

## **Permitted Used Per City Policy Anza Property (8.8 acres)**

### **What type of uses does the City zoning or specific plan allow?**

The following uses are permitted on the State Lands parcel *(the uses are permitted by right, though the project may still require environmental analysis and/or design review by the Planning Commission)*:

1. Restaurants with a maximum floor area ratio of 0.15;
2. Motels and hotels with a maximum density of eighty-five (85) rooms to the acre and a floor area ratio of 1.0 or less; facilities provided on site may include such retail sales and personal service uses as meal and beverage services, barber and beauty shops, smoke shops, and shuttle bus service to serve only hotel guests so long as the operation does not use parking required for primary hotel use, convention and meeting facilities, and similar services which are clearly incidental and accessory to provision of lodging accommodations; and no more than one dwelling unit within the motel or hotel structure that is used exclusively by the owner or manager of the motel or hotel;
3. Offices with a maximum floor area ratio of 0.6, including research and development offices with associated laboratory uses, as well as instructional activities associated with an office on the site; however, neither health services nor medical clinics are allowed;
4. Accessory retail sales and personal service uses of no more than one thousand five hundred (1,500) square feet within an office building larger than twenty thousand (20,000) square feet;
5. Publicly owned recreation facilities;
6. Adult oriented businesses that meet all of the requirements of Chapters 25.76 and 10.58 of the Burlingame Municipal Code.

Uses that may be permitted with a conditional use permit approved by the Planning Commission:

1. Offices with a floor area ratio greater than 0.6, including research and development offices with associated laboratories, as well as instructional activities associated with an office on the site; however, neither health services nor medical clinics are allowed;
2. Accessory retail sales and personal service uses of more than one thousand five hundred (1,500) square feet located in office buildings of greater than twenty thousand (20,000) square feet.
3. Motels and hotels with more than eighty-five (85) rooms to the acre or with a floor area ratio more than 1.0; facilities provided on site may include such retail sales and service uses as meal and beverage services, barber and beauty shops, smoke shops, automobile rental desks, and shuttle bus service to serve only hotel guests so long as the operation does not use parking required for primary hotel use, convention and meeting facilities, and similar services which are clearly incidental and accessory to provision of lodging accommodations, and no more than one dwelling unit within the motel or hotel structure that is used exclusively by the owner or manager of the motel or hotel;
4. Extended stay hotels;
5. As part of a hotel or motel use, an automobile rental desk or a park and fly program associate with renting of rooms and that does not affect the availability of on-site parking for or motel guests and the use and parking for any on-site meeting facilities;
6. Commercial recreation facilities; these facilities may include the sale of merchandise and items which are related to the principal use that do not exceed one thousand five hundred (1,500) square feet of support retail sales area;
7. Trade, professional and art schools located in buildings of more than twenty thousand (20,000) square feet;
8. Buildings and structures that exceed forty (40) feet in height when located within one hundred (100) feet of the San Francisco Bay shoreline as defined by the Bay Conservation and Development Commission (BCDC);

9. All buildings, structures, and site plans that do not comply with the adopted measurable design guidelines for the Anza subarea as established by resolution of the city council;
10. Drive-in services or take-out services associated with permitted and conditional uses.

**What general conditions may apply to projects on this site?**

1. All off-site improvements (including frontage improvements such as sidewalks, curbs, street lights, pathways, traffic signals, etc.) shall be constructed within a defined timeline as per the project's conditions of approval which will be identified as part of the project's approval by the planning commission process.
2. Obtain and provide all approvals and permits (Bay Conservation and Development Commission, Army Corp, Department of Fish and Wildlife, California Regional Water Quality Control Board, etc.)
3. Comply with applicable policies of the City's Bayfront Area Specific Plan (see below).
4. Bay Trail Improvements – developer shall work with governmental agencies to obtain all approvals and permits to connect the San Francisco Bay Trail with the adjacent properties (with amenities, including but not limited to, drinking fountains, educational nodes, trash receptacles, benches, public parking, and pathway width to accommodate pedestrians and bicyclists).
5. Shoreline protection – developer shall rehabilitate existing shoreline protection.
6. Street frontage improvements – developer shall remove and replace all sidewalk/curb/gutter along the frontage of the property as well as enhance the street with installation of pre-approved pedestrian and vehicular lighting.
7. Underground overhead utilities fronting the project site along Airport Blvd. and Bayview Place.
8. Conduct and submit engineering studies related to traffic impacts, sewer impacts and capacity, water demand and capacity, and storm drainage for the site to determine if infrastructure upgrades are necessary. (i.e. traffic signal at Airport Blvd. & Bay View Place, upgrade to sewer and water main lines).
9. Pay all applicable development impact fees at the time of project approval.
10. Develop and implement a Transportation Demand Management program as required by the project's approval conditions.
11. Project will be situated within the special flood hazard zone defined by FEMA. The Bay Trail's vertical elevation shall account for the base flood elevation (BFE) at 100-year flood event and must consider sea level rise. The project's site's first floor must be designed at or above the current BFE as established by FEMA. A flood contingency plan shall be designed and implemented for all areas that will be inundated by flood waters and must be designed to provide conveyance capacity.
12. An environmental analysis shall be prepared pursuant to the California Environmental Quality Act (CEQA), and shall include studies to identify project impacts and possible mitigations to be considered as part of the Planning Commission's review process for the development.