

RESOLUTION NO.

CITY OF BURLINGAME PLANNING COMMISSION

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL
ADOPT AMENDMENTS TO CHAPTER 3 LAND USE AND CHAPTER 5 DESIGN AND
CHARACTER OF THE BURLINGAME DOWNTOWN 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 October 4, 2010, the Burlingame City Council adopted the Burlingame Downtown 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 Downtown Burlingame Caltrain Station within the Downtown 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 Chapter 3 - Land Use, include adding a new section to "Planning Areas" that describes the new Downtown Transit-Oriented Development (TOD) Overlay as part of implementing a transit-oriented development alternative plan (TODAP). The amendments also include removing development standards and land use regulations for zoning districts within the Downtown Specific Plan area from the zoning code and placing those standards and regulation in into the Downtown Specific Plan; with updates to Figure 3-2 Planning Areas, Table 3-1 land use table, and Table 3-2 development standards table. Changes also include Chapter 5 - Design and Character, to fix language regarding maximum height on Burlingame Avenue; and

WHEREAS, the proposed amendments to the Downtown 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 Downtown Specific Plan, and finds the following:

FINDINGS FOR SPECIFIC PLAN AMENDMENTS (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 Downtown Specific Plan are consistent with the General Plan goals, policies and implementation programs. The Amendments proposed will bring the City into compliance with Senate Bill 79 with the adoption of a local alternative plan. The Downtown Specific Plan will be amended to reflect the new Downtown Burlingame overlay, with two distinct subareas: Subarea A which is within the Downtown Specific Plan Area. Subarea A will cover the parcels indicated in the applicable area on the overlay map (see Downtown TOD Overlay Map) which includes parcels within 200 feet of the Burlingame Caltrain station and Burlingame High School, and will create a density of 100 dwelling units per acre which is consistent with the following Goals and Policies: Goal CC-3 by protecting the character and quality of Burlingame’s historical buildings, tree groves, open spaces, neighborhoods, and districts. Goal CC-8: Ensure that Downtown maintains its character and function as a vibrant, pedestrian-scaled, mixed-use district that supports and encourages a diversity of commercial businesses, treasured civic uses, activated office space, and housing for all income levels and people of all ages. The overall project scope includes revisions to the Downtown Specific Plan for consistency among all documents.

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

The Downtown 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 on the parcels closest to the Burlingame Caltrain station. For parcels within the Downtown TOD Overlay, Subarea A, will have a density of 100 dwelling units per acre. Subarea B, applying to the remaining parcels within one-quarter mile of the Burlingame Caltrain station, has a dwelling unit density of 60 units per acre. This change provides a framework to preserve the surrounding established, lower-density neighborhoods and commercial core, while still offering multi-unit housing opportunities consistent with SB 79 that are in close proximity to high quality transit.

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 Downtown 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 residential development near transit. The proposed Downtown TOD Overlay will establish dwelling unit densities in Downtown Burlingame, where there currently are no density limits, meeting the intent of SB 79.

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 Downtown Burlingame Specific Plan Amendments will not create internal inconsistencies within the Specific Plan and will align with the original intent of the plan by establishing density limits within the Downtown Plan area, specifically in Subarea A with 100 dwelling units per acre allowed to encourage the highest density closest to the Burlingame Caltrain station; Subarea A will cover the parcels indicated in the applicable area on the overlay map (see attached Downtown TOD Overlay Map) which includes parcels within 200 feet of the Burlingame Caltrain station and the Burlingame High School parcel. Subarea B, applying to the remaining parcels within one-quarter mile of the Burlingame Caltrain station, will allow 60 dwelling units per acre. This is consistent with intent of the Downtown Specific Plan, specifically Policy LU-1-1.4, to “Promote Howard Avenue as an opportunity area for mixed-use development including housing”, Policy LU-3.2 to “Encourage housing on the triangle of land between the railroad tracks and Myrtle Road”, Policy LU-5.3 “to Encourage a diverse mix of uses and include a variety of business types and housing options”, Policy LU-6.1 to “Allow housing in the Howard Avenue area as well as on the periphery”. In addition, the Plan is also being amended to include all development standards and land use regulations which are being relocated from the zoning code to be located exclusively within the 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 – Downtown Specific Plan Amendments