



SIERRA CLUB

LOMA PRIETA CHAPTER

San Mateo, Santa Clara and San Benito Counties

November 13, 2020

City of Burlingame, Members of the Planning Commission & City Council

Via Email to: Meaghan Hassel-Shearer, City Clerk, mhasselshearer@burlingame.org

Amelia Kolokihakausi, Project Manager - North Rollins Road Specific Plan, ameliak@burlingame.org

Subject: Planning for North Rollins Road Specific Plan

Dear Amelia and Members of the Planning Commission and City Council,

The Sustainable Land Use Committee of the Loma Prieta Chapter of the Sierra Club (SLU) advocates on land use issues in San Mateo and Santa Clara Counties. We commend the goal and objectives of the North Rollins Road Specific Plan study and have some suggestions for your consideration.

1. Before getting deep in the Planning weeds, what is the potential of flooding in the area due to sea level rise?

2. We like the idea of mixed-use, especially near the Millbrae BART station, but are concerned that the plan for the northern 1/3 of the corridor may not result "*in the live/work complete residential neighborhood – with parks, tree-lined streets, and a pedestrian orientation*" that the goal of the Plan envisions. It takes more than just placing mixed-use buildings in close proximity to each other to make a flourishing neighborhood. Sierra Club SLU has a pair of *Guidelines*:

[Guidelines for Downtown and Station Area Plans \(useful for Specific Plans\)](#)

[Guidelines for Residential/Mixed Use Projects \(useful for Commercial proposals\)](#)

for Planning a Transit-Oriented Development or Specific Plan that the City may find useful when creating the Specific Plan for this area.

3. We urge the city to review these *Guidelines* which are in the form of a checklist that we use to evaluate specific projects and area plans. Many cities and developers have used them and discovered amenities and relationships in proposed projects and plans that they had not previously considered.

Respectfully Yours,

Gita Dev, Co-Chair, Sustainable Land Use Committee, Sierra Club Loma Prieta Chapter

cc. Kevin Gardiner, Community Development Director - kgardiner@burlingame.org

Sustainable Land Use Committee, Sierra Club Loma Prieta Chapter

James Eggers, Executive Director, Sierra Club Loma Prieta Chapter