVACA PARK ATHLETIC TURF RENOVATION BY GALEBY PAVING, INC., CITY PROJECT NO. 86070 IN THE AMOUNT OF \$3,218,549.22**

Parks and Recreation Director Glomstad requested Council adopt Resolution Number 075-2026.

**k. OPEN NOMINATION PERIOD TO FILL TWO VACANCIES ON THE PARKS AND RECREATION COMMISSION**

City Manager Goldman requested Council open the nomination period to fill two vacancies on the Parks and Recreation Commission.

**10. PUBLIC HEARINGS**

**a. PUBLIC HEARING AND ADOPTION OF RESOLUTIONS ADOPTING THE CITY OF BURLINGAME 2025 URBAN WATER MANAGEMENT PLAN AND THE CITY OF BURLINGAME 2025 WATER SHORTAGE CONTINGENCY PLAN**

DPW Lamm stated that the Urban Water Management Plan ("UWMP") is a foundational planning document and a source of information about:

- Historical water use and projected demands
- Water supplies, reliability, and vulnerabilities
- Long-term planning for the City's water system

DPW Lamm stated that the current plan is a snapshot in time reflecting current best estimates. He acknowledged that some questions still lack definitive answers, and the City will revisit and update the plan in five years.

DPW Lamm introduced EKI Environment and Water Consultant Tyler Colyer to give the presentation.

Mr. Colyer began his presentation with a summary of the UWMP statutory requirements:

- Service area description
- Historical and projected supply and demand for 25-years (through 2050)
- Reliability under normal, single dry year, and multiple dry years
- Water conservation and drought planning

Mr. Colyer discussed why UWMPs are important:

- State-mandated water supply and demand planning documents (pre-requisite to receive State funding such as grants)
- Key document that articulates long-term water planning strategy to the public and governing body – promotes the “value of water”
- Foundation for Water Supply Assessments
- Framework to discuss water shortage contingency planning, water rates, and other issues

Mr. Colyer reviewed the Burlingame Water Service Area:

- Water source: 100% supply from San Francisco Public Utilities Commission (“SFPUC”) Regional Water System (“RWS”)
- Serves approximately 9,225 connections within City limits, unincorporated Burlingame Hills, and Coyote Point Recreation Area

Mr. Colyer stated that over the past ten years, overall water demand has remained relatively stable. He noted that population has also remained stable.

Mr. Colyer discussed the City’s future demand estimates:

- Future demands are driven primarily by anticipated changes in population and employment
- Community Development Department provided population/employment projections through 2040, reflecting the General Plan, specific plans, water supply assessments, and regional planning efforts.
- Beyond 2040, the consultants assume a constant growth rate carrying forward to 2050
- The City’s future demand projections include passive conservation savings

Mayor Brownrigg stated that he did not believe the forecasted 35% growth between 2035 and 2050 was realistic. He explained that these unrealistic growth assumptions could distort the sense of future scarcity.

Mr. Colyer stated that Burlingame’s Individual Supply Guarantee (“ISG”) from SFPUC is approximately 1,909 million gallons per year, and over the last five years, Burlingame has annually used roughly 61% to 64% of

that supply. He explained that under normal hydrologic conditions, SFPUC projects it can fully meet Burlingame's ISG through 2050, with the City's future demand reaching around 85% of the ISG by 2050.

Mr. Colyer stated that the State's Bay-Delta Plan requires significantly higher environmental flow standards on rivers feeding the Delta, including the Tuolumne River, to support fish and wildlife and improve water quality. He explained that for the Tuolumne River, the Plan calls for 40% unimpaired flows between February and June in wet and dry years. This requirement may reduce the volume SFPUC can store and supply from Hetch Hetchy, thereby impacting wholesale customers.

Mr. Colyer stated that the implementation date for the Bay-Delta Plan is uncertain. He explained that there have been numerous lawsuits and continuing negotiations including the Tuolumne River Voluntary Agreement seeking to achieve environmental benefits with less impact on water supply. He noted that this agreement is still under State review, with no set adoption timeline.

Mr. Colyer explained that SFPUC provided the Bay Area Water Supply and Conservation Agency (BAWSCA) with two scenarios for planning:

1. Bay-Delta Plan implemented as written (more restrictive)
2. No implementation of the Bay-Delta Plan

He stated that for the UWMP, SFPUC and BAWSCA chose to plan under the Bay-Delta implementation scenario to capture a conservative stress test as required by State law.

Mr. Colyer stated that SFPUC is contractually obligated not to exceed a 20% systemwide cutback under existing agreements, but the Bay-Delta Plan as modeled suggests greater reductions might be necessary in some scenarios.

Mr. Colyer discussed dry-year shortage projections:

- Using the Bay-Delta scenario and equal-cutback assumption
  - In a single dry year (modeled 2050), Burlingame's projected demand (per the plan's growth assumptions) would exceed its allocated supply by up to roughly 38%.
  - In multiple dry years (five-year sequence modeled to 2050), projected shortfalls could reach about 48% by the fifth year under those assumptions

Mayor Brownrigg questioned whether it is plausible that in 2050, a single dry year could result in a situation where Burlingame's demand exceeded supply by roughly 38%, given the City's ISG and historical usage. He stated that he did not believe such modeling outcomes reflected realistic planning and expressed strong skepticism regarding SFPUC's projected shortfalls. Mr. Colyer replied that the City is required by California Water Code to use SFPUC's reliability projections and BAWSCA's derived allocations in the UWMP. He acknowledged the discomfort that SFPUC, as a party with its own interests, is effectively setting the numbers, but confirmed that legally, Burlingame must accept these figures for this planning document.

Mr. Colyer summarized strategies underway to address potential future shortfalls:

- SFPUC’s Alternative Water Supply Program for new supply sources
- BAWSCA’s Long-Term Reliability Strategy focusing on local/regional supply enhancements
- Burlingame’s own Water Shortage Contingency Plan (“WSCP”) measures to curb demand during drought
- Ongoing evaluation of recycled water alternatives:
  - Non-potable uses
  - Advanced purification for potential indirect or direct potable reuse
- Continued advocacy through BAWSCA

Mr. Colyer discussed the Water Shortage Contingency Plan. He explained that it is a separate plan and organized into six shortage stages, corresponding to cutbacks of: 10%, 20%, 30%, 40%, 50%, and greater than 50%. He explained that activation of each stage depends on available supply information from SFPUC, State mandates, and local conditions. He added that it also requires a formal declaration from the City Council.

Mr. Colyer explained that the WSCP’s actions focus on:

- Reducing outdoor water use
- Providing simple, flexible tools for customers
- Introducing drought-tiered rates at stage 3 to encourage conservation
- Establishing water budgets for each account at higher shortage levels while allowing customers to decide how they meet those budgets

Mayor Brownrigg opened the public hearing. No one spoke.

Vice Mayor Pappajohn asked which City decisions and projects over the next two to three years could meaningfully improve water reliability and reduce dependence on SFPUC. DPW Lamm replied that the City is already planning upgrades to the wastewater treatment plant, which aligns with exploring recycled water opportunities. He noted that with advanced treatment, recycled water could supply one to two MGD, a significant portion of the City’s current 3.5 MGD average use.

Councilmember Thayer focused on whether the City should take any specific advocacy steps related to the Bay-Delta Plan, rather than waiting passively for the State decision. DPW Lamm replied that other BAWSCA agencies also rely on SFPUC and face similar concerns. BAWSCA provides Burlingame a collective voice to negotiate and advocate with SFPUC. He recommended working through BAWSCA rather than acting alone to maintain a unified front.

Senior Engineer Chang explained that by law, the UWMP must be based on:

- The current adopted General Plan and other land use documents
- Supplier-provided data (from SFPUC and BAWSCA)

He stated that a linear growth assumption extended beyond 2040 is inherently uncertain. He reiterated that the UWMP is a living document that can be updated before the next five-year cycle if growth or other conditions diverge from these assumptions.

Mayor Brownrigg discussed his concerns about risk management. He suggested that overly conservative assumptions on water availability can be used in a politically charged way to argue that water scarcity must dictate limits on development or environmental protection. He expressed concern that if every City adopts unrealistic high-growth projections, those aggregated forecasts will be used to justify extreme scarcity narratives and policy responses that may not be necessary.

Councilmember Stevenson noted his BAWSCA experience and expressed that SFPUC's drought models use a long design drought window not observed in the last century. He worried that if such assumptions drive planning, they will significantly affect capital investment decisions and rate structure.

Councilmember Stevenson made a motion to adopt Resolution Number 076-2026; seconded by Councilmember Thayer. The motion passed by roll call vote, 3-0-1-1 (Mayor Brownrigg abstained, and Councilmember Colson was absent).

Vice Mayor Pappajohn made a motion to adopt Resolution Number 077-2026; seconded by Mayor Brownrigg. The motion passed by roll call vote, 4-0-1 (Councilmember Colson was absent).

**b. INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURLINGAME AMENDING CHAPTERS 25.06, 25.10, 25.14, 25.16, 25.20, AND 25.78 OF TITLE 25 (ZONING) OF THE BURLINGAME MUNICIPAL CODE TO CREATE TRANSIT ORIENTED DEVELOPMENT OVERLAY ZONES WITHIN ONE-QUARTER MILE RADIUS OF THE MILLBRAE BART/CALTRAIN STATION AND DOWNTOWN BURLINGAME CALTRAIN STATION AND AMENDING THE ZONING MAP IN ORDER TO COMPLY WITH SENATE BILL 79 BY CREATING A TRANSIT-ORIENTED DEVELOPMENT LOCAL ALTERNATIVE PLAN (TODAP); CEQA DETERMINATION: EXEMPT PURSUANT TO STATE CEQA GUIDELINES 15378, 15061(b)(3). (PROJECT NO. ZOA26-0001) CONSIDERATION OF RESOLUTIONS TO AMEND THE GENERAL PLAN AND LAND USE MAP, THE DOWNTOWN SPECIFIC PLAN, AND THE NORTH ROLLINS SPECIFIC PLAN**

CDD Zayer began with an overview of SB 79:

- Goes into effect July 1, 2026
- Allows housing development on sites zoned residential, mixed use, and commercial within a quarter mile of transit stations in cities with a population of 35,000 or less
- Establishes set development standards for density, height, and Floor Area Ratio ("FAR")
- Can be combined with other State laws such as SB 330, SB 35, and State Density Bonus

CDD Zayer explained that pursuant to SB 79, the City's two Transit Oriented Development ("TOD") zones are affected:

- Downtown Burlingame Caltrain Station area

- Millbrae BART/Caltrain station area where the quarter mile radius overlaps the North Burlingame city limits

She noted that the Broadway Caltrain station does not qualify for SB 79 due to its train frequency.

CDD Zayer stated that under SB 79, areas within the quarter-mile radius must allow:

- Up to 75 feet in height
- Up to 120 dwelling units per acre (“DUA”)
- FAR 3.5

She added that within 200 feet of the station, the City must allow:

- Up to 95 feet in height
- Up to 160 DUA
- FAR 3.5

CDD Zayer explained that in March, the Council asked staff to prepare a Local Alternative Plan under SB 79 that would retain at least the same total capacity (total units and floor areas) as allowed by SB 79. But the alternative plan would allow the City to redistribute density within the TOD area to better reflect Burlingame’s planning goals.

CDD Zayer stated that in designing this alternative plan, staff had to comply with the following SB 79 constraints:

- The alternative cannot reduce maximum density more than 50% in the TOD zones (60 DUA minimum in the quarter-mile ring and 80 DUA within 200 feet)
- It cannot increase density by more than 200% (no more than 240 DUA in the quarter-mile ring and 320 DUA within 200 feet)
- It cannot reduce total capacity in any TOD zone by more than 50% or increase it by more than 200%

CDD Zayer explained staff’s capacity calculation:

- Applying SB 79’s default densities to the acreage within each TOD zone yields a total potential capacity of 16,317 units
- Staff’s alternative plan provides for 16,393 units, slightly above the required baseline

CDD Zayer reviewed the proposed Downtown TOD overlay

- Subarea A (closest parcels to the station within 200 feet)
  - Height – 95 feet (same as SB 79)
  - FAR – 3.5 (same as SB 79)
  - Density – 100 DUA (reduced from 160 DUA allowed by SB 79)
- Subarea B (remainder of the quarter-mile TOD area)
  - Height – 75 feet (same as SB 79)
  - FAR – 3.5 (same as SB 79)

- Density – 60 DUA (reduced from 120 DUA allowed by SB 79)

She added that staff tested the combined acreage of Subareas A and B with those densities and confirmed that it still meets or exceeds SB 79's total unit capacity requirement for the downtown TOD zone.

CDD Zayer reviewed the proposed North Burlingame TOD overlay (Millbrae station area). She noted that within Burlingame, only a limited portion of the quarter-mile ring overlaps, primarily in the North Rollins Road area. She explained that staff proposes the following:

- Height – 80 feet (matching the existing North Rollins Specific Plan's height standard rather than the SB 79 default 75 feet)
- FAR – 3.5 (same as SB 79)
- Density – 150 DUA (slightly above the current North Rollins Plan's 140 DUA and higher than SB 79's 120 DUA)

She noted that the small density increase helps absorb some required capacity northward, consistent with prior Council direction to concentrate housing growth in North Burlingame/North Rollins while reducing densities downtown.

CDD Zayer stated that TOD overlays apply to housing development projects that choose to use the overlay. She outlined minimum criteria for an overlay-using housing project:

- At least five units
- Minimum base density of 30 DUA
- At least two-thirds of the floor area must be residential
- Include at least 7% extremely low or 10% very low or 13% low income affordable units
- Projects above 85 feet in height must comply with specified labor standards

CDD Zayer stated that to implement the overlays, staff prepared amendments to Title 25 (Zoning Code) and the Zoning Map, General Plan and Land Use Map, the Downtown Specific Plan, and the North Rollins Specific Plan. She discussed the key changes:

- Remove explicit densities and FARs from the General Plan and rely on zoning and specific plans instead to avoid conflicting values
- Centralize all downtown development standards in the Downtown Specific Plan, and all North Rollins standards in the North Rollins Specific Plan, removing duplicative or conflicting standards from the Zoning Code
- Assign a base density of 60 DUA in the Downtown Specific Plan where housing is permitted

Mayor Brownrigg opened the item up for public comment. No one spoke.

Mayor Brownrigg thanked staff and stated that the purpose from the City's perspective is to shape how SB 79 applies locally by concentrating higher densities where the City believes they are most appropriate, rather than allowing a uniform "shotgun" pattern across the entire TOD radius.

Councilmember Stevenson discussed concerns that the overlay allocation did not seem to shift as much capacity from the downtown to North Rollins as he expected. CDD Zayer replied that the overlay of the Millbrae TOD is very limited, including only a small number of parcels in the North Rollins area. She explained that as a result, even with a high DUA in North Burlingame, the total unit capacity south of the station remains modest compared to the downtown TOD zone, where the entire quarter-mile radius lies within the City's boundaries.

Councilmember Thayer stated that even before SB 79, the City had already allowed higher densities in the North Rollins area and along El Camino Real. She added that the City's 2019 General Plan anticipated much of the necessary housing capacity there. She noted that the City did not have to rezone sites during the recent housing element cycle because of earlier density increases. She expressed frustration that SB 79 does not credit the City for its prior proactive planning and instead forces a uniform TOD mandate.

Councilmember Stevenson made a motion to bring back the proposed ordinance for a second reading; seconded by Vice Mayor Pappajohn. The motion passed by roll call vote, 4-0-1 (Councilmember Colson was absent).

#### **11. STAFF REPORTS AND COMMUNICATIONS**

There were none.

#### **12. COUNCIL COMMITTEE AND ACTIVITIES REPORTS AND ANNOUNCEMENTS**

Councilmembers reported on their various committees and activities.

#### **13. FUTURE AGENDA ITEMS**

The Council agreed to agendize the following three items:

1. UWMP follow up to elaborate on the population/demand projection methodology and consider updates to the UWMP
2. AB 1821 letter of support
3. Closed Burlingame landfill status
4. Street sweeping discussion

#### **14. ACKNOWLEDGMENTS**

The agendas, packets, and meeting minutes for the Planning Commission, Traffic, Safety & Parking Commission, Beautification Commission, Parks & Recreation Commission, and Library Board of Trustees are available online at [www.burlingame.org](http://www.burlingame.org).

**15. ADJOURNMENT**

Mayor Brownrigg adjourned the meeting at 9:55 p.m. in memory of the Loretta Trip and Connie Van Neerkirken.

Respectfully submitted,

Meaghan Hassel-Shearer  
City Clerk