



**CITY OF BURLINGAME**  
*Community Development Department*  
**MEMORANDUM**

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DATE: June 10, 2021

TO: Planning Commission **Meeting Date:** June 14, 2021

FROM: Kevin Gardiner, Community Development Director  
Ruben Hurin, Planning Manager

SUBJECT: **ZONING CODE UPDATE – DRAFT PARKING REGULATIONS AND HISTORIC RESOURCES CHAPTERS**

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**Background:** The City Council adopted the General Plan on January 7, 2019. The General Plan and Zoning Ordinance are the City's two documents that regulate all land use, environmental, and transportation decisions made by City leaders.

Review and adoption of a Zoning Ordinance Update is the next step in implementing the goals and policies in the General Plan. Given that the Zoning Ordinance Update encompasses the entire Zoning Code, Planning staff thought it would be best to bring it forward to the Commission in sections, to be reviewed over several meetings. At the last Planning Commission study session on May 24, 2021, the Commission reviewed the Draft CMU (California Mixed Use) and BRMU (Broadway Mixed Use) District Regulations.

**Discussion:** The purpose of this study session is to review the Draft Parking Regulations and Historic Resources Chapters (attached). The Drafts have been reviewed by Planning staff and will be further revised to include input received by the Commission at this study session.

*Parking Regulations Chapter*

The Parking Regulations Chapter contains parking requirements for all uses within the City, including parking ratios based on the specific type of land use, out shown on Table 25.39-1. Many of these ratios are carryovers from the existing Zoning Code, however some ratios have been adjusted based on staff's research of other cities' requirements, past experiences in reviewing projects, as well as input from project applicants.

In addition, this chapter includes some new elements currently not found in the Zoning Code, including regulations for outdoor dining, allowed parking reductions, bicycle parking, off-site parking, tandem parking, valet parking, and mechanical parking.

*Historic Resources Chapter*

The Historic Resources Chapter largely incorporates the historic resources regulations currently found in [Municipal Code Chapter 21](#), but expanded to allow resources to be designated and registered anywhere in the city rather than only downtown. It does not change the review procedures for new projects, but allows property owners who voluntarily choose to register a historic resources to avail themselves of incentives such as Mills Act contracts.

The Enforcement and Penalties section has also been expanded to address situations where a designated or eligible resource has been damaged or destroyed without authorization. Currently, Chapter 21 specifies that any person who constructs, alters, removes, or demolishes a designated historic resource shall be required to restore the building, object, site, or structure to its appearance or setting prior to the violation. The provision has been further expanded to specify that in the instance of an unlawful demolition of a designated historic resource, or a resource that has been determined to be eligible for historic designation through a historic resource evaluation, the site may not be developed in excess of the floor area or lot coverage of the historic structure for a period of 20 years from the unlawful demolition.

Attachments:

Draft Parking Regulations Chapter  
Draft Historic Resources Chapters