

CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
PH: (650) 558-7250
FAX: (650) 696-3790

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

To: Interested Individuals
County Clerk of San Mateo

From: City of Burlingame
Community Development Department
Planning Division
501 Primrose Road
Burlingame, CA 94010

Subject: Notice of Intent to Adopt a Negative Declaration (ND-578-P)
For the 2015-2023 Burlingame Housing Element Update

Project Location: City-wide – City of Burlingame, San Mateo County, California

Project Description: The project consists of the update of the City of Burlingame's Housing Element, a mandated element of the General Plan. The document includes programs and policies which address the housing needs of the community. New policies and programs in the updated Housing Element include recommendations for the creation of incentives to encourage development of a variety of housing types, allowing fee waivers for affordable rehabilitation, and consideration of residential and commercial in-lieu fees to contribute towards the supply of low- and moderate-income housing. Any future changes in regulations, zoning changes and development of housing will be subject to environmental review per the requirements of the California Environmental Quality Act, and subject to public review and hearings prior to implementation.

The specific recommendations for implementation of the goals and policies are outlined in the Draft Housing Element. There are no major changes proposed to the goals and policies of the current 2009-2014 Housing Element, and no changes to any land use or zoning designations. The City of Burlingame is a mature community with very little vacant land available for development. Most of the sites selected for housing are infill sites which are now underdeveloped and could be redeveloped at higher densities under existing zoning regulations. Three areas of the City are specifically identified for development opportunities: Downtown Burlingame, North Burlingame, and sites along Carolan Avenue. Since the Housing Element update is an amendment to the General Plan, the analysis of environmental impacts is being done on a broad scale. All of the programs and policies can be implemented through the zoning code now in place. Analysis of the housing element update will assume development will occur under the existing code as well as the recommended code revisions, which will likely occur within the first year of implementation.

In accordance with Section 15072(a) of the California Environmental Quality Act (CEQA) Guidelines, notice is hereby given of the City's intent to adopt a Negative Declaration for the project listed above. A negative declaration is prepared for a project when the initial study has identified no potentially significant effect on the environment, and there is no substantial evidence in the light of the whole record before the public agency that the project may have a significant effect on the environment. The City of Burlingame has completed a review of the proposed project, and on the basis of an Initial Study, finds that the project will not have a significant effect upon the environment. The City has prepared a Negative Declaration and Initial Study that are available for public review at City Hall, 501 Primrose Road, Burlingame, California, 94010.

As mandated by State Law, the minimum comment period for this document is 30 (thirty) days and begins on December 3, 2014. Comments may be submitted during the review period and up to the end of the 30-day review on January 5, 2015. Persons having comments concerning this project, including objections to the basis of determination set forth in the Initial Study/Negative Declaration, are invited to furnish their comments summarizing the specific and factual basis for their comments, in writing to: William Meeker, Community Development Director, City of Burlingame Community Development Department, Planning Division, 501 Primrose Road, Burlingame, CA 94010-3997, Fax: (650) 696-3790; Email: wmeeker@burlingame.org. Pursuant to Public Resources Code Section 21177, any legal challenge to the adoption of the proposed Initial Study/Negative Declaration will be limited to those issues presented to the City during the public comment period described above.

Public Hearing: The City of Burlingame City Council will hold a public hearing to consider adoption of the proposed 2015-2023 Housing Element Update and the Negative Declaration for this project on Monday, January 5, 2015 at 7:00 p.m. in the Council Chambers, Burlingame City Hall, 501 Primrose Road, Burlingame CA 94010. Published and Posted: December 3, 2014