

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLINGAME AMENDING THE CITY'S GENERAL PLAN LAND USE MAP TO DESIGNATE PARCEL 2 .748 AC MOL PARCEL MAP VOL 13/18, ASSESSOR'S PARCEL 026-231-250 AND PARCEL 3 .327 AC MOL PARCEL MAP VOL 13/18, ASSESSOR'S PARCEL 026-231-260 FROM SHOPPING AND COMMERCIAL (C-1) TO HIGH DENSITY RESIDENTIAL (R-4)

THE CITY COUNCIL OF THE CITY OF BURLINGAME finds as follows:

Section 1. The change is consistent with the policies of the General Plan and in particular the Land Use Element of the General Plan in that the proposal includes changing the land use designation of two parcels that make up the project site, one with an existing restaurant and the other with a tennis court and parking, to a 150-unit apartment development (Assessor's Parcel 026-231-250 and 026-231-260) from Shopping and Commercial to High Density Residential General Plan designation;

Section 2. The change in land use designation is consistent with the adjacent high density residential land use designations for the abutting property to the west and to the south and will not alter the land use patterns in the area;

Section 3. The City of Burlingame General Plan indicates that areas designated as High Density Residential typically contain 51-plus units per acre, which supports the proposed project at 140 dwelling units per acre. The project with the change in land use designation will result in a high density development that will provide additional housing in an ideal location that provides easy access to Highway 101, a 15-minute walk to El Camino Real with several bus stops, and a 10-minute walk to the Broadway Train Station (estimated to be fully operational in 2022 with Caltrain electrification) where the Millbrae Intermodal Shuttle provides a 5-minute shuttle ride to the Millbrae Multimodal Station; therefore, the General Plan Amendment may be found to be consistent with the policies of the Land Use Element of the General Plan.

Section 4. Following a duly noticed public hearing on February 3, 2020, the City Council considered the Planning Commission's January 13, 2020 recommendation in support of amending the City's General Plan Land Use Map to designate the parcel 2 .748 ac mol parcel map vol 13/18, Assessor's Parcel 026-231-250 and parcel 3 .327 ac mol parcel map vol 13/18 Assessor's Parcel 026-231-260 from Shopping and Commercial (C-1) land use designation to high density residential (R-4).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLINGAME THAT the City's General Plan Land Use Map shall be amended as stated in Section 4 of this resolution.

RESOLUTION NO. _____

Emily Beach, Mayor

I, Meaghan Hassel-Shearer, City Clerk of the City of Burlingame, certify that the foregoing resolution was adopted at a regular meeting of the City Council held on the 3rd day of February, 2020 by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

Meaghan Hassel-Shearer, City Clerk