



**BURLINGAME
BAYFRONT**
SPECIFIC PLAN

Burlingame Bayfront Specific Plan

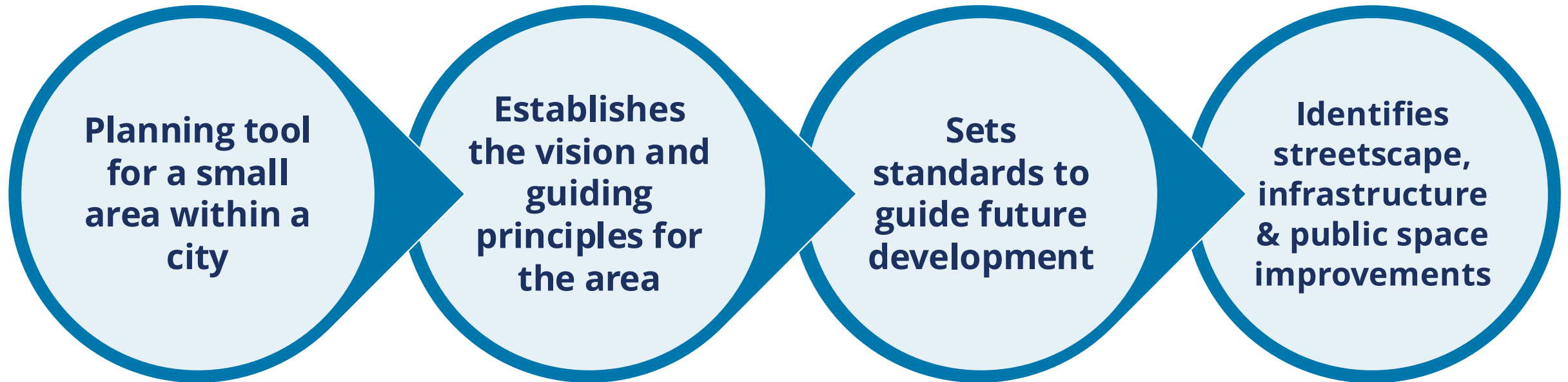
Planning Commission/City Council Study Session
April 15, 2026



Agenda

1. Introduction/Process
2. Existing Conditions Summary
3. Vision, Desires, and Outcomes
4. Questions

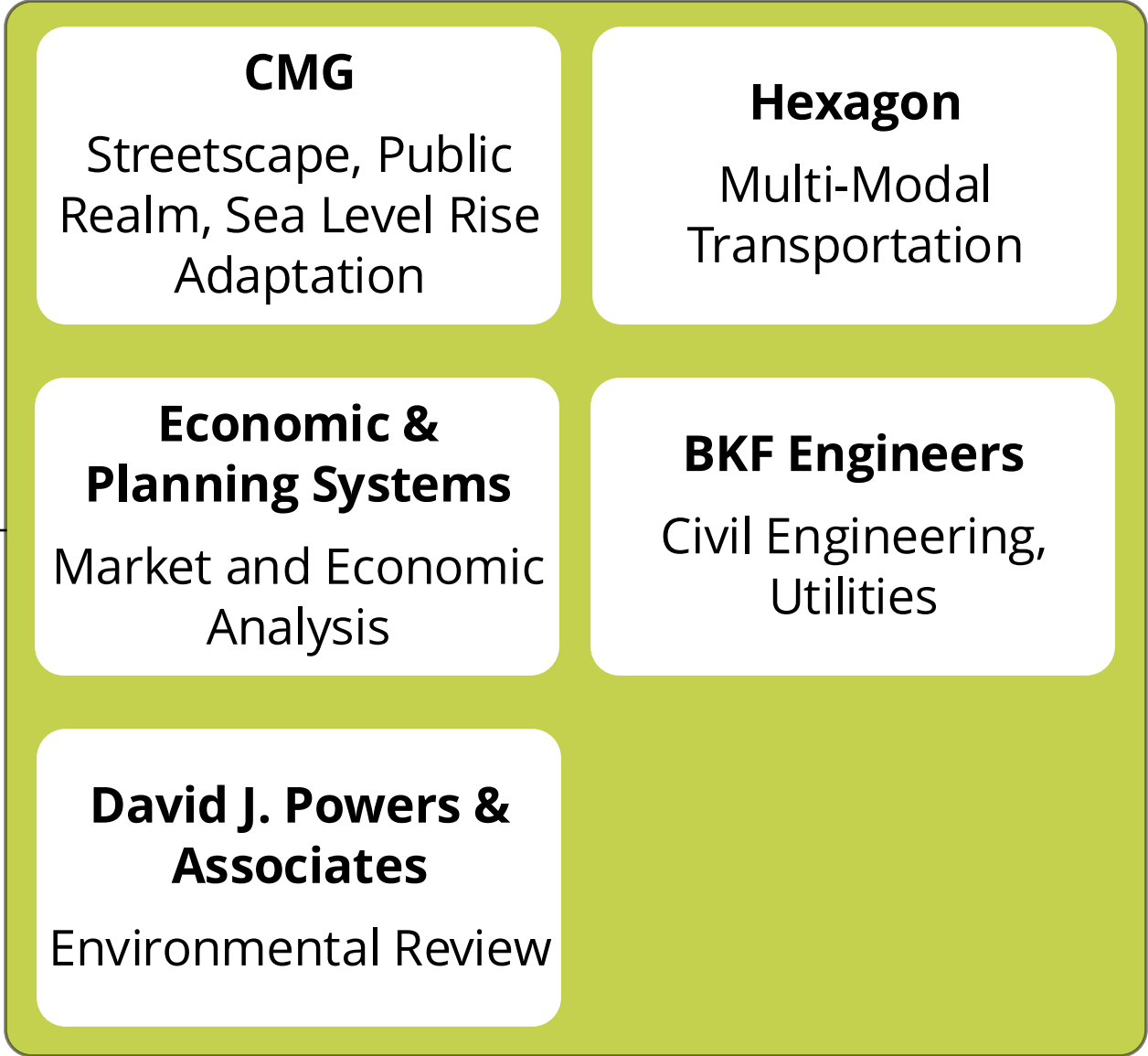
What is a Specific Plan?



Our Specific Plan Team

**City of
Burlingame**

Raimi + Associates
(an Alta Company)
Project Management,
Land Use Planning,
Development Standards,
Specific Plan Design,
Community Engagement



Project Development

	2026	2027	2028	
PHASES	<p>Background Analysis and Visioning</p> <p>Visioning and Goals</p> <p>Existing Conditions Reports & Summary Presentation</p>	<p>Develop and Analyze Options for the Plan Area</p> <p>Placemaking and Land Use</p> <p>Transportation and Mobility</p> <p>Economic Analysis of Alternatives/ Strategies</p>	<p>Pick a Preferred Option and Prepare the Plan</p> <p>Review and Select a Preferred Option (Alternative)</p> <p>Prepare and Review Draft Specific Plan</p>	<p>Environmental Analysis and Plan Adoption</p> <p>Environmental Impact Report (EIR) development and review</p> <p>Final Specific Plan</p> <p>Adoption Public Hearings</p>

Engagement Strategy

	2026	2027	2028	
PHASES	<p>Background Analysis and Visioning</p>	<p>Develop and Analyze Options for the Plan Area</p>	<p>Pick a Preferred Option and Prepare the Plan</p>	<p>Environmental Analysis and Plan Adoption</p>
ENGAGEMENT ACTIVITIES	<p>Stakeholder and Property Owner Meetings</p> <p>Joint PC/CC Study Session (April 15)</p> <p>Meeting #1 with Community Advisory Committee (CAC) (April 27)</p> <p>Community Meeting #1 (June 10)</p>	<p>CAC Meeting #2</p> <p>Stakeholder and Property Owner Meetings</p> <p>City Council Study Session</p> <p>Community Meeting #2</p> <p>Community Survey #1</p>	<p>CAC Meeting #3</p> <p>Stakeholder and Property Owner Meetings</p> <p>Joint PC/CC Study Session</p> <p>City Council Study Session</p>	<p>Community Open House</p> <p>Planning Commission Adoption Hearing</p> <p>City Council Adoption Hearing</p>

Existing Conditions



Bayfront North – Bayshore Highway



Broadway
Commercial District

Broadway
Station

Hyatt Regency Hotel

Millbrae Station

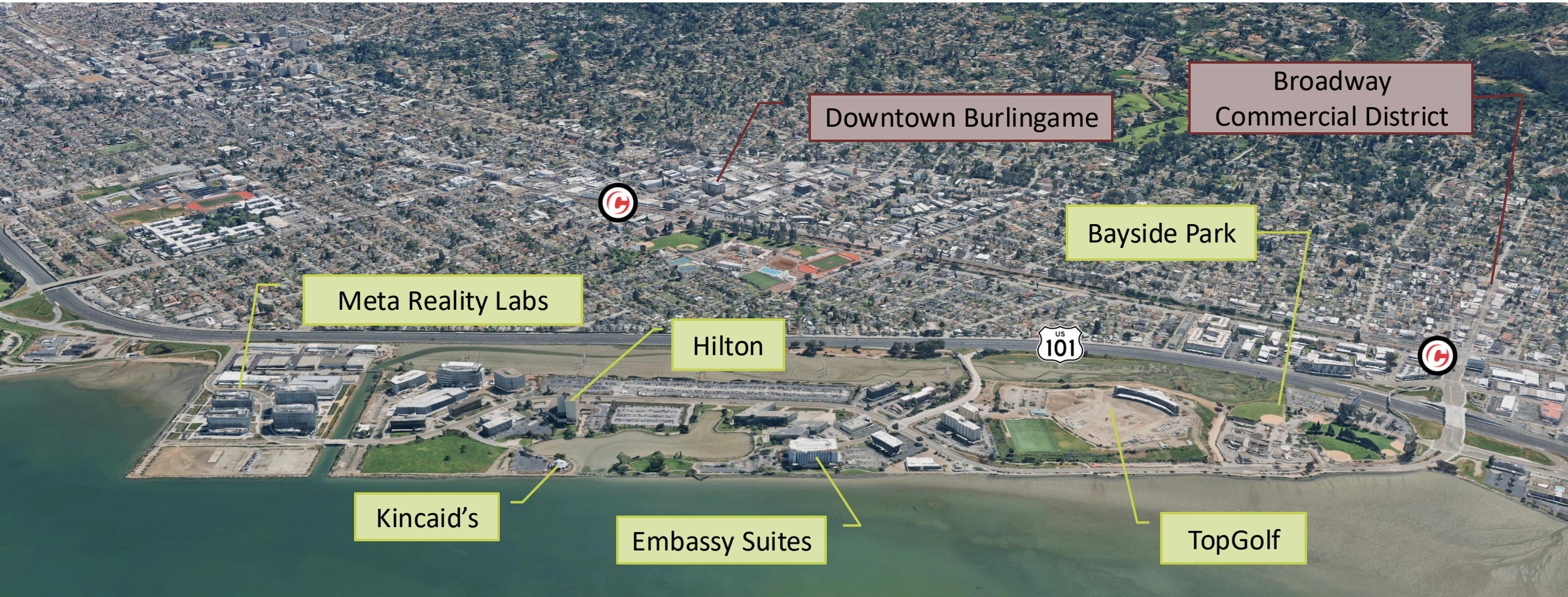
Inner Bayshore
Industrial Area

Benihana

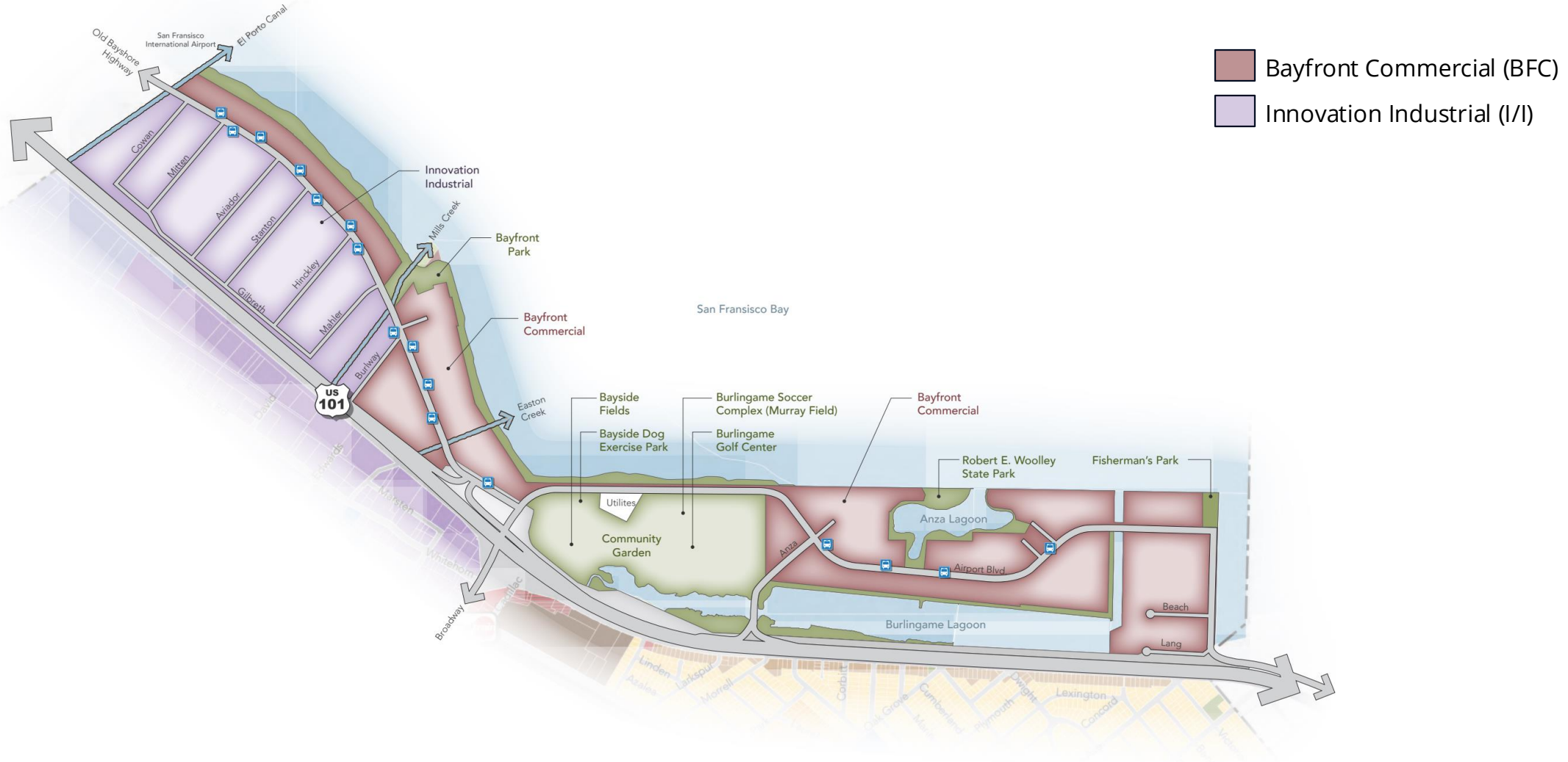
"The Landing"
office/lab development

Marriott Hotel

Bayfront South – Airport Blvd



General Plan Vision and Zoning District Descriptions



General Plan Vision and Zoning District Descriptions



Proposed Peninsula Crossing Project
(1200-1340 Old Bayshore Hwy)

Bayfront Commercial (BFC)

- “...provides a mix of uses, **creating a welcoming environment** for Burlingame residents and tourists alike to visit, shop, eat, bike and walk, and enjoy nature.”
- “...provide opportunities for **office and research and development**, as well as both local and **tourist commercial uses** that take advantage of views of and access to the Bay, where residents, employees and visitors can **work, shop, eat, bike and walk, and enjoy nature.**”
- “...should prioritize public access to the waterfront...”

General Plan Vision and Zoning District Descriptions



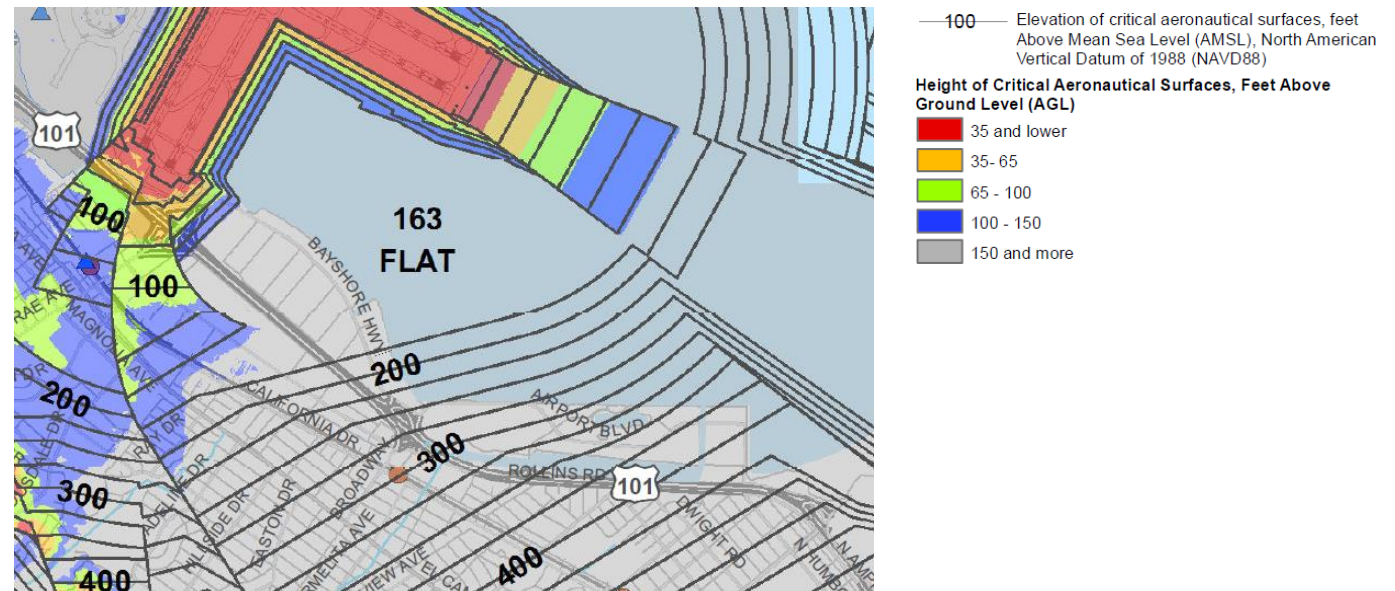
Innovation Industrial (I/I)

- “...districts function well as **light industrial and logistics centers**, with complementary commercial businesses.”
- “...**indoor recreation facilities should be minimized...**”
- “Creative and **design-related businesses** are encouraged...”
- “...encourage places for diverse and compatible light industrial, research and development, and creative business enterprises.”
- “Adaptive reuse [...] is encouraged, as well as **façade and site improvements on industrial properties.**”

Zoning Summary

- Height capped at 65 feet
- Projects allowed to exceed height with a Special Permit
- The Comprehensive Airport Land Use Compatibility Plan (ALUCP) dictates maximum building heights in the Bayfront area, between 163 and 400 feet above mean sea level
- Tiered FAR structure based on amount of community benefits provided

Development Standards	Bayfront Commercial (BFC)	Innovation Industrial (I/I)
Height Maximum	65 ft.	35 ft. Bayshore Hwy frontage: 65 ft.
Floor Area Ratio (FAR) Maximum	Tier 1 - 1.0 Tier 2 - 2.0 Tier 3 - 3.0	Bayshore Hwy frontage: 0.75 Hospitality: 3.0 Office/R&D: Tier 1 - 0.75 Tier 2 - 2.0 Tier 3 - 2.75



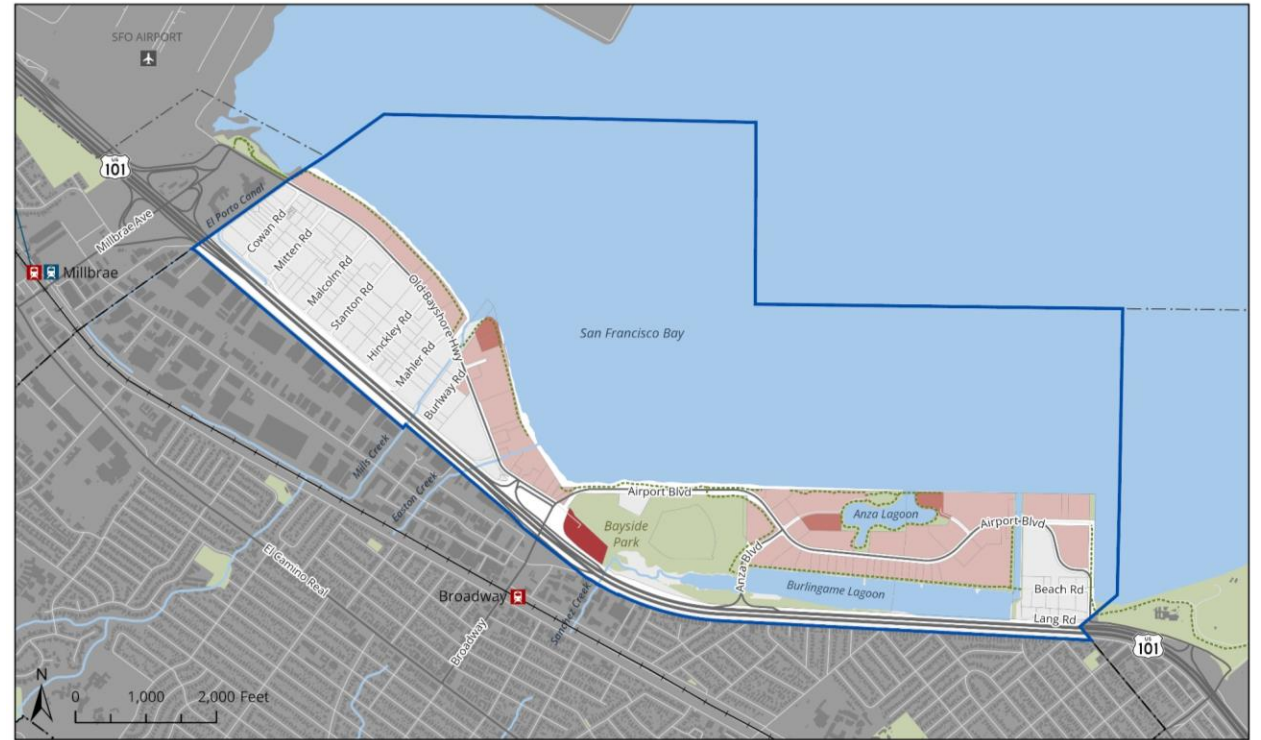
Zoning and State Laws Impacting Plan Area

State Laws

SB 6 (2022) and AB 2011 (2022)

- Allows residential in zones where office, retail, or parking are principally permitted
- Density:
 - Minimum density of 30-40 du/a
 - Zoning equal to nearest qualifying zone (RRMU/R-4) up to 70-80 du/a
- Prevailing wage requirements and/or skilled and trained workforce requirement

Not allowed on industrial properties or properties adjacent to industrial use



SB 6 and AB 2011 Eligible Properties

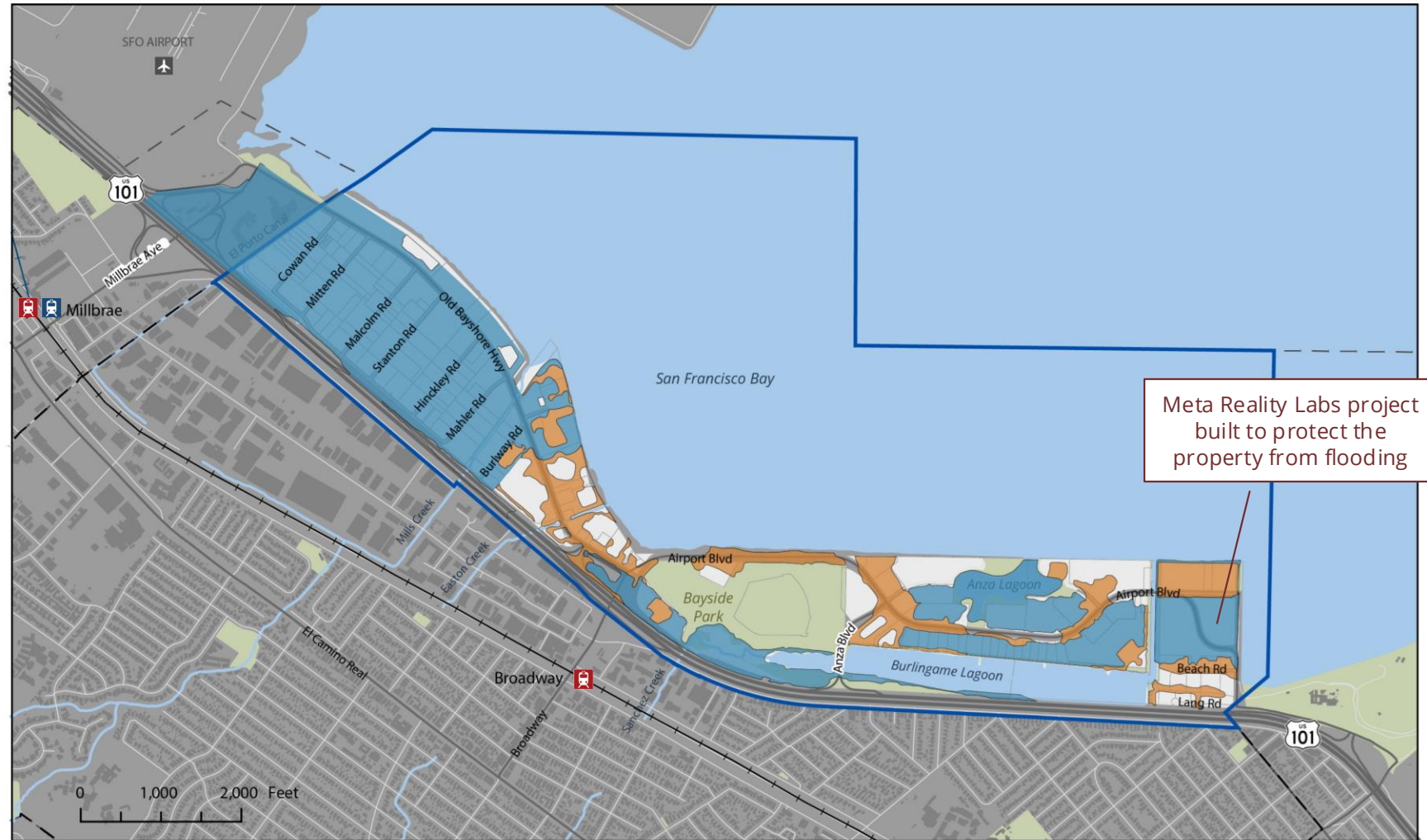
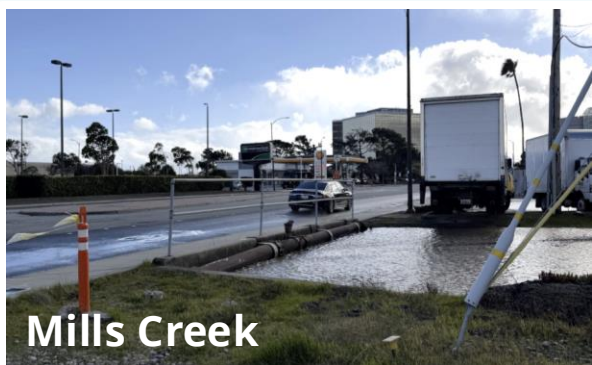
- SB 6 only
- SB 6 and AB 2011 100% Affordable
- SB 6, AB 2011 100% Affordable, and AB 2011 Mixed Income

Constraints



Sea Level Rise and Flooding

Most vulnerable areas are located on the northern section of the plan area along Old Bayshore Highway and to the south along the Anza and Burlingame Lagoons



- 1% Chance of Annual Flooding
- 0.1% Chance of Annual Flooding

Vehicular Access

Access Points

- Regional access via US 101: single full interchange at Millbrae Ave, 4 partial interchanges
- Local access via 3 east-west access points: Millbrae Ave, Broadway, & Peninsula Ave
- Broadway is the only access point from Burlingame

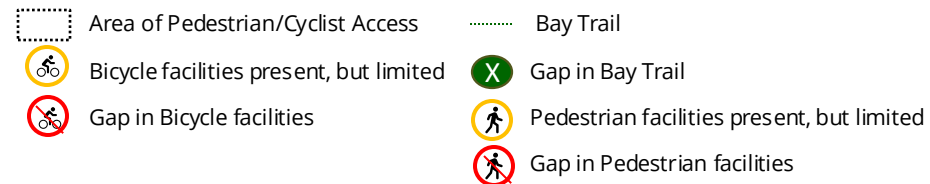
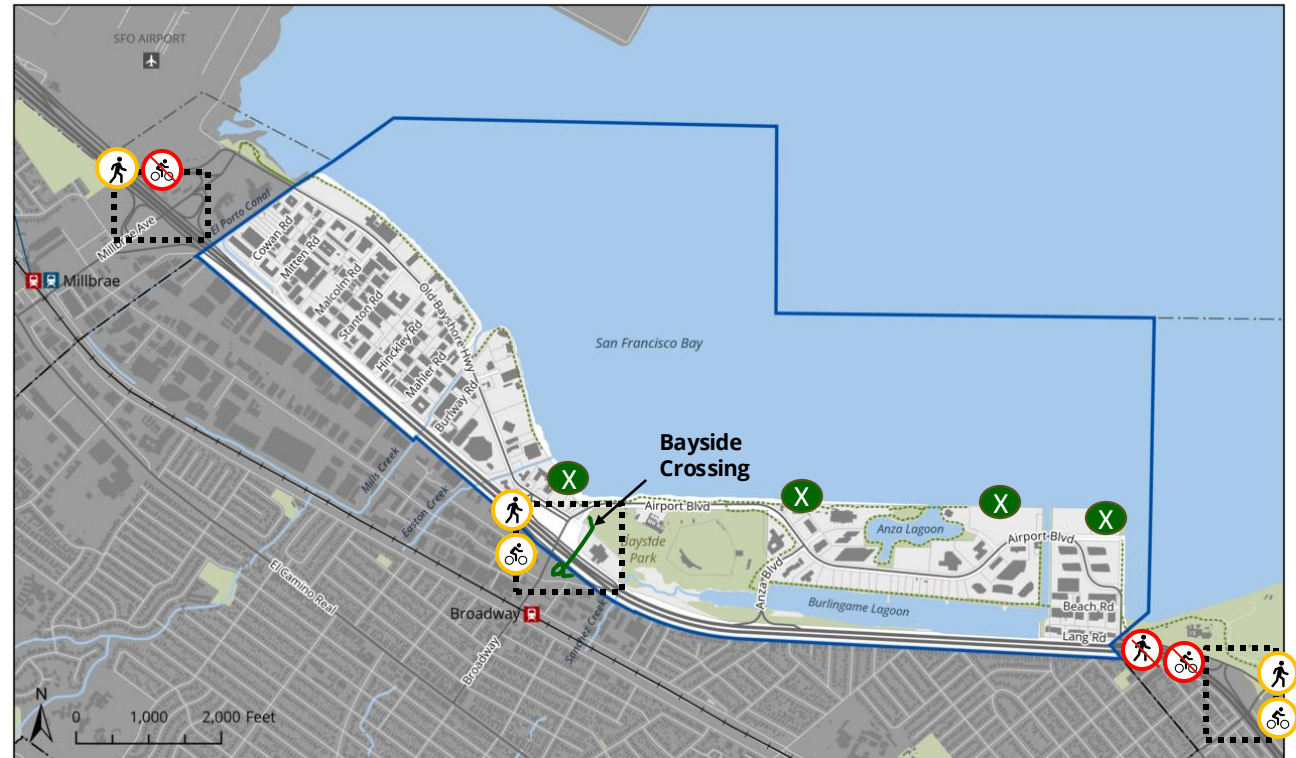
Level of Service (LOS)

- Acceptable LOS within plan area
- Unacceptable LOS during at least 1 peak hour for two intersections on Broadway



Pedestrian/Bicyclist Access and Facilities

- Stressful access to Bayside Crossing over US 101
- Limited pedestrian access over US 101/Millbrae and US 101/Peninsula
- No on-street bicycle facilities across Millbrae Ave
- No on-street bicycle facilities on Airport Blvd connecting to bike lanes on Peninsula Ave
- Gaps in Bay Trail

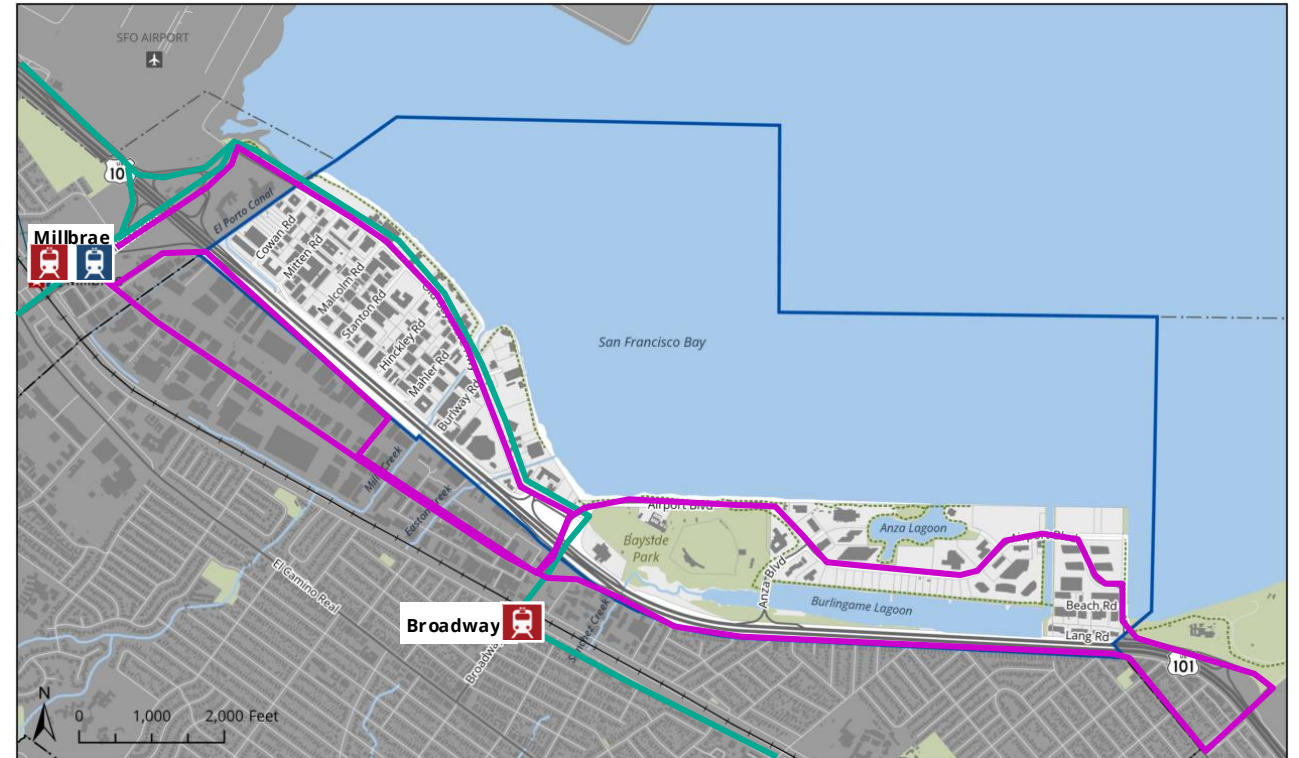





Opportunities



Transit Access

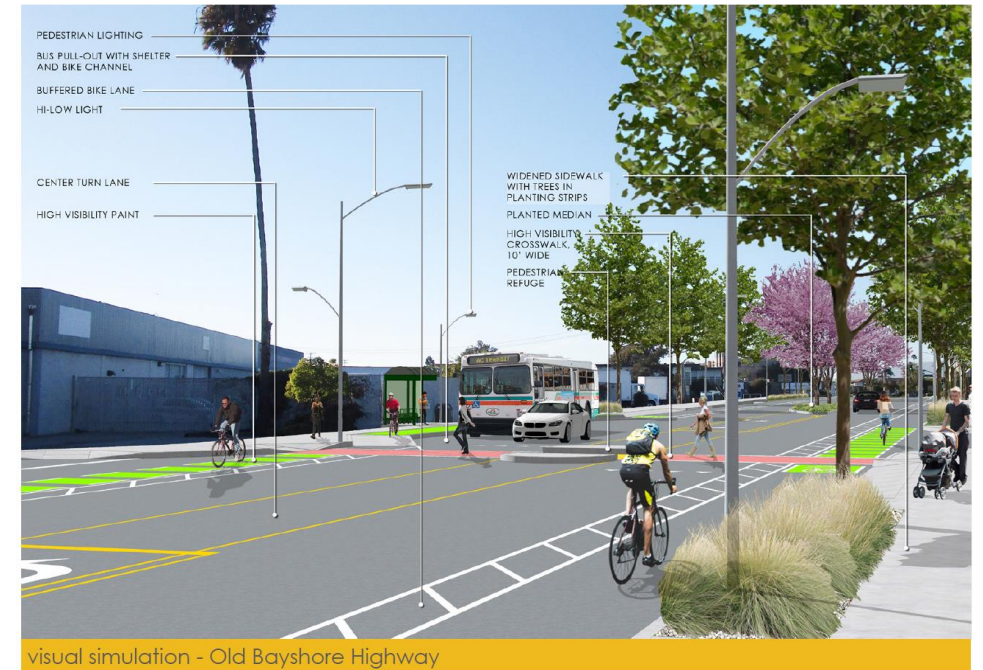
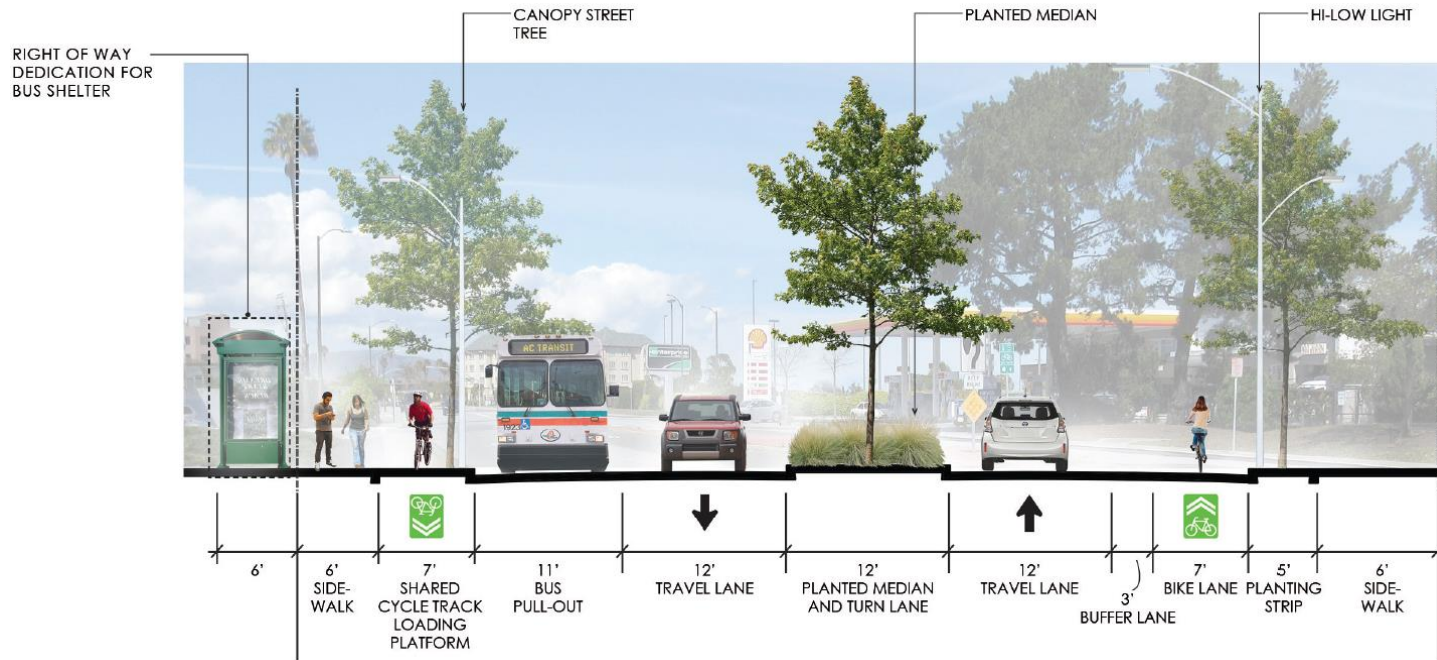
- Proximity to regional transit services (Caltrain and BART)
- First-mile/last-mile connections via SamTrans and commuter shuttles



-  BART Stop
-  Caltrain Station
-  Commute.org Shuttle Route
-  SamTrans Route

Planned Old Bayshore Highway Improvements

- Reduce number of lanes
- Improved bike facilities
- Widened sidewalks
- Improved crossings
- Improved bus shelters
- Consistent tree planting
- Enhanced access points to Bay Trail



Existing Land Uses and Development Pipeline

■ Pipeline Projects
■ Recent Projects (2019-2025)

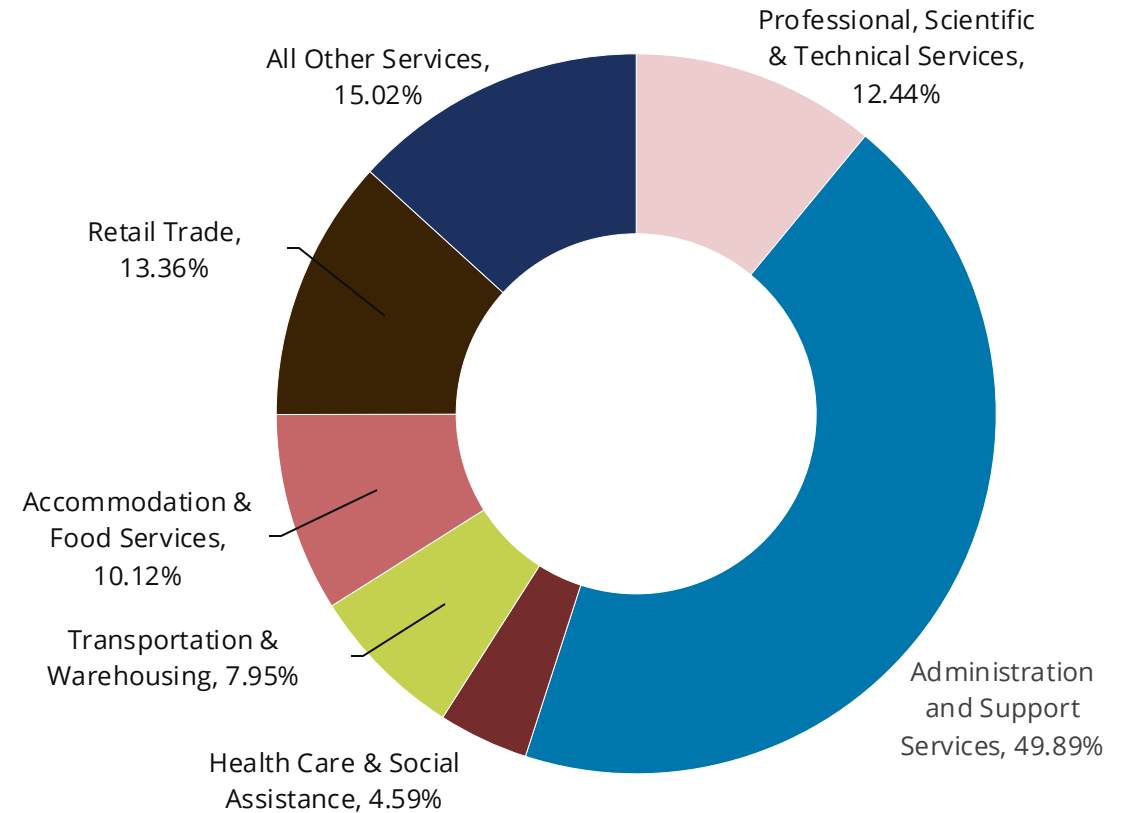
	Existing (2025)	General Plan EIR (2019)	Recent Projects (2019-2025)	Proposed Projects
Office/R&D	2.6M SF	867K SF	1.5M SF	+ 2.6M SF
General Commercial	150K SF	760K SF	Minimal	Minimal
Hospitality	2.4M SF	16K SF	0	0
Light Industrial	2.1M SF	570K SF	0	0



Concentrated and Diversified Jobs

- The Bayfront is Burlingame’s primary economic zone with roughly 15,000 jobs, making up approximately 50% of citywide jobs
- Diversified employment with notable concentration of administrative and support services
- Regional job growth trends have benefitted the Bayfront

Bayfront Employment By Industry (2023)



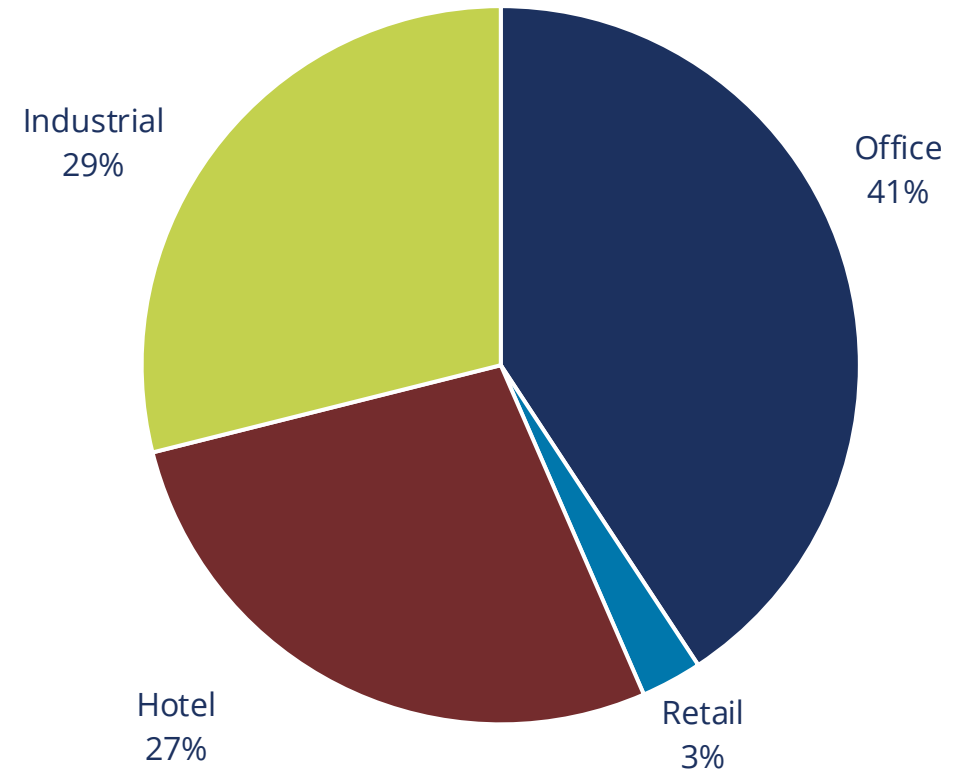
Source: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics (LODES), 2023



Strong Commercial Real Estate Potential

- Recent commercial projects in the Bayfront area demonstrate demand for new workspaces
- Regional hotel occupancy remains below from pre-pandemic levels but recreation and leisure uses could buoy hospitality and restaurants
- Industrial uses remain a key economic use, but market conditions are softening
- Retail on the Bayfront is limited and narrowly concentrated in sit-down restaurants

Distribution of Non-Residential Area (2026)



Source: Costar (2026)

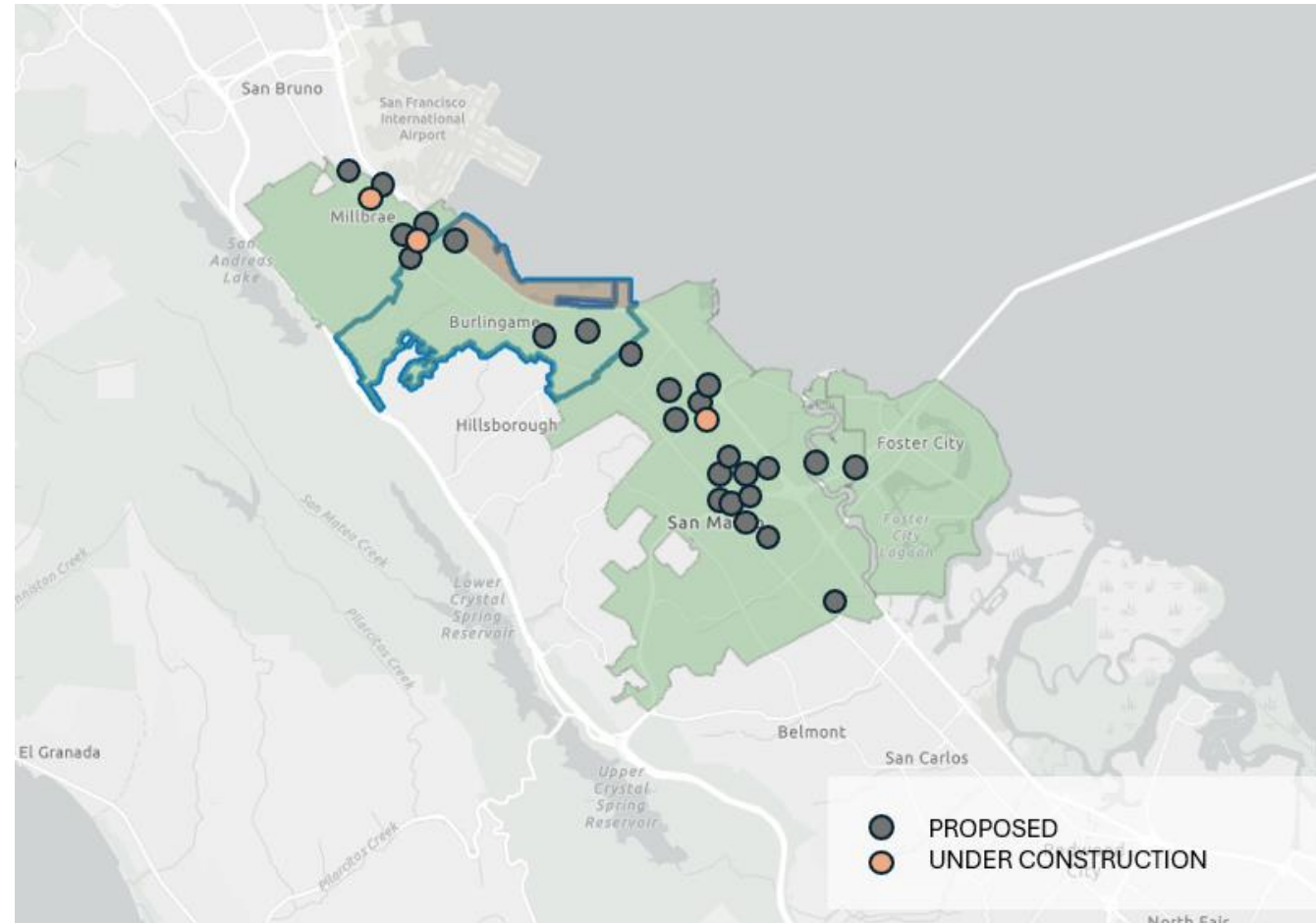


Housing As A Future Opportunity?

- The Peninsula multifamily market remains strong, supported by sustained demand and continued developer interest despite a cyclical slowdown
- Limited retail, restaurants, and amenities is a market challenge for new housing projects



Peninsula Subarea Multifamily Housing Pipeline



Source: Costar (2026)



Discussion Topics + Questions

Vision and Goals

- If you could design the ideal Bayfront, what would you envision?
- What land uses would you like to see?
- What would you like to keep/protect?
- What would you like to see change?

Planning Process

- What would you like to see included in this planning process?
- Are there specific results you would like to see in the plan?

