

**RESOLUTION NO.**

**CITY OF BURLINGAME PLANNING COMMISSION**

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL ADOPT AMENDMENTS TO TITLE 25 (ZONING) OF THE CITY OF BURLINGAME MUNICIPAL CODE CHAPTERS 25.06, 25.10, 25.14, 25.16, 25.20 AND 25.78 AND ADOPT AMENDMENT TO THE CITY OF BURLINGAME ZONING MAP; CEQA DETERMINATION: EXEMPT PURSUANT TO STATE CEQA GUIDELINES 15378, 15061(b)(3) PROJECT NO. ZOA26-0001**

**THE PLANNING COMMISSION OF THE CITY OF BURLINGAME HEREBY FINDS:**

**WHEREAS**, the City of Burlingame's Zoning Ordinance is codified in Title 25 of the Burlingame Municipal Code; and

**WHEREAS**, the boundaries, designations, and locations of the zoning districts established by the Zoning Ordinance are shown upon the map(s) entitled "City of Burlingame Zoning Map" and referred to in the Zoning Ordinance as the Zoning Map; and

**WHEREAS**, Senate Bill (SB) 79 was signed into law on October 13, 2025, prescribing certain development standards within certain radii of major transit stops, as defined in the bill, beginning July 1, 2026;

**WHEREAS**, SB 79 applies to properties in the City of Burlingame within one-quarter mile of the Millbrae BART/Caltrain Station and the Downtown Burlingame Caltrain Station; and

**WHEREAS**, SB 79 provides jurisdictions with the opportunity to create a local alternative plan with different development standards than those prescribed in the bill, provided the plan meets specified criteria; and

**WHEREAS**, on March 16, 2026, the Burlingame City Council directed staff to develop a local alternative plan; and

**WHEREAS**, the proposed amendments to Chapter 25.06, 25.10, 25.14, 25.16, and 25.78 of Title 25 (Zoning) will remove two existing overlay districts and create two overlay districts in new code sections that prescribe development standards within specified radii of the Downtown Burlingame Caltrain Station and the Millbrae BART/Caltrain station and incorporate such references in associated tables herein for the development of a local alternative plan to SB 79;

**WHEREAS**, the proposed amendments to City of Burlingame Zoning Map will be revised for consistency to reflect the amendments to Title 25 (Zoning) to create two overlays, the Downtown Burlingame TOD and the North Burlingame TOD, for the development of a local alternative plan to SB 79;

**WHEREAS**, the proposed text amendments to Title 25 (Zoning) and the City of Burlingame Zoning Map are Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Administrative Code, Section 15061(b)(3) in that it is not a Project which has the potential

for causing a significant effect on the environment. This action is further exempt from the definition of Project in Section 15378(b)(2) in that it concerns general policy and procedure making; and

**WHEREAS**, said matters were heard by the Planning Commission of the City of Burlingame on May 26, 2026, at which time it reviewed and considered the staff report and all other written materials and testimony presented at duly noticed public hearings; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends to the City Council that it adopt City of Burlingame Municipal Code text amendments to Title 25 (Zoning) of the Burlingame Municipal Code, and finds the following:

**ZONING CODE AMENDMENT FINDINGS (BMC SECTION 25.96.060)**

1. *The proposed amendment is consistent with the General Plan and any applicable specific plan.*

The proposed Amendments to Title 25 (Zoning) are consistent with the goals and policies set forth in the General Plan. The Amendments implement policies and programs that work toward the removal of governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities, in compliance with State Housing Element Law.

These Amendments are consistent with the General Plan including the following goals: Goal CC-3 by protecting the character and quality of Burlingame’s historical buildings, tree groves, open spaces, neighborhoods, and districts. Goal CC-8: Ensure that Downtown maintains its character and function as a vibrant, pedestrian-scaled, mixed-use district that supports and encourages a diversity of commercial businesses, treasured civic uses, activated office space, and housing for all income levels and people of all ages. Goal CC-11: Establish a high-intensity mixed-use development node at the north end of El Camino Real to take advantage of the proximity to the Millbrae BART/Caltrain station and SamTrans commuter routes.

In addition, the proposed Amendments align with *Principle 1: Balanced and Smart Growth* of the General Plan to allow residential growth to occur in targeted areas near transit by implementing provisions of State transit-oriented development law and *Principle 2: Community Character/Urban Forest* of the General Plan to be receptive to modern design approaches that complement the Burlingame aesthetic and are harmonious with their surroundings by adjusting development standards to balance new approaches with the existing built environment.

2. *The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The proposed amendments to Title 25 (Zoning) maintain the necessary development standards, review processes, and requirements that regulate new development and modifications to existing development within the City of Burlingame to protect the public interest, health, safety, convenience, or welfare of the City.

3. *The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.*

The proposed Amendments to Title 25 (Zoning) clarify ambiguous or contradicting language to make the Zoning Code more internally consistent and removes certain duplicative standards copied between the Downtown Specific Plan and North Rollins Specific Plan to ensure consistency. No new provisions or requirements have been added to the Zoning Code that would be inconsistent with other provisions of the Ordinance.

\_\_\_\_\_  
Chairperson

I, \_\_\_\_\_, Secretary of the Burlingame Planning Commission, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 26<sup>th</sup> day of May, 2026, by the following vote:

AYES:            COMMISSIONERS:  
NOES:            COMMISSIONERS:  
ABSENT:        COMMISSIONERS:

\_\_\_\_\_  
Secretary

- Exhibits  
Exhibit A – Title 25 Amendments  
Exhibit B – Zoning Map