

RESOLUTION NO.

CITY OF BURLINGAME PLANNING COMMISSION

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL
ADOPT GENERAL PLAN AMENDMENTS TO CHAPTER 4- COMMUNITY CHARACTER
AND CHAPTER 6 – MOBILITY OF THE GENERAL 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 January 7, 2019, the City Council adopted the 2040 General 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 and the Downtown Burlingame Caltrain Station; 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, the Burlingame City Council directed staff to develop a local alternative plan at their March 16, 2026 meeting; and

WHEREAS, on September 5, 2023, the City Council adopted the North Rollins Specific Plan; and the proposed amendments will include changes to the General Plan for consistencies with the North Rollins Specific Plan; and

WHEREAS, the proposed amendments to Chapter 4 – Community Character, including Figure CC-1- Land Use Plan Map, and Chapter 6 – Mobility are necessary for consistency with the North Rollins Specific Plan, which was adopted four years after the General Plan update; the General Plan Amendments are necessary for changes related to the adoption of a transit-oriented development local alternative plan (TODAP) and includes removing all development standards, densities and FAR limits, which will now be available in applicable Specific Plans or found in the Title 25 - Zoning Code; and

WHEREAS, the proposed General Plan Amendments 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 Amendments to the General Plan, and finds the following:

FINDINGS FOR GENERAL PLAN AMENDMENTS (BMC SECTION 25.96.060)

1. *The amendment is internally consistent with all other provisions of the General Plan*

The proposed Amendments to the General Plan are consistent with the General Plan goals and policies and all other provisions of the General Plan. The Amendments proposed will bring the City into compliance with the Senate Bill 79, with the adoption of a transit-oriented development alternative plan (TODAP). The General Plan changes include deleting all development standard references to density limits and FAR (floor area ratio) limits for all land use designations. These changes occur in Chapter 4 – Community Character. Because the General Plan was adopted four years prior to the development of the North Rollins Specific Plan, the General Plan frequently references the north portion of Rollins Road as a “live/work” area. Given the adoption of the North Rollins Specific Plan, the General Plan text amendments include edits deleting the “live/work” references and replacing them with “North Rollins Specific Plan”. In addition, some such references in Chapter 6 – Mobility, have also been amended to note these corrections.

2. *The proposed amendment will not adversely affect the public interest, health, safety, convenience, or welfare of the City.*

The proposed General Plan Amendments will not be detrimental to the public interest, health, safety, convenience, or welfare as these changes continue to support and encourage high density housing development near transit while correcting inconsistencies. The proposed General Plan Amendments include deleting all development standard references to density limits and FAR (floor area ratio) limits for all the land use designations; these changes occur in Chapter 4 – Community Character. This information will be relocated to the respective specific plans, for properties within the boundaries of the Downtown Specific Plan or the North Rollins Specific Plan. The proposed amendments will include changes to the General Plan for consistencies with the North Rollins Specific Plan.

3. *The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography; is suitable in terms of the provision of public and emergency vehicle access and public services and utilities; and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.*

The General 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 near transit, consistent with SB 79. Additional changes are also necessary to bring the General Plan into conformity with the North Rollins Specific Plan.

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 – General Plan Amendments