

**RESOLUTION NO. 2026-01.12 – 7E.1**

**CITY OF BURLINGAME PLANNING COMMISSION**

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL REPEAL AND REPLACE IN ITS ENTIRETY CHAPTER 26.32 (CONDOMINIUM CONVERSION PERMITS) OF THE CITY OF BURLINGAME MUNICIPAL CODE**

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

**WHEREAS**, the Metropolitan Transportation Commission (MTC) is the transportation planning, financing, and coordinating agency for the San Francisco Bay Area. In 2021, MTC and the Association of Bay Area Governments (ABAG) adopted Plan Bay Area 2050, the region’s long-range plan for transportation, housing, economy, and the environment; and

**WHEREAS**, MTC adopted a Transit-Oriented Communities (TOC) Policy in 2022 with revisions made in 2023 as an implementation policy of Plan Bay Area 2050 with the goal to “make it easier for people in the Bay Area to live a car-free or car-light lifestyle,” by increasing the density of housing, jobs, and activities near stations, and improving connections around and between station areas; and

**WHEREAS**, the proposed amendments to Title 25 (Zoning) include implementation of TOC Policy programs for compliance to qualify for future One Bay Area Grant (OBAG) funding; and

**WHEREAS**, the proposed amendments to Chapter 26.32 (Condominium Conversion Permits) implement Preservation Policy 4: Condominium Conversion Restrictions included in the TOC Policy; and

**WHEREAS**, TOC Policy compliance qualifies jurisdictions for future One Bay Area Grant (OBAG) funding through MTC; and

**WHEREAS**, the proposed text amendments to Chapter 26.32 (Condominium Conversion Permits) are Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Administrative Code, Section 15061(b)(3) that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) 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 December 8, 2025, and January 12, 2026, at which time it reviewed and considered the staff report and all other written materials and testimony presented at duly noticed public hearings.

**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 Chapter 26.32 (Condominium Conversion Permits) of the Burlingame Municipal Code.

*Chris Horan*

\_\_\_\_\_  
Chairperson

I, Walker Shores, 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 12th day of January, 2026, by the following vote:

AYES: COMMISSIONERS: HORAN, LOWENTHAL, PFAFF, SCHMID, SHORES  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: TSE

*Walker Shores*

\_\_\_\_\_  
Secretary

Exhibits

Exhibit A – Chapter 26.32