

RESOLUTION NO.

CITY OF BURLINGAME PLANNING COMMISSION

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL ADOPT AMENDMENTS TO CHAPTER 1- INTRODUCTION, CHAPTER 2- PLANNING CONTEXT, CHAPTER 3 – PLAN ELEMENTS, CHAPTER 4- DESIGN GUIDELINES AND STANDARDS, AND CHAPTER 5 - DEVELOPMENT STANDARDS OF THE NORTH ROLLINS SPECIFIC PLAN; 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, on September 5, 2023, the City Council adopted the North Rollins Specific Plan; 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; and

WHEREAS, SB 79 applies to properties in the City of Burlingame within one-quarter mile of the Millbrae BART/Caltrain Station within the North Rollins Specific Plan area; and

WHEREAS, SB 79 provides jurisdictions 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 the North Rollins Specific Plan will reflect a new North Burlingame Transit-Oriented Development (TOD) Overlay that is being added to address changes to the zoning code in response to SB 79. The plan is also being amended to reflect all development standards and land use regulations that are consistent with the recently updated zoning code for consistency between the Plan and the zoning code; and

WHEREAS, the proposed amendments to the North Rollins Specific Plan 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 the City Council adopt Amendments to the North Rollins Specific Plan as described herein, and as shown on the attached Exhibit A, and finds the following:

FINDINGS FOR AMENDMENTS TO SPECIFIC PLANS (BMC SECTION 25.80.050)

1. *The proposed Specific Plan or Specific Plan amendment is consistent with the General Plan, including its goals, policies, and implementation programs.*

The proposed Amendments to the North Rollins Specific Plan are consistent with the General Plan goals, policies and implementation programs. The Amendments proposed will bring the City into compliance with the Senate Bill 79, with the adoption of a transit-oriented development local alternative plan (TODAP). The North Rollins Specific Plan will be amended to reflect the new North Burlingame TOD Overlay, a portion of which falls within the boundaries of the North Rollins Specific Plan. This Overlay will increase the density to 150 dwelling units per acre, which is consistent with the following General Plan goal: 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.

2. *The proposed Specific Plan or Specific Plan amendment is a desirable planning tool to implement the provisions of the General Plan.*

The North Rollins Specific Plan Amendments will be an added planning tool to assist in the implementation of the provisions of the General Plan by increasing the allowable residential development density within the northernmost portion of the City. This area is a prime location for high density transit-oriented development given that it is within one-quarter mile of the Millbrae BART/Caltrain station. This change supports implementation of Goal CC-11 to 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.

3. *The proposed Specific Plan or Specific Plan amendment will not adversely affect the public health, safety and general welfare or result in an illogical land use pattern.*

The proposed amendments to the North Rollins Specific Plan will not be detrimental to the public interest, health, safety, and general welfare or result in an illogical land use pattern as the changes will continue to encourage high density housing development near transit. The proposed North Burlingame TOD Overlay will increase allowable dwelling unit density within the City of Burlingame while being in compliance with new State law.

4. *In the case of a Specific Plan amendment, that the amendment will not create internal inconsistencies within the Specific Plan and is consistent with the purpose and intent of the Specific Plan it is amending.*

The Amendments to the North Rollins Specific Plan will not create internal inconsistencies within the Specific Plan and will align with the original intent of the plan by increasing the overall dwelling unit density in an area that was, and continues to be, planned for high density residential development. In addition, the plan is also being amended to reflect all development standards and land use regulations that are consistent with the recently updated zoning code.

FINDINGS FOR AMENDMENTS TO THE SPECIFIC PLAN (NORTH ROLLINS SPECIFIC PLAN SECTION 6.7.2 (g)(1-4))

1. *It is consistent with the goals and policies of the city of Burlingame General Plan;*

The proposed Amendments to the North Rollins Specific Plan are consistent with the General Plan goals and policies. The Amendments proposed will bring the City into compliance with the Senate Bill 79, with the adoption of a local alternative plan. The North Rollins Specific Plan will be amended to reflect the new North Burlingame TOD overlay, a portion of which falls within the boundaries of the North Rollins Specific Plan. This overlay will increase the density to 150 dwelling units per acre, which is consistent with the following General Plan goal: 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.

2. *It is consistent with the goals and policies of the Specific Plan and its purposes, regulations, standards, and guidelines;*

The proposed Amendments to the North Rollins Specific Plan are consistent with the purposes, regulations, standards and guidelines of the Specific Plan as the new North Burlingame TOD Overlay will be consistent with Section 1.1.1 "Project Vision" in that it will continue to promote the creation of a new neighborhood within the northern part of the City.

3. *Results in development of desirable character that will be compatible with existing and proposed development in the surrounding neighborhoods; and*

The Amendments proposed will result in development of desirable character that will be compatible with existing and proposed development in the surrounding neighborhood by supporting high density residential development near transit. This is compatible with the vision of the North Rollins Specific Plan and will complement existing high density housing in this area. Future projects will now be able to achieve even higher densities with the proposed Amendments to the Specific Plan.

4. *Respects the aesthetic assets of the community consistent with economic realities.*

The Amendments to the North Rollins Specific Plan respect the aesthetic assets of the community and are consistent with economic realities by promoting additional density near high quality transit, the Millbrae BART/Caltrain station. There are several high density residential developments located within the North Rollins Specific Plan area and the developments built within the new North Burlingame TOD Overlay will be consistent with and will respect the current aesthetic of this area.

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 26th day of May, 2026, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Secretary

Exhibits

Exhibit A – North Rollins Specific Plan Amendments