

ORDINANCE NO.

**ORDINANCE OF THE CITY OF BURLINGAME AMENDING THE BURLINGAME
MUNICIPAL CODE AND THE ZONING MAPS INCORPORATED IN TITLE 25, THE
ZONING CODE, BY RECLASSIFYING A PORTION OF A PROPERTY LOCATED AT
300 AIRPORT BOULEVARD FROM THE APS DISTRICT TO THE APN DISTRICT**

The CITY COUNCIL OF THE CITY OF BURLINGAME does hereby ordain as follows:

Section 1. In 2004, the City Council adopted an update to the Bayfront Specific Plan as an amendment to the General Plan to provide a framework for future development within the Bayfront area, and in 2006, the City council amended the Bayfront Specific Plan to clarify land use designations and design guidelines. At that time, new zoning districts were established throughout the Bayfront area to reflect the land use designations established by the Bayfront Specific Plan. An application has been submitted for development of an 18.13 acre site located at 300 Airport Boulevard to construct 767,000 square feet of new uses consisting of an office/life science campus. As a part of this application, a portion of the site is proposed to be rezoned from the APS to the APN zone district so that the entire site is subject to the same zoning regulations.

Section 2. A Final Environmental Impact Report (FEIR) has been prepared and certified as completed in accordance with the California Environmental Quality Act (CEQA), as reflecting the independent judgment and analysis of the City and the CEQA findings have been adopted as required, all as more particularly set forth in City Council Resolution No. _____ adopted prior to this ordinance, which evaluates, among other things, the significant and potentially significant impacts of the development, the cumulative impacts of the development, the alternatives to the proposed Project and the significant and unavoidable impacts and includes a statement of Overriding Considerations setting forth, on balance, how the benefits of the Project outweigh the significant unavoidable impacts.

The City Council has reviewed and considered the documents constituting the Final Environmental Impact Report (FEIR) and received testimony regarding the FEIR at public hearings. The FEIR contains additions, clarifications, modifications and other information in its Responses to Comments on the Draft EIR, and such additions, clarifications, modifications and other information are not significant new information as that term is defined under CEQA. On the basis of the FEIR documents and comments received and addressed by this Council, it is hereby found that the City Council has reviewed and considered the FEIR and hereby incorporates by reference the provisions of Resolution No. _____ certifying the FEIR and adopting findings.

Section 3. The zoning maps attached to Ordinance No. 539 as amended and referenced in Section 25.12.010 of the Municipal Code are amended as follows:

1. From the APS, Anza Point South to the APN, Anza Point North District: 120 foot by 150 foot portion of a property located at 300 Airport Boulevard (Assessor's Parcel Number 026-350-130) located adjacent to Beach Road. This reclassification is generally shown on Exhibit A of this Ordinance.

Section 4. This ordinance shall be published as required by law.

Mayor

I, MARY ELLEN KEARNEY, 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 4th day of June, 2012, and adopted thereafter at a regular meeting of the City Council held on the 18th day of June, 2012, by the following vote:

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

City Clerk

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SAN FRANCISCO BAY

350 Airport Blvd

AIRPORT BLVD

300 Airport Blvd

BAYFRONT CHANNEL

AIRPORT BLVD

BEACH RD

LANG RD

US 101



APN

APS

EXHIBIT A

300 AIRPORT BLVD



Proposed Rezoning
from APS to APN

