

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURLINGAME  
AMENDING THE CITY'S ZONING MAP BY REZONING A PORTION OF LOT  
3, BLOCK 1, LYING SOUTHEASTERLY OF THE CENTER LINE OF THE  
CREEK, RAY PARK SUBDIVISION, FROM TWO-FAMILY RESIDENTIAL  
(R-2) TO MULTI-FAMILY RESIDENTIAL (R-3)**

The City Council of the City of Burlingame hereby ordains as follows:

Division 1. Factual Background

WHEREAS, on June 10, 2011, 1509 El Camino LLC filed an application with the City of Burlingame Community Development Department – Planning Division requesting approval of a multi-family residential condominium development (15 units initially proposed; reduced to 11 units), which included rezoning a portion of the project site from Two-Family Residential (R-2) to Multi-Family Residential (R-3); and

WHEREAS, the rezoning is appropriate and consistent with the intent of the Zoning Ordinance in that the project includes rezoning of a portion of the property which is not developable and contains a creek (Assessor's Parcel 025-228-130) from Two-Family Residential (R-2) to Multi-Family Residential (R-3), which will bring the entire site into one zoning designation and would be consistent with the proposed Medium High Density Residential general plan designation; and

WHEREAS, the City of Burlingame Zoning code indicates that multi-family residential uses are a permitted use within the Multi-Family Residential (R-3) zone and that the proposed project conforms to all development regulations for the Multi-Family Residential (R-3) zone; and

WHEREAS, after considering all written and oral testimony presented at the July 25, 2016 public hearing regarding the proposed amendment, the Planning Commission voted 6-0-0-1 to recommend to the City Council, adoption of an ordinance amending the City's zoning map as described herein; and

WHEREAS, at its regular meeting of September 6, 2016 the Burlingame City Council conducted a duly noticed public hearing to consider the Planning Commission's recommendation to amend the City's zoning map and following conclusion of the public hearing and consideration of all written and oral testimony provided during the hearing, introduced an ordinance, by title only, waiving further reading, amending the City's zoning map as described herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURLINGAME DOES ORDAIN AS FOLLOWS:

Division 2. The Burlingame zoning map is hereby amended as follows:

**ORDINANCE NO. \_\_\_\_\_**

Change the zoning of a portion of Lot 3, Block 1, lying southeasterly of the center line of the creek, Ray Park Subdivision, from Two-Family Residential (R-2) to Multi-Family Residential (R-3).

Division 3. This ordinance, or a summary as applicable, shall be published as required by law and shall become effective 30-days thereafter.

---

Ann Keighran, Mayor

I, Meaghan Hassel-Shearer, City Clerk of the City of Burlingame, do hereby certify that the foregoing ordinance was introduced at a regular meeting of the City Council held on the 6<sup>th</sup> day of September, 2016, and adopted thereafter at a regular meeting of the City Council held on the 19th day of September, 2016, by the following vote:

AYES:           COUNCILMEMBERS:  
NOES:           COUNCILMEMBERS:  
ABSENT:        COUNCILMEMBERS:

---

Meaghan Hassel-Shearer, City Clerk