



LONG TERM PLANNING COMMITTEE

BOARD OF DIRECTORS

MINUTES

January 9, 2019

- 1. Call to order:** Chair Cappel called to order at 5:00pm
- 2. Roll Call:** Chair Cappel, Director Pagliaro, Dr. Cameron Emmott, Nirmala Bandrapalli, Sarki Sarkisian, Paul Seto and Dan Quigg. Also present was CEO Fama. Absent: Dr. Wade Aubry and Mark Johnson.
- 3. Approval of Minutes from November 7, 2018:** Paul Seto moved, and Dr. Cameron Emmott seconded approval of the minutes as presented. The motion passed 6/0/1; Director Pagliaro abstained as he was not present 11/7/18.
- 4. Guest Presentation:** Chair Cappel welcomed and introduced Kevin Gardiner, Community Development Director who presented a power point presentation summarizing Burlingame's General Plan process, the plan that was approved by City Council on January 7th and the area in the plan that addresses PHCD's Burlingame property and PWC development. [Presentation is appended to and made part of these minutes.]

Questions asked to Mr. Kevin Gardner about plan included:

Chair Cappel: What is the approximate available space for development between California Drive and El Camino Real?

Mr. Sarkisian: Is there infrastructure with utilities and supplies for the planned density?

CEO Fama: Is there any plan to have an off ramp south on 101 onto Peninsula Ave?

Director Galligan: Is there any discussion regarding the Burlingame Plaza on El Camino?

Chair Cappel: Are there any plans for the empty lot on Trousdale and El Camino that is used to sell Christmas trees?

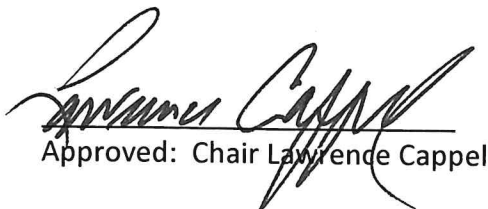
Mr. Gardner noted the planned development will replace a gas stations and vacant car wash with mixed use office buildings. An environmental impact report was done analyzing traffic, water use, utilities, infrastructure etc. If the current plan remains as is within parameters anticipated, there will be enough infrastructure capacity to handle the growth planned. The plan did not evaluate the off ramp at Peninsula Avenue because it is a CalTran and San Mateo issue. There are no plans for the Burlingame Plaza as of now; there will be follow up discussion with the landlord for potential opportunities. A plan was given to the landlords for an opportunity to do something more constructive with the site but did not hear back.



Councilmember Brownrigg noted the Burlingame City Council is set to create more housing due to the regional housing crisis. Burlingame will have some great improvements with the new development of Facebook at the old movie theater drive-in on the Bayside which will create 3,500 jobs. **Director Pagliaro** pointed out the development at the old movie theater will greatly impact traffic on and off the 101 freeway; and, there is no affordable housing designated in conjunction with that project.

5. **Project Updates:** CEO Fama referenced the Report previously distributed and provided further updates.
 - **The Trousdale** now has thirteen residents with a steady flow of admissions planned. The Grand Opening celebration has been scheduled for February 22, 4-7pm.
 - **Peninsula Wellness Community:** A meeting with the Burlingame School District is scheduled for Monday, January 28 to discuss the feasibility of swapping PHCD's 1875 Trousdale parcel for their 1825 Trousdale parcel. A follow up meeting with Sutter leadership is scheduled in early March to firm up if and how much square footage they may want in the proposed professional office building. Several affordable housing advocates attended the Board's December 13 meeting urging consideration of more than the planned 10% up to 100% affordable housing and to include workforce housing.
 - **Sonrisas Dental Health:** YTD visit volume for first 5 months is 4500; net loss is running lower than anticipated due to payer mix and cost control. County Health System CFO provided a draft provider agreement for review – a major step closer to forging a partnership that will increase the county patients' access to care as the county's current waiting list for basic care has a 7-12 month waiting list and will increase the revenue per visit to Sonrisas over its current reimbursement which is significantly lower than County gets for same care.
 - **70th Anniversary Event:** Was a success! 383 folks RSVP'd, 245 attended, comments about the speaker said he was educational and entertaining, and comment most often heard as folks were leaving – "I had no idea the District was doing so much". Another critical success metric was of the 383 RSVP emails on Eventbrite, 241 were new to the District.
6. **Strategic Plan Development Update:** Chair Cappel deferred this item due to the hour.
7. **Adjournment:** The meeting was adjourned by Chair Cappel at 6:30 pm.

Written by Stephanie Arevalo


Approved: Chair Lawrence Cappel