



STAFF REPORT

AGENDA NO: 9b

MEETING DATE: June 15, 2026

To: Honorable Mayor and City Council

Date: June 15, 2026

**From: Neda Zayer, Community Development Director – (650) 558-7253
Joseph Sanfilippo, Economic Development & Housing Specialist
Catherine Keylon, Senior Planner**

Subject: Second Reading and Adoption of an Ordinance to Amend Chapters 25.06, 25.10, 25.14, 25.16, 25.20, and 25.78 of Title 25 (Zoning) of the Burlingame Municipal Code; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3); and

Adoption of Resolutions to Amend the General Plan and Land Use Map, the Downtown Specific Plan, and the North Rollins Specific Plan to Create Transit Oriented Development Overlay Zones Within One-Quarter Mile Radius of the Millbrae BART/Caltrain Station and Downtown Burlingame Caltrain Station and Amending the Zoning Map in Order to Comply with Senate Bill 79 by Creating a Transit-Oriented Development Local Alternative Plan (TODAP); CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3)

RECOMMENDATION

Staff recommends that the City Council adopt:

1. An Ordinance of the City of Burlingame amending Chapters 25.06, 25.10, 25.14, 25.16, 25.20, and 25.78 of Title 25 (Zoning) of the Burlingame Municipal Code and the Zoning Map; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3).
2. A Resolution to amend the General Plan and Land Use Map; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3).
3. A Resolution to amend the Downtown Specific Plan; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3).
4. A Resolution to amend the North Rollins Specific Plan; CEQA Determination: Exempt Pursuant to State CEQA Guidelines 15378, 15061(b)(3).

Recommended Procedure and Order of Operations

Staff recommends the following procedure:

1. By separate motions, adopt the proposed ordinance and resolutions.
2. Direct the City Clerk to publish a summary of the ordinance within 15 days of adoption.
3. Staff submits the adopted amendments to the California Department of Housing and Community Development (HCD) for review, as provided in the ordinance.
4. Staff shares applicable adopted amendments with the C/CAG's Airport Land Use Commission for consistency review with the San Francisco International Airport (SFO) Airport Land Use Compatibility Plan (ALUCP), as provided in the ordinance.

DISCUSSION

At the June 1, 2026, City Council meeting ([staff report](#)), the City Council introduced and held a public hearing for the proposed ordinance and resolutions to create Transit Oriented Development Overlay Zones within one-quarter mile radius of the Millbrae BART/Caltrain Station and Downtown Burlingame Caltrain Station in order to comply with Senate Bill 79 by creating a Transit-Oriented Development Alternative plan (TODAP). The proposed ordinance would amend Chapters 25.06, 25.10, 25.14, 25.16, 25.20, and 25.78 of Title 25 (Zoning) of the Burlingame Municipal Code and the Zoning Map and the resolutions would amend the General Plan and Land Use Map, the Downtown Specific Plan, and the North Rollins Specific Plan to create the Transit Oriented Development Overlay Zones.

There were no public comments received at the hearing, and one written public comment letter was submitted prior to the meeting. Following the public hearing and discussion of the ordinance and resolutions, the City Council voted 4-0-1 (Councilmember Colson absent), to adopt the first reading of each ordinance and bring the ordinance back for second reading and resolutions for adoption without any changes.

The City of Burlingame has two qualifying transit stops subject to SB 79's Tier 1 development standards 1) Downtown Burlingame Caltrain station; 2) Millbrae BART/Caltrain station.

The City of Burlingame's TODAP includes two new zoning overlays to encompass the two TOD areas:

- Downtown Transit-Oriented Development Overlay (DTOD) – to encompass the TOD area for the Downtown Burlingame Caltrain Station.
- North Burlingame Transit-Oriented Development Overlay (NBTOD) – to encompass the TOD area for the Millbrae BART/Caltrain Station.

The overlays would prescribe new maximum density, height, and FAR standards that will supersede these standards in the Zoning Code, North Rollins Specific Plan, and Downtown Specific Plan to meet the requirements under SB 79 for a TODAP. In total, both overlays would have a gross zoned capacity of 16,393 units, where the TODAP must plan for at least 16,317 units.

The June 1, 2026, City Council agenda item describes in further detail the requirements of SB 79 and the TODAP, the proposed overlay zones, and their respective development standards. At that

meeting, staff also previewed the associated amendments to the Zoning Code, General Plan, and Specific Plans to implement the TODAP ordinance. Staff advised that, assuming the Council adopts the ordinance, the implementing resolutions would be presented for adoption at the June 15, 2026, meeting. The City Council did not propose any amendments to the resolutions as presented on June 1. Please reference the [June 1, 2026 staff report](#) for more information.

FISCAL IMPACT

There are no fiscal impacts associated with the adoption of the Amendments to Title 25 (Zoning) of the Burlingame Municipal Code, the Zoning Map and Amendments to the General Plan and Land Use Map, the Downtown Specific Plan, and the North Rollins Specific Plan in order to comply with Senate Bill 79 by creating a Transit-Oriented Development Local Alternative Plan (TODAP).

Exhibits:

- Ordinance – Title 25 and Zoning Map
 - Exhibit A – Title 25
 - Exhibit B – Zoning Map
- Resolution – General Plan Amendments
 - Exhibit A – General Plan
 - Exhibit B – Land Use Map
- Resolution – Downtown Specific Plan Amendments
 - Exhibit A - Downtown Specific Plan
- Resolution – North Rollins Specific Plan Amendments
 - Exhibit A – North Rollins Specific Plan