



# STAFF REPORT

AGENDA NO: 8e

MEETING DATE: February 18, 2020

**To:** Honorable Mayor and City Council

**Date:** February 18, 2020

**From:** Kevin Gardiner, Community Development Director – (650) 558-7253  
Kathleen Kane, City Attorney – (650) 558-7204

**Subject:** Adoption of an Ordinance Rezoning Property from C-1 to R-4 for a New Six-Story, 150-Unit Residential Apartment Development Located at 1095 Rollins Road (Fattoria e Mare Site)

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## **RECOMMENDATION**

Staff recommends that the City Council take the following action:

1. Adopt the following ordinance, by motion: "Ordinance of the City Council of the City of Burlingame Amending the City's Zoning Map by Rezoning Parcel 2.748 Ac Mol Parcel Map Vol 13/18 (APN #026-231-250) and Parcel 3.327Ac Mol Parcel Map Vol 13/18 (APN #026-231-260), From C-1 Zoning to R-4 Zoning."

## **BACKGROUND**

The City Council introduced the proposed ordinance to rezone the two subject parcels referred to as 1095 Rollins Road at its regular meeting of February 3, 2020. The City Council conducted a public hearing to consider the proposed ordinance as well as all applications related to the proposed six-story, 150-unit residential apartment development to be constructed at 1095 Rollins Road (applications listed below). There were no changes to the proposed ordinance at introduction; therefore, the Council directed staff to bring the ordinance back for adoption on February 18, 2020. At the February 3, 2020 meeting, the City Council adopted resolutions memorializing other aspects of the application package for the project at 1095 Rollins Road with the exception of the required map action, which will be on a later Council agenda.

### *Application Elements:*

- **Rezoning:** Required to change project site from Commercial (C-1) Zoning to High Density Residential (R-4) R-4 (high density multifamily residential) Zoning.
- **General Plan Amendment:** Required to change the land use designation from Shopping and Commercial to High-Density Residential.
- **Mitigated Negative Declaration:** A determination that with mitigation measures, there will

be no significant environmental effects as a result of this project.

- **Design Review:** Required for the construction of a new six-story, 150-unit residential apartment building.
- **Conditional Use Permit:** Required for building height of 74'-0" proposed where any building exceeding 35'-0" requires a Conditional Use Permit with a 75'-0" maximum allowed.
- **Density Bonus:** Requested to utilize development standards incentives (concessions/waivers) because the project includes 10% of the total units (15) as moderate-income units.
  - By Right Parking Incentive - reduced parking with 247 spaces required/191 spaces proposed;
  - Concession - Use of parking stackers and tandem parking (independently accessible required);
  - Waiver - Lot coverage of 61.9% proposed where 50% is maximum allowed in R-4.
- **Vesting Tentative Map:** (to be considered at a subsequent meeting) Required to combine two existing parcels into one parcel with request for:
  - Waiver from the R-4 front and rear setback requirements.

### **FISCAL IMPACT**

None

Exhibit:

- Proposed Ordinance - Rezoning