

**RESOLUTION NO. 2026-01.12 – 7E.2**

**CITY OF BURLINGAME PLANNING COMMISSION**

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AMENDMENTS TO TITLE 25 (ZONING) OF THE CITY OF BURLINGAME MUNICIPAL CODE, EXCLUDING CHAPTERS 25.35, 25.36, 25.41, 25.42, 25.43, 25.44, 25.76, 25.84, 25.102, AND 25.103 PROJECT NO. ZOA25-0001**

**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 was last comprehensively updated in 2021; and

**WHEREAS**, the proposed amendments to Title 25 (Zoning) will address typographical errors, reference corrections and clarification of ambiguous or contradicting language; and

**WHEREAS**, on March 4, 2024 the City of Burlingame adopted the City’s 2023-20231 6<sup>th</sup> Cycle Housing Element (“Housing Element”) in compliance with State Housing Element Law, as provided in Government Code Section 65580 et seq.; and

**WHEREAS**, the proposed amendments to Title 25 (Zoning) implement the policies and programs that were adopted and certified in the Housing Element including 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; and

**WHEREAS**, Government Code Sections 66310-66341 require the City of Burlingame to adopt zoning regulations in compliance with State law provisions regarding accessory dwelling units and junior accessory dwelling units. The proposed text amendments would ensure that the Burlingame Municipal Code is consistent with adopted State regulations and to help clarify and improve various provisions of the accessory dwelling unit law to promote the development of accessory dwelling units and junior accessory dwelling units; as reflected in the edits to Title 25, Chapter 25.48, as detailed in Exhibit D, attached; and

**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 text amendments to Title 25 (Zoning) 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; 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 with the following amendments:

- Revise Section 25.48.030.E.10. to read: Statewide Exemption ADUs. If an ADU or JADU does not exist or is not proposed pursuant to subsection E.8 or E.9 above, any of the following will be ministerially permitted on a parcel and is not subject to subsection F. and H. below.
- Revise Section 25.33.030.C.1. to read: Reduced Parking: The parking requirement shall be one parking space per unit.
- Revise 25.20.040.B. to read: View Preservation. Hillside development shall be designed to preserve existing distant views. View preservation shall be limited to obstruction of distant views to San Francisco Bay, the San Francisco Airport, and Mills Canyon from primary indoor living areas excluding kitchens, bathrooms, dens, stairwells, entryways and bedrooms.

and finds the following:

**AMENDMENTS TO THE ZONING CODE 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) implement the policies and programs that were adopted and certified in the 2023-20231 6<sup>th</sup> Cycle Housing Element of the General Plan (Programs H(A-4), H(A-5), H(A-7), H(B-4), H(C-2), H(D-2), H(D-3), and H(D-5)) and 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.

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 the Metropolitan Transportation Commission adopted a Transit-Oriented Communities (TOC) Policy which has the same objective, 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.

Also, the proposed amendments to Tile 25 (Zoning) of the Burlingame Municipal Code, which was last comprehensively updated in 2021, are intended to align the City’s requirements with new State Laws that have been adopted since that time.

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

The proposed amendments to Tile 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) address typographical errors, reference corrections and clarification of ambiguous or contradicting language to make the Zoning Code more internally consistent and consistent with the Downtown Specific Plan and North Rollins Road Specific Plan. No new provisions or requirements have been added to the Zoning Code that would be inconsistent with other provisions of the Ordinance.

*Chris Horan*

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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*

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Secretary

Exhibits

Exhibit A – Article 1 of Title 25

Exhibit B – Article 2 of Title 25

Exhibit C – Article 3 of Title 25, excluding Chapters 25.35, 25.36, 25.41, 25.42, 25.43, 25.44

Exhibit D – Article 4 of Title 25

Exhibit E – Article 5 of Title 25

Exhibit F – Article 6 of Title 25, excluding Chapters 25.76, 25.84

Exhibit G – Article 7 of Title 25, excluding Chapters 25.102, 25.103

Exhibit H – Article 8 of Title 25