

**ORDINANCE NO. 749**

**CITY OF MILLBRAE, COUNTY OF SAN MATEO  
STATE OF CALIFORNIA**

**AN ORDINANCE OF THE CITY OF MILLBRAE  
AMENDING CHAPTER 10.05  
OF TITLE 10 OF THE  
MILLBRAE MUNICIPAL CODE REGARDING PLANNING AND ZONING**

Be it ordained by the City Council of the City of Millbrae as follows:

**Section 1: FINDINGS**

The City Council of the City of Millbrae, pursuant to Article XXVIII. Amendment of Title 10, Chapter 10.05, Zoning, hereby accepts the recommendation of the Planning Commission, as set forth in the minutes of that body and presented in the staff report for the City Council agenda of February 10, 2015 finding that the proposed amendments are necessary:

- 1) to support economic development activities to strengthen the City's ability to finance City services consistent with General Plan Goal LU4 and Policy LU4.2; and
- 2) to implement zoning ordinance text amendments adopted by Ordinance No. 726 and to correct the zoning ordinance Map affected by Ordinance No. 726 amendments.

**Section 2: AMENDMENT OF SECTION 10.05.1300 IN CHAPTER 10.05, "ZONING," OF THE MILLBRAE MUNICIPAL CODE.**

Section **10.05.1300** of the Millbrae Municipal Code hereby is deleted in its entirety and replaced with the following:

**Section 10.05.1300 Purpose.**

The purpose of the public facilities or "PF" district is to accommodate government offices/operations, community centers/educational facilities, facilities or structures that support or strengthen the economic sustainability of the City, and public utility installations by concentrating, dispersing, or sequestering them as appropriate. This district correlates with the "utilities and public facilities" land use designation of the Millbrae General Plan.

**Section 3: AMENDMENT OF SECTION 10.05.1310 IN CHAPTER 10.05, "ZONING," OF THE MILLBRAE MUNICIPAL CODE.**

Section **10.05.1310** of the Millbrae Municipal Code hereby is deleted in its entirety and replaced with the following:

**Section 10.05.1310 Uses.**

The following uses shall be permitted, conditional, or accessory uses in the PF district:

- A. Permitted uses: governmental offices/operations, community centers/educational facilities, and facilities or structures that support or strengthen the economic sustainability of the City.
- B. Conditional uses: utility services and wireless communication facilities.
- C. Accessory uses: parking lots and structures.

**Section 4: ZONING MAP AMENDMENT PURSUANT TO SECTION 10.05.0320 AND REZONING PURSUANT TO SECTION 10.05.2810 IN CHAPTER 10.05, "ZONING," OF THE MILLBRAE MUNICIPAL CODE.**

The Zoning Map of the City of Millbrae is hereby amended, pursuant to Sections 10.05.0320 and 10.05.2810 in Chapter 10.05 "Zoning" of the Millbrae Municipal Code, to reflect the rezonings of parcels as further illustrated on attached Exhibit A (Map) and Exhibit B (Rezoning description) .

**Section 5: ENVIRONMENTAL FINDINGS.**

The City Council finds and determines that there is no possibility that a significant impact on the environment will result from the adoption of this Ordinance and directs staff to file a Notice of Exemption under the California Environmental Quality Act with the County Clerk to this effect.

**Section 6: EFFECTIVE DATE; PUBLICATION.**

This ordinance shall be in full force and effect thirty days from and after its passage and the regulations contained in this ordinance shall be enforced as of March 25, 2015. At least five days prior to its adoption and within fifteen days after its adoption, a summary of this ordinance shall be published once in a newspaper of general circulation printed and published in the County of San Mateo and circulated in the City of Millbrae.

INTRODUCED at a regular meeting of the City Council of the City of Millbrae held on the 10<sup>th</sup> day of February 2015.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Millbrae held on the 24<sup>th</sup> day of February 2015.

  
Mayor


ATTEST:

  
City Clerk

Ordinance No. 749

I do hereby certify that the foregoing Ordinance was duly and regularly passed and adopted by the City Council of the City of Millbrae this 24<sup>th</sup> day of February 2015, by the following vote:

|          |                 |   |
|----------|-----------------|---|
| AYES:    | COUNCILMEMBERS: | Gottschalk, Oliva, Holober, Colapietro, and Lee |
| NOES:    | COUNCILMEMBERS: | None  |
| ABSENT:  | COUNCILMEMBERS: | None  |
| ABSTAIN: | COUNCILMEMBERS: | None  |
| EXCUSED: | COUNCILMEMBERS: | None  |

  
CITY CLERK

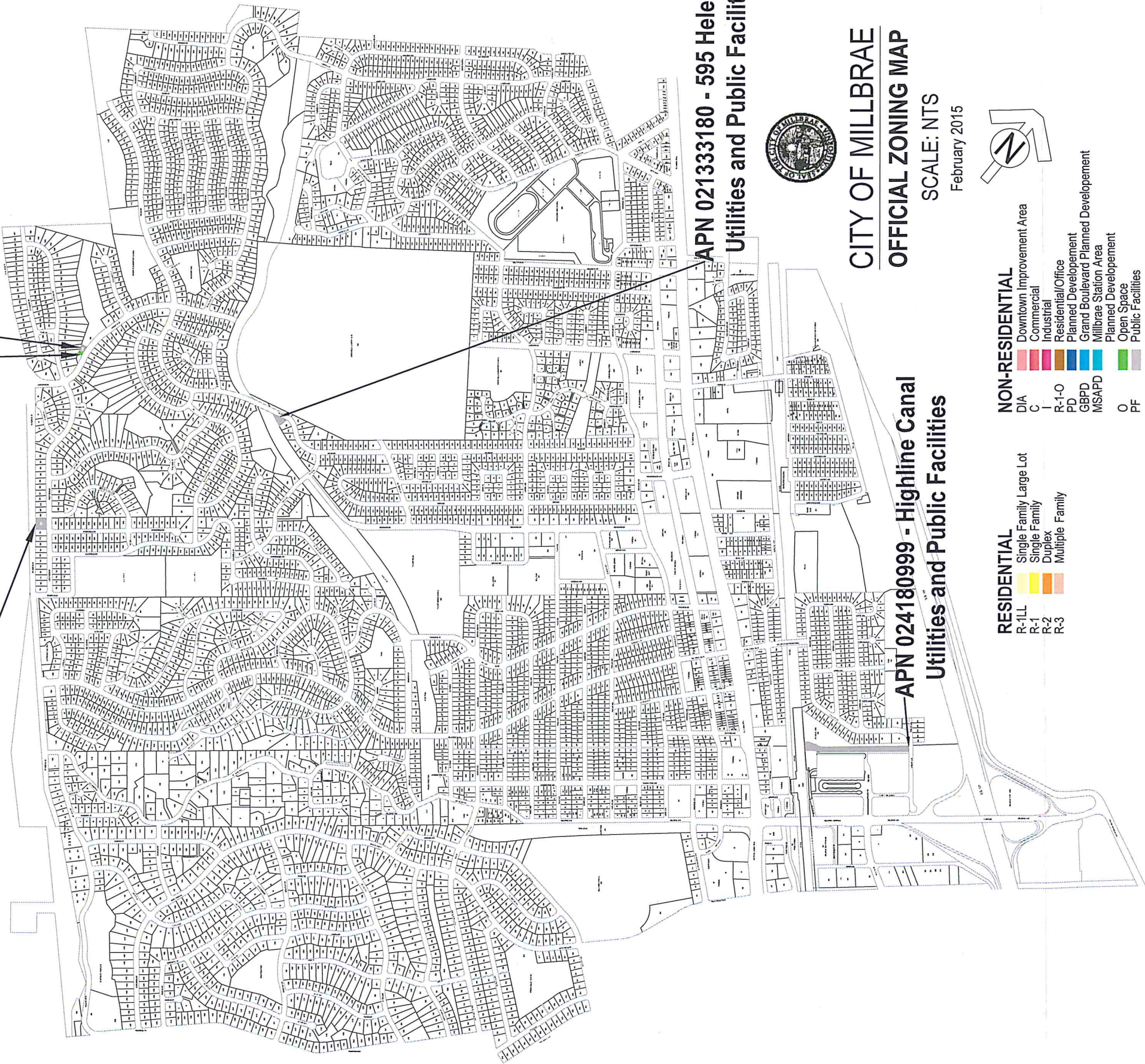


# Rezoning Map

APN 021451010 - 758 Crestview Dr  
Utilities and Public Facilities

APN 021210290 - 996 Larkspur Dr  
Open Space

APN 021210300 - 980 Larkspur Dr  
Utilities and Public Facilities



## CITY OF MILLBRAE OFFICIAL ZONING MAP

SCALE: NTS  
February 2015



### RESIDENTIAL

- R-1LL Single Family Large Lot
- R-1 Single Family
- R-2 Duplex
- R-3 Multiple Family

### NON-RESIDENTIAL

- DIA Downtown Improvement Area
- C Commercial
- I Industrial
- R-1-O Residential/Office
- PD Planned Development
- GBPD Grand Boulevard Planned Development
- MSAPD Millbrae Station Area
- O Open Space
- PF Public Facilities



Properties Affected by Proposed Rezonings

| Current Zoning District         | Proposed Zoning District        | Facility Name         | Millbrae Property Address and Assessor Parcel Number (APN)  | Existing land use   |
|---------------------------------|---------------------------------|-----------------------|---|---------------------|
| Not Zoned                       | PF – Public Facilities          | Highline Canal        | Parallel to north boundary of BART Station between Caltrain and Aviador Avenue<br>APN 024-180-999 | City Drainage Canal |
| R-1 – Single Family Residential | PF – Public Facilities          | Helen Water Tank      | 595 Helen Drive<br>APN 021-333-180  | Water Tank          |
| O – Open Space                  | PF – Public Facilities          | Larkspur Pump Station | 980 Larkspur Drive<br>APN 021-210-300   | Pump Station        |
| PF – Public Facilities          | R-1 – Single Family Residential | N/A                   | 996 Larkspur Avenue<br>APN 021-210-290  | Open Space          |
| R-1 – Single Family Residential | PF – Public Facilities          | Fire Station #38      | 785 Crestview Drive<br>APN 021-451-010  | Fire Station        |