

CONSERVATION ELEMENT

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INTRODUCTION

The California State Planning Law now requires the general plan of each city and county to include a Conservation Element. Section 65302(d) of the Government Code defines the Conservation Element in these terms:

(d) A Conservation Element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. The conservation element may also cover:

1. The reclamation of land and waters;
2. Flood control;
3. Prevention and control of the pollution of streams and other waters;
4. Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan;
5. Prevention, control, and correction of the erosion of soils, beaches, and shores;
6. Protection of watersheds; and
7. The location, quantity and quality of the rock, sand and gravel resources.

Burlingame, in the main, is a "developed" community. However, there are important natural resources within and adjacent to its boundaries and the City needs to develop and implement programs that encompass the conservation of both the "built environment" and these natural resources.

The City gave general recognition to conservation needs in adopting the General Plan in 1969. The City General Plan now includes policy statements related to conservation. These are in three categories: (1), *General Goals* intended to reflect basic aims of the majority of citizens; (2), *Community Development Goals* identifying the general course of "development" needed in the City to satisfy the basic aims embodied in the General Goals; and (3), *Implementing Objectives* linking broad categories of action to the Community Development Goals.

The policy statements from the General Plan most directly related to conservation are cited below. These statements provide the point of departure for the Conservation Element which will further define conservation policy and provide a framework for conservation activities needed to protect and enhance the quality of life in Burlingame.

General Goals:

- Educational, cultural, and aesthetic advancement.
- Improvement of the physical environment, facilities, and services for living.

Community Development Goals:

- To maintain and improve the quality of the environment to preserve the public health and enhance the prospects for enjoyment by residents and visitors.(Goal IV; see PP-5)

Implementing Objectives:

- Insure levels of air quality compatible with the preservation of public health, including prevention of irritation to the senses, interference with visibility, and damage to vegetation.(Goal IV a)
- Maintain and improve the quality of water in San Francisco Bay and in the streams flowing through the City.(Goal IV b)
- Maintain the pleasant appearance prevailing in most of the City's residential areas and improve the visual quality in areas of less satisfactory appearance.(Goal IVc;)
- Improve the visual quality of commercial and industrial areas with particular attention to the Central Business District, Broadway, and the industrial areas viewed from major highways.(Goal IVd)
- Protect the citizens of the community against excessive noise.(Goal IVe)

In addition to these general policy statements, more specific policies and proposals for conservation in the waterfront area are included in the Waterfront Element.

In the Conservation Element, issues are discussed and suggestions for dealing with associated problems are advanced. This document is a beginning point in a program to provide solutions to the many environmental problems faced today. To assist the City in ongoing conservation education and action programs Appendix I provides a directory of public agency sources of technical information or advice; Appendix II is a selection of reference material; Appendix III gives sources of data on the physical characteristics of the planning area; Appendix IV presents a summary description of sub-areas within the Burlingame Planning Area. These Appendixes are available under the heading of Conservation Element in the Appendix to the Burlingame General Plan document. These Appendixes are available under the Heading of Conservation Element in the Appendix to the Burlingame General Plan document.

THE CONSERVATION ELEMENT AS PART OF THE GENERAL PLAN

The Conservation Element is intended to be supplementary to previously adopted General Plan elements. The Conservation Element includes three divisions: Division I - Concepts and Definitions; Division II - Objectives and Principles; and Division III - Program. The Conservation Element, when adopted, will become part of Part II of the General Plan.

CONCEPTS AND DEFINITIONS

Conservation in Burlingame is concerned not only with the natural environment (where the forces of nature and the natural processes are dominant) but also with the built environment (areas where nature is modified by man through design and construction for visual and functional effects to serve and please human users). The built environment is characterized by buildings and other structures and the sites upon which they sit; streets; parking areas, gardens and parks (other than natural preserves). This element, therefore, defines conservation policy and provides a programmatic framework for the conservation and utilization of natural resources, and for protecting and enhancing the aesthetic qualities and usefulness of the built environment. If the qualities of the natural and built areas of Burlingame are to be maintained or enhanced, citizens must be aware of the existing problems and issues both of local and regional nature. Many urban environmental problems in Burlingame can be successfully dealt with locally, but some broader environmental concerns, e.g. air, noise, and water pollution, require interjurisdictional cooperation on an area-wide or regional level. In addition, some concerns may require cooperative efforts between the City and public and private agencies at the State or even national levels.

Conservation in Burlingame has three basic aspects. First is an understanding of the natural site on which the City has been built-- the hillsides, canyons, streams, and the marshes and the Bay-- all of which have been altered through the years as roads and railways were laid out, woodlands cleared, marshes and Bay filled, and houses, stores and factories built to form the City as it now is. Second is a respect for the City itself as a functioning whole-- the homes, streets, market places and meeting places, businesses and industries that are the setting for human activities. And third is an awareness of the dynamic impact of natural forces that continue to affect the City-- the rains, wind, erosion and floodings, and tides and currents in the Bay; the growth (and sometimes decline) of street trees, gardens, park landscaping; the impact on wildlife habitat, of changes in woods, backyards, tidelands, the Bay and its shores.

CONSERVATION ETHIC

Not only in Burlingame but throughout most other urban areas, conservation begins with awareness and understanding. Man is involved in the ecological continuum (natural and man-made) of which he is a part. Apathy (or perhaps a sense of helplessness) in the face of environmental degradation is showing signs of dissolving, and is being replaced with a growing ecological consciousness. A part of this is an awareness that man not only must have a sound natural environment, but also a sheltering city which meets his cultural needs. A conservation "ethic", then, is concerned with both. It derives from a special feeling for the earth, the ecosystem, and all living things. It includes recognition of the value and role of our built environment and the useful things within it. The City should foster the conservation ethic through communication, cooperation, education, and action.

OBJECTIVES AND SUMMARY RECOMMENDATIONS

The objectives and action principles following provide essential general policy for a systematic approach to conservation of natural resources and city values in Burlingame.

OBJECTIVES

- C(A): To initiate, develop, and implement programs for the conservation of natural resources giving particular attention to critical resource conditions.
- C(B): To prevent or eliminate damage to the environment and stimulate the health and welfare of the citizens of Burlingame.
- C(C): To restore, where found to be feasible, natural features of vegetative cover, streams, marsh and bay where areas have been unduly disturbed by man.
- C(D): To initiate, develop, and implement programs for the conservation of the built environment.
- C(E): To foster public educational programs on local conservation needs.
- C(F): To participate in regional conservation programs of direct concern to the City.
- C(G): To promote economic growth which is consistent with an improvement in the quality of the environment.

ACTIONS

- C(1): The City should act to protect valuable vegetative cover and encourage planting additional vegetation, giving preference to indigenous materials.
- C(2): The City should initiate a study by the Planning Commission of the remaining natural areas to determine the effect of development on or near these areas.
- C(3): Because projects being developed outside the corporate limits can adversely affect the City environment, Burlingame should monitor all major developments through the EIR process and other procedures.
- C(4): The City should protect the creeks flowing through private and public lands by regulation and acquisition of conservation easements where found to be necessary.

- C(5): The City should acquire development rights where found to be necessary to protect areas that are of outstanding value in their natural condition.
- C(6): To protect existing urban areas and structures from deterioration, Burlingame should insure that private places are properly maintained.
- C(7): In order to develop a stronger conservation awareness in the people of Burlingame, the City should help to develop conservation education programs in the schools and in the community.
- C(8): To develop an exchange of information, the City should maintain communication with conservation groups and conservation agencies in areas of direct concern to the City.

PROGRAM

GENERAL EXPLANATION

The comprehensive conservation program deals with the two basic environments found within Burlingame-- the built and the natural. Although the state law identifies conservation with the natural resources, it is necessary that the City consider, in addition, the conservation of some particular sections of the City where remedial actions are needed. For this program, natural resources as defined in the Government Code (Section 65302(d)) are grouped in the following categories: water; vegetation; soils and geology; wildlife; and air.

For the "built" environment, areas of the City are treated in three broad categories: stable urban areas, in which relatively little adverse change is anticipated; special urban conservation areas, requiring remedial action; and areas of change where redevelopment and new development could adversely affect the natural resources.

Carrying out the conservation program requires a wide range of public and private actions, including: government regulation; acquisition in fee or lesser interest; technical advice; education; incentives; and remedial work programs, public and private.

Charts I and II identify the interrelation of the components of the conservation program. These charts provide a frame work for review and evaluation of the public and private actions needed to achieve conservation objectives. Such review by City staff, officials and citizens can become an important part of an on-going conservation action program. (See Charts following.)

CHART I
CONSERVATION FRAMEWORK

Natural Resource Categories

| Conservation Action Programs and Actions | Water | Vegetation | Soils & Geology | Wildlife | Air |
|---|-------|------------|-----------------|----------|-----|
| <p>Government Regulations</p> <ol style="list-style-type: none"> 1. Zoning 2. Subdivision 3. EIRs 4. Building Code 5. Parking 6. Fire Code 7. Sign 8. Design Review 9. Maintenance Code <p>Acquisition of Endangered Areas</p> <ol style="list-style-type: none"> 10. Fee 11. Easement 12. Gift of Purchase <p>Technical Advice</p> <ol style="list-style-type: none"> 13. Public Information Service 14. Private Groups & Individuals <p>Education</p> <ol style="list-style-type: none"> 15. City Staff and Officials 16. Public Schools 17. Private Groups & Individuals <p>Incentives</p> <ol style="list-style-type: none"> 18. Financial Relief 19. Shared Responsibilities 20. Regulation Modification <p>Remedial Work Programs</p> | | | | | |

CHART II
 Programs and Actions for the Conservation of the Natural Resources
 (A Format for Evaluation)

Natural Resource Categories

| Conservation Action Programs and Actions | Stable | Special Conservation | Transitional Areas Affecting Natural Resources |
|---|--------|----------------------|--|
| <p>Government Regulations</p> <ol style="list-style-type: none"> 1. Zoning 2. Subdivision 3. EIRs 4. Building Code 5. Parking 6. Fire Code 7. Sign 8. Design Review 9. Maintenance Code <p>Acquisition of Endangered Areas</p> <ol style="list-style-type: none"> 10. Fee 11. Easement 12. Gift of Purchase <p>Technical Advice</p> <ol style="list-style-type: none"> 13. Public Information Service 14. Private Groups & Individuals <p>Education</p> <ol style="list-style-type: none"> 15. City Staff and Officials 16. Public Schools 17. Private Groups & Individuals <p>Incentives</p> <ol style="list-style-type: none"> 18. Financial Relief 19. Shared Responsibilities 20. Regulation Modification <p>Remedial Work Programs</p> | | | |

CONSERVATION PROGRAM ACTION COMPONENTS

Government Regulation. The natural resources important to Burlingame can be conserved in large part through adequate control of new and existing development by suitable regulation-applied by the City under its powers to enact laws which are in the public interest and which are directly related to the health, safety, and general welfare of the community. Such regulation can be in the form of zoning; architectural and site plan review; subdivision regulation; grading and site development regulations; and other measures to protect creeks and bay, require careful siting of development around the canyons, provide control over use of natural hazard areas, other unstable areas and flood plains. The zoning ordinance can include height, bulk, and usable open space regulations for conservation of the "built" environment.

Action: Review existing regulations in relation to conservation needs and prepare revised or new regulations as required.

Acquisition. There are cases where private development and use will not be compatible with resource conservation nor will regulation be adequate for achieving conservation objectives. In these situations public acquisition will be needed. This can be either full fee title, or acquisition of easement or other limited rights as necessary for the purpose to be secured. The rights acquired should be consistent with the conservation purpose. Acquisition can be by gift, dedication required as a condition of a permit, negotiated purchase, or purchase under eminent domain.

Action: Prepare acquisition program based on Open Space Element and other relevant information.

Technical Advice. Additional technical information and advice on natural processes is needed for an on-going conservation program, and should be so catalogued and organized that it can be made available and useful, not only to City staff and officials, but to the public as well. Information on services available and sources of professional advice including county, state and federal agencies, professional societies, conservation groups and appropriate local professionals (e.g. landscape architects, architects, geologists, biologists, hydrologists) should be made available at the Burlingame City Library and through public schools within the City, and at the high schools and the community colleges. Through the Burlingame City Library the Bay Area Reference Services can provide access to information sources not available locally.

Education. The primary role of the City in conservation education is to provide information about its own programs and its background studies of the Burlingame setting. This information should be made available through the Burlingame library system as well as through the City Planning Department. Although new conservation related curricula are now being developed at every grade level in the school systems, public and private, high school adult education and community colleges, the need for more specific information on local ecosystems warrant setting up effective channels of information. Important participants in community actions to further the conservation goals and encourage private initiative and cooperation are the civic and conservation organizations concerned with the quality of the City environment. Improved channels of communication will encourage citizen participation. The City, too, could benefit from an exchange of information in order to take advantage of the valuable body of local

information being developed by these organizations--on City history, archeology, historic buildings and sites, birds and other wildlife, horticulture and the like.

Incentives. For effective conservation of natural resources and the "built" environment a program of public incentives may be needed. Tax relief or other financial incentives could be used for the conservation of urban areas, specific buildings and natural areas. Although such incentives would require State and Federal legislation, the City could adopt policy in favor of such incentives. Other incentives might be in the form of allowing modification of regulations, conditioned on specific conservation measures to be taken by the property owner or developer, or agreements by owners on maintenance of historic structures or sites.

Remedial Work Programs. Remedial work programs directed at specific conservation problem areas can prevent further irreversible damage to the environment. The most urgent of such programs are rehabilitation of the creek systems; measures to halt and repair erosion in the hills area; and corrective work (together with more stringent regulations on development and conversion projects) to insure compatible development along the bayshore line.

CONSERVATION PROGRAM

The conservation program is organized under two major headings, "Natural Environment" and "Built Environment" with sub-headings for the natural resource and urban conservation categories previously identified.

NATURAL ENVIRONMENT

In this element of the plan natural resources are treated under the broad categories of water, vegetation, soils and geology, wildlife, and air. And, in turn, each category is considered in terms of conservation, development and utilization. The many physical impacts of our urban technological society interact to create conditions detrimental to the natural environment. Chart I, for reviewing and evaluating natural resource problems, is intended to help identify specific harmful frictions at the urban-natural resource interface and suggest at the same time possible avenues of corrective action.

Water

The Bay

Issues: The Bay and its shores comprise a resource of the greatest importance to the region, State and Nation. Conservation of this magnificent resource presents a wide range of issues. The status of tide and submerged lands granted to private owners in the late 1800's by the State presents a major problem. A portion of the tide and submerged lands within the corporate limits of Burlingame is held by the City of San Francisco as a part of the airport property. In addition, 530 acres of tide and submerged lands are claimed by Ideal Cement Company, the largest single expanse of vacant "land" in Burlingame (title to this area is now in litigation). These problems and issues and others related to the Bay and its shores

are described in the report "Burlingame 1968: Background for the General Plan."

The City has shared jurisdiction with the Bay Conservation and Development Commission (BCDC), other State agencies and Federal agencies including the Corps of Engineers. Conservation of the waters of the bay is very much an interjurisdictional matter. The City has zoning authority and can exercise control over uses and structures in addition to control by BCDC.

Program: Continue to exercise zoning control through T-P zoning.

- Review the T-P regulations and impose new requirements if needed.
- Initiate a program of continuing education.
- Continue to cooperate with regional, State and Federal agencies on matters of mutual interest.
- Formulate a specific plan for this portion of the Bay and its shores working with BCDC to insure a mutually acceptable plan.

Creek System

Issues: Seven creeks flow through the City to the Bay. Of the total length of the creeks, only a small portion remains in a state approximating natural conditions. The remaining length has either been rechanneled, concreted, under grounded, or otherwise modified. A large portion is privately owned. Above Burlingame and within the City of Hillsborough and unincorporated Burlingame Hills are canyons from which originate Sanchez Creek and Burlingame Creek. Terrace and Ralston Creeks have their headwaters in the same vicinity. "Continued development of areas within the City and in Hillsborough will tend to increase the flooding potential unless corrective measures are undertaken."¹ South of Hoover School/Shinnyo-en Temple and situated in Hillsborough is a reservoir formed by an earth fill dam on a branch of Sanchez Creek. The operation of this reservoir is of concern to Burlingame since it affects downstream flow. Although there have been no reports of problems, structural safety of the dam is a matter of interest.

Program: Retain present natural sections of the creek system in a natural condition.

- Inform the public of the part the creeks play in the ecosystem to instill an understanding (therefore, respect) of the creek systems.
- Study soil stability, vegetation and bank conditions along the creeks and regulate appropriately.

¹Paul L. Adamson and Harry N. Jenks, PRELIMINARY REPORT ON FLOOD CONTROL AND DRAINAGE FACILITIES, p.1.

- Improper development along the headwaters of these creeks can cause problems in Burlingame from excessive run-off, erosion, and siltation; therefore, to monitor upstream conditions protect downstream reaches.
- Request, from any agency with jurisdiction in the headwaters of these creeks, environmental impact reports on any and all projects which could affect the streams.
- Review any inspection reports on the dam on Sanchez Creek and monitor any development that could cause excessive run-off into the impounding area.

Water Quality

Issues: Grading and building of structures such as walls and revetments, or removal of vegetation along creeks from steep lands can cause erosion and the siltation of the creeks and also of the Bay. Storm water run-off contributes to pollution because of "non-point" sources. Burlingame made a major advance in wastewater treatment through construction of a full secondary and partial tertiary treatment system complete in 1969. The Bay now receives discharge from Burlingame's wastewater treatment plant through a 50 foot outfall after full secondary and partial tertiary treatment.

Program: Restrict any further disturbances along the creeks.

- Extend a sewer outfall to the deep waters of the Bay, preferably through cooperative action with other jurisdictions, if federal grants are received.
- Prohibit any discharge into Bay waters from any manufacturing or retail enterprise without proper treatment of the discharge.
- Study feasibility of controlling pollution from storm drainage and other "non-point" sources.
- Cooperate with regional agencies with responsibility for maintaining water quality.

Vegetation

Vegetative cover, in addition to contributing to the beauty of the area, helps to maintain the quality of watershed lands, aids in erosion control, and is an important element of the wildlife habitat. In addition, it helps maintain air quality through re-oxygenation, and reduces noise impact.

Issues: The tall eucalyptus (*E. globulus*) that line El Camino Real and border the railroad have long been a dominant feature of Burlingame landscape. But throughout much of the City other street trees and public plantings provide green canopies

that shade sidewalks, act as wind breaks, and contribute to the public health and pleasure.

Program: Continue maintenance program and replacement program for street trees lost through aging and damage.

- Periodically review planting lists for street trees, and modify to more fully relate to conservation objectives.

Hillside Vegetation

Issues: The land around Mills Canyon was subdivided from 1951 to 1960, and only a few of the parcels remain undeveloped. Because of their large size, many parcels neighboring Mills Canyon Park are of the same wooded character as the Park. Other areas of like character with extensive native vegetation are the Easton Creek/Canyon Road area, and the Canyon above Hoover School.

Program: Maintain the character of the areas and protect the vegetation.

- Inform the people owning property, in these areas, of the importance of maintaining ground cover and native vegetation.

City Parks and School Grounds

Issues: Washington Park in the center of the City offers green spot for the inhabitants. Other parks likewise contribute to health and amenity. The existing trees and shrubs are a habitat for birds, squirrels and other small animals. The High School site is devoid of significant vegetation as are most of the older elementary school sites.

Program: Carry on the program of good maintenance of vegetation on all City parks.

- Encourage a program of landscaping on the High School and other school sites using trees of suitable size and character.

Wildlife

Shell Fish

Issues: The waters of San Francisco Bay off Burlingame were known at one time for their abundance of edible shell fish which supported a large fishery. Pollution of the Bay continuing over many years all but destroyed this valuable resource. However, wastewater treatment has improved in recent years and there are indications that there has been a resurgence of some species of marine life.

Program: (See program under Water Quality heading)

Shore Birds

Issues: The bayshore is the habitat for shore birds attracted there because of other aquatic life and vegetation. Disturbances to their food supply, in the form of water pollution and destruction of mudflats, have diminished the bird population of the area. Water fowl are an integral part of the ecological system. They also add interest and visual enjoyment.

Program: Maintain an appropriate environment for this wildlife by providing a sanctuary along the bayshore. Mudflats, marshland, and clean water are essential ingredients of this environment.

- Regulate development and the discharge of pollutants along the bayshore.

Hillside Wildlife

Issues: The Mills Canyon area is the habitat for rabbits, squirrels, quail and other birds, insects, and an occasional deer. The same holds true of other wooded or brush covered hillside areas large enough to support and protect such wildlife.

Program: Protect the quantity of vegetation on the hillside by regulating development on adjoining lots.

- Inform residents of the relationship between vegetation and wildlife.
- Encourage the planting and maintaining of vegetative types that improve the wildlife habitat.

Soils and Geology

Erosion

Issues: Some of the most frequent causes of erosion are grading, road cuts, destruction of vegetative cover and accelerated rainwater run-off from structures and paved areas. Erosion results in loss of valuable top soil, and in subsequent pollution and siltation of creeks and Bay.

Program: Identify and correct erosion problems on City-owned lands.

- Develop erosion control programs and incorporate in regulations.
- Inform the public of the causes and effects of erosion and suitable corrective measures.
- Regulate new development to reduce erosion problems.

Seismic Conditions and Geologic Hazards

(Problems related to landslide, mudslide, unconsolidated fill, and seismic conditions are dealt with in the Seismic Safety Element.)

Air

Air Quality

Issues: Although maintaining air quality is primarily a regional and state matter, there are local sources and practices not presently regulated. Vegetation in the City regenerates the air supplies with oxygen.

Program: Support agencies working for air quality.

- Encourage the maintaining or increasing of the vegetative supply on private lands. Insure that all public lands are well planted wherever possible.
- Encourage use of public transit as an alternative to the private auto.
- Support programs to reduce wasteful use of energy sources contributing to air pollution.

BUILT ENVIRONMENT (see Built Environment Diagram)

The concern for the built environment focuses particularly on two kinds of areas in transition. First are those built up sections of the City where changes are occurring accompanied by signs of decline or increased intensity of use. These are older areas where many structures are obsolescent or deteriorating and where residents have grown older and the structures no longer fit the particular needs of the present occupants. (These are identified as "Special Urban Conservation Areas.") Second are the areas, now largely vacant or occupied by low intensity uses, where added development is imminent and of such potential magnitude and intensity that changes could significantly affect natural resources. (These are identified as "Areas of Change.") In addition are the areas in good physical condition where reasonably adequate conservation measures are now being taken by property owners and the City. (These are identified as "Stable Urban Areas.")

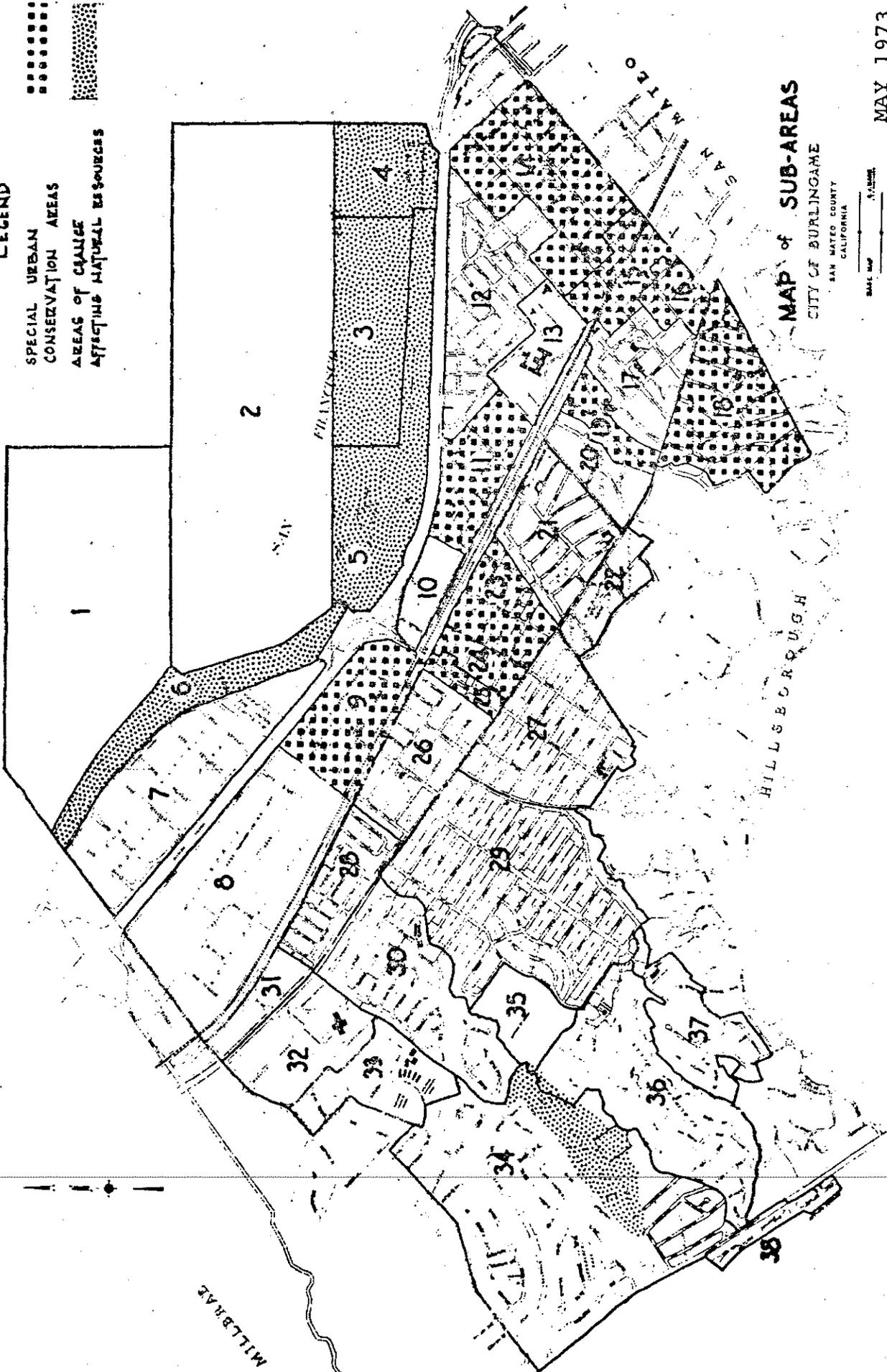
Stable Urban Areas

Stable Urban Areas: 1, 2, 7, 8, 10, 12, 13, 17, 20, 21, 22, 26-38.

Characteristics: These are areas where the quality of development is good, and the level of maintenance is adequate. There is either a single type of land use or a compatible mixture of uses. The scale of development is human and intimate. In the main, urban services are adequate and community facilities near at hand.

LEGEND

- SPECIAL URBAN CONSERVATION AREAS
- AREAS OF CRUISE AFFECTING NATURAL RESOURCES



Built Environment Diagram
Conservation Element

Program: Maintain present land use pattern.

- Insure that urban services meet the demands.
- Develop a maintenance code for all private properties to eliminate fire hazards and to improve appearance and public safety.
- Determine the capacity of the urban services and the probable maximum use as set by zoning.
- Determine possible future problems and identify actions needed to ameliorate contributing conditions.
- Monitor the needs of the areas and develop programs accordingly.

Special Urban Conservation Areas

Areas of mixed residential use: 11, 14, 18, 23, 24.

Characteristics: These areas of mixed residential use, needing some remedial action, have over the years suffered from age or change including illegal conversions. Some are exposed to adverse conditions nearby. In some of these neighborhoods buildings are deteriorating from insufficient maintenance or have buildings and infrastructures too old to be serviceable. In other sections, the relationships to the rest of the City are poor, community facilities are not conveniently accessible, or the area suffers from the impact of some adverse external influences.

Program: Determine more completely the nature and causes of changes taking place.

- Determine compatibility between the direction of change and existing zoning and the General Plan.
- Determine the extent of structural deterioration and conversions.
- Develop programs to arrest deterioration.
- For areas in transition monitor the needs of the areas and develop programs accordingly.
- Insure that urban services meet the demands.
- Study the impact of the commercial intrusions and implement policy that reflects the recommendations of the study.
- Develop a maintenance code for all private properties, to eliminate fire hazards and to improve appearance and public safety.

Area of mixed residential/commercial use: 16.

Characteristics: This was formerly an area of single-family homes, but now land uses are mixed with new apartments and commercial buildings. The area lacks parks and recreation areas.

Program: Develop a comprehensive design for the area.

- Develop architectural guidelines.
- Determine the present range of rents and develop a program of providing a diversity of rents.
- Integrate residential with highly-serviceable commercial enterprises.

Area of residential/office use: 19.

Characteristics: This is an area of mixed residential uses now changing to higher density apartments and office buildings. It contains the new City Hall and library. The maintenance of properties is good but it is an area undergoing marked changes in intensity of use.

Program: Develop a comprehensive design.

- Zone according to the comprehensive design.
- Develop architectural guidelines and review and advise on building proposals.
- Explore the possibility of introducing other civic facilities in the area.

Areas of commercial use: 15, 25.

Characteristics: These commercial areas lack unity in design although a humane scale still exists in some portions. Some structures are old and obsolescent. Traffic congestion and parking are problems and expansion of parking would be difficult and only possible by intruding into nearby residential areas.

Program: Determine the extent of transition, its direction, and its possible influence on other areas.

- Develop a comprehensive urban design.
- Develop architectural guidelines.
- Determine the compatibility between the commercial enterprises and the few residential parcels.

Area of industrial use: 9.

Characteristics: This industrial area suffers from poor layout and lot pattern. Consequently traffic circulation is difficult. Some vacant land remains. It is an area of warehouse use.

Program: Develop a maintenance code.

- Develop a comprehensive design including improved traffic circulation.
- Negotiate for resubdivision of the remaining vacant land to alleviate the chaotic lot patterns.
- Develop regulations to maintain some of the open space.
- Determine the amount of structural deterioration.
- Study the capacity of urban services, determine areas of deficiency, and alleviate.
- Develop architectural guidelines.

Areas of Change Affecting Natural Resources

Areas include: developed and undeveloped properties adjacent to the Bay: 1, 2, 3, 4, 5, 6.

Characteristics: This large expanse of land to the northeast of Bayshore freeway was created by one of the last extensive land fills in the South Bay. The major portion is in private ownerships, in part already developed, and the remaining open land is planned for extensive development in the future. This area includes the waste water treatment plant and the solid waste disposal site to be incorporated in the City's proposed aquatic park. This fill area lacks a comprehensive plan and guidelines. There is severely limited capacity for traffic into the area. Some of the development that has already occurred, though well maintained, is not easily compatible with the atmosphere of the Bay.

Program: Develop comprehensive designs giving special attention to the natural resources.

- Institute stronger zoning regulations to protect the natural resources.