



1 are encouraged to support pedestrian activity and the nearby hospital; to encourage a variety of  
2 residential units with densities designed to meet the objectives of the City's Housing Element and  
3 California housing needs objectives, suitably affordable for hospital employees, local residents and the  
4 local labor force. Although secondary to El Camino Real, the objective of the California Drive portion  
5 of the subarea is to put residential front doors and pedestrian and bicycle activity on this street which  
6 has good connection to the nearby regional mass transit hub. The El Camino Real Gateway Corridor  
7 includes the area bounded by El Camino Real, the rear of the properties fronting on Dufferin Avenue,  
8 California Drive, and Murchison Drive.

9  
10 25.41.020 Permitted uses.

11 The following uses are permitted in the ECN district:

12 (a) Multifamily dwellings in one or more buildings;

13 (b) Office uses, including health services, if:

14 (1) In a structure with multifamily dwellings; and

15 (2) With a floor area ratio of no more than 0.5;

16 However, neither financial institutions nor real estate offices are a permitted use under this subsection;

17 (c) Retail sales uses that achieve contiguous, pedestrian-oriented, retail frontage, such as drug,  
18 liquor, variety stores, paint and hardware, apparel, accessory, stationery, restaurants, florists, and  
19 household furnishings, but located on the first floor only;

20 (d) Beauty shops or barbershops, but located on the first floor only;

21 (e) Cleaning agencies, but without any drycleaning or laundering plant, and laundromats, but  
22 located on the first floor only;

23 (f) Shoe repair shops, but located on the first floor only;

24 (g) Group residential facilities for the elderly, including convalescent homes;

25 (h) Accessory structures or uses supportive of residential uses, including green houses, lath  
26 houses trellises, sheds, swimming pools, and accessory buildings to service such swimming pools, but  
27 not including group pools or swimming pool clubs; these accessory structures or uses shall be located  
28 on the same lot as the residential use being supported.

1 25.41.025 Conditional uses.

2 The following are conditional uses requiring a conditional use permit:

- 3 (a) Financial institutions with a maximum floor area ratio of 0.5;
- 4 (b) Public utility and public service structures or installations when found by the commission  
5 to be necessary for the public health, safety, convenience and welfare including transformer boxes;
- 6 (c) Any structure that is more than sixty (60) feet in height with a lot front on El Camino Real  
7 north of Trousdale Drive, or more than thirty five (35) feet in height with a lot front on Trousdale Drive  
8 or El Camino Real south of Trousdale Drive.
- 9 (d) Lot coverage over fifty (50) percent;
- 10 (e) Clubs, associations, churches, and similar uses, but only on the first floor in mixed use  
11 buildings;
- 12 (f) Extended stay hotels;
- 13 (g) Massage, bathing, and similar establishments.

14  
15 25.41.030 Prohibited uses.

16 Uses not listed as permitted or conditional in this district shall be prohibited and in particular the  
17 following:

- 18 (a) Adult oriented businesses as defined in chapter 25.76;
- 19 (b) Auto body and auto repair shops;
- 20 (c) Animal daycare, breeding, pens or kennels;
- 21 (d) Dry cleaning processing plants;
- 22 (e) Hospitals;
- 23 (f) Office uses, including health services and financial institutions, not located in a structure  
24 containing multifamily dwellings;
- 25 (g) Mortuaries;
- 26 (h) Outdoor storage of materials or goods associated with a permitted or conditional use;
- 27 (i) Parking structures or parking garages that occupy street frontage on El Camino Real between  
28 Murchison Drive and Trousdale Drive;

1 (j) Uses of any industrial nature, including, but not limited to, junk yards and automobile  
2 wrecking yards;

3 (k) Veterinarian hospitals and veterinarian clinics or facilities;

4 (l) Warehouses for the storage of furniture, household, personal or other similar articles or  
5 outdoor commercial storage.

6 (m) Any parking area or parking lot used to increase development density on a separate parcel  
7 or parcels from the building or lot that it serves; except parking over that which is required to support  
8 the density on the site.

9  
10 25.41.040 Design Review

11 Construction and alterations including substantial construction or change to more than fifty (50)  
12 percent of the front façade or change to more than fifty (50) percent of any façade facing a public or  
13 private street or parking lot shall be subject to design review based on the design guidelines for the El  
14 Camino Real Design District of the North Burlingame/Rollins Road Specific Plan and shall be processed  
15 as provided in chapter 25.57.

16 (a) A design review application in the ECN district shall be reviewed by the planning  
17 commission of the following considerations:

18 (1) Support of the pattern of diverse architectural styles as defined in the design guidelines for  
19 the El Camino Real design district; and

20 (2) Respect and promotion of the streetscape and pedestrian accessibility by the placement of  
21 buildings to maximize the commercial and safe residential use of the street frontage, off-street public  
22 open spaces, and by locating parking so that it does not dominate street frontages; and

23 (3) The design should fit the site, support the building rhythm, sense of pedestrian scale along  
24 the street frontage, is compatible with the surrounding development and consistent with the design  
25 guidelines for the El Camino Real Design District; and

26 (4) Compatibility of the architecture and landscaping with the design guidelines for the El  
27 Camino Real Design District including building materials, roof design HVAC screens, articulation of  
28 the façades, differentiation of architectural elements, building mass and use of decorative elements,

1 including roof gardens, fenestration, entryways, awnings, and signage; and

2 (5) Architectural design consistency: by using a single architectural style with appropriate  
3 articulation on the site that is consistent among primary elements of the structure(s) and with the  
4 directives of the design guidelines and development standards for the El Camino Real Design District;  
5 and

6 (6) Provision of site features identified in the design guidelines and development standards for  
7 the El Camino Real Design District such as landscaping, including roof treatments that address long  
8 distant views from the hills, such as enclosed roof structures or roof gardens, and pedestrian circulation  
9 which enriches the existing opportunities of the mixed use commercial and residential neighborhood,  
10 as well as those structures with only residential uses.

11 (b) When any part of a commercial or mixed use structure is subject to design review, any  
12 awnings on the commercial structure or mixed use structures shall be included in the design review.

13 (c) The following are exempt from the provisions of this section:

14 (1) Applications for building permits or planning approvals for development in the ECN district  
15 filed before \_\_\_\_\_.

16 (2) Any amendment to a project exempt from design review pursuant to subsection (1) above  
17 shall be subject to design review if the project involved would have otherwise been subject to design  
18 review under subsection (a) above, the project has not been completed, and the amendment would  
19 extend any structure involved in the application outside the envelope of the structure for which the  
20 approval was granted or sought in the underlying application or would change a façade. Changes to,  
21 additions of, or deletions of awnings as an amendment to a project shall not trigger design review under  
22 this subsection.

23

24 25.41.050 Building regulations, floor area ratio and density.

25 (a) Multifamily dwellings or mixed uses may be located and erected in one or more buildings  
26 on any one lot.

27 (b) More than one permitted or conditional use may be located on a single lot or in a single  
28 building, so long as each use conforms to the requirements and limitations of this chapter.

1 (c) No accessory building shall occupy the portion of any lot in front of the main building, nor  
2 shall any accessory building or structure be closer than four (4) feet distant from any other building or  
3 structure on the same lot.

4 (d) *Floor area ratio and density.* The maximum floor area ratio and maximum density of  
5 development shall be determined by the type of use as follows:

6 (1) *Mixed use of commercial and multifamily:* Any retail sales or office use on the lot shall have  
7 a maximum floor area ratio of 0.5, and the maximum residential density shall be forty (40) dwelling  
8 units to the acre for that lot; office and retail sales uses on the first floor shall be a minimum of forty (40)  
9 feet deep as measured from the property line on El Camino Real or from the property line along the  
10 public street at the front of the lot.

11 (2) *Multifamily dwelling use only on the lot:* The residential use shall have no maximum floor  
12 area ratio and shall have a maximum residential density of forty (40) dwelling units to the acre.

13 (3) *Office use:* Office use, including health services, shall have a maximum floor area ratio of  
14 0.5; on properties with frontage on El Camino Real, first floor office uses shall be a minimum of forty  
15 (40) feet deep as measured from the front property line on El Camino Real. The maximum height of the  
16 office use portion of any mixed used structure shall be equal to or less than the height of any residential  
17 use of the structure, and in no case, shall the height of the office use of the structure exceed thirty-five  
18 (35) feet from established grade.

19 (4) *Group residential facilities for the elderly and convalescent homes:* Group residential  
20 facilities for the elderly and convalescent homes shall have no maximum floor area ratio, but shall have  
21 a maximum density of sixty (60) beds to the acre based on the number of persons the rooms are designed  
22 to accommodate.

23

24 25.41.055 Development on through lots.

25 (a) Any lot with street frontage on two sides shall be considered a through lot.

26 (b) Development on any through lot with frontage on El Camino Real shall conform to all of the  
27 following requirements:

28 (1) The portion of the lot with lot frontage on El Camino Real shall be considered to be the front

1 of the lot and shall conform to all setbacks and standards applied to properties with frontage on El  
2 Camino Real; and

3 (2) Any structure designed on a through lot shall have an entry from each street frontage; and

4 (3) Any structure which includes residential units on a through lot with frontage on El Camino  
5 Real shall provide required common open space and on site delivery access from the rear property line;  
6 and

7 (4) Any through lot with lot frontage on El Camino Real shall be required to have a fifteen (15)  
8 foot rear setback from the adjacent public street.

9

10 25.41.060 *Height and lot coverage limitations.*

11 (a) *Minimum required heights.*

12 (1) *El Camino Real north of Trousdale Drive.* Any structure containing a dwelling or  
13 commercial use with a lot front on El Camino Real north of Trousdale shall be at least four (4) stories  
14 or forty-eight (48) feet in height, whichever is greater;

15 (2) *Trousdale Drive, California Drive, Murchison Drive, and El Camino Real south of*  
16 *Trousdale Drive.* Any structure containing a dwelling or commercial use with a lot front on Trousdale  
17 Drive, California Drive, Murchison Drive, or El Camino Real south of Trousdale Drive shall be at least  
18 thirty-five (35) feet in height.

19 (b) *Maximum allowed heights.*

20 (1) Residential structures without any commercial uses shall have a maximum height of  
21 sixty-two (62) feet;

22 (2) Residential structures that meet city inclusionary housing requirements shall have a  
23 maximum height of seventy-five (75) feet, if the inclusionary units are provided for a minimum of thirty  
24 (30) years;

25 (3) Mixed use, commercial, including office, and residential structures shall have a maximum  
26 height of seventy-five (75) feet;

27 (4) The maximum height on any parcel may be exceeded by a mechanical penthouse with a  
28 maximum height of ten (10) feet as measured from the adjacent roof surface and covering no more than

1 five (5) percent of the roof area;

2 (c) Notwithstanding any other provision of this chapter, maximum heights are also subject to  
3 further limitation by the Federal Aviation Administration.

4 (d) Notwithstanding any other provision of this title, no variance shall be granted or approved  
5 to exceed the maximum heights established in subsections (b) and (c) above.

6 (e) *Maximum lot coverage.* The maximum lot coverage is fifty (50) percent, except as expressly  
7 provided in section 25.41.025.

8

9 24.41.065 Setbacks

10 (a) *Front setback and build-to-line.* Any structure containing a dwelling, commercial, or office  
11 use shall meet the following front setback and build-to requirements;

12 (1) *El Camino Real.*

13 (a) A minimum of seventy-five (75) percent of the first thirty-five (35) feet in height of a  
14 structure at the lot front on El Camino Real containing a dwelling, commercial, or office use shall be  
15 set back zero (0) feet from the front property line;

16 (b) Any portion of the front of a structure over thirty-five (35) feet and less than fifty (50) feet  
17 in height with a lot front on El Camino Real may be set back up to fifteen (15) feet from the front  
18 property line;

19 (c) The width of any driveway access only to below grade parking shall be included in the  
20 calculation of the portion of the building determined to be set back more than zero (0) feet; there shall  
21 be no driveways providing access to at-grade or surface parking from the El Camino Real lot frontage.

22 (2) *Trousdale Drive and Murchison Drive.* The front wall of the first story or porch deck more  
23 than three (3) feet above adjacent grade of any structure containing a dwelling unit and the first story  
24 wall of any commercial or office use with a lot front on Trousdale Drive or Murchison Drive shall be  
25 set back at least ten (10) feet from the front property line; and an average of at least sixty (60) percent  
26 of the structure shall be located at the front setback line.

27 (3) *California Drive.* The minimum front setback for any structure with a lot front on California  
28 Drive shall be fifteen (15) feet as measured from the lot front. The measurement shall be taken from the

1 front property line to any wall or any covered projection of any existing or proposed structure.

2 (4) On corner lots, the front setback shall conform to the requirements for the street where the  
3 lot front is located.

4 (b) *Side setback.*

5 (1) The minimum side setback shall be as follows:

	Side setback line (in feet)
6	
7	Lots 42' wide or under 3 feet
8	Lots over 42' and up to 51' 4 feet
9	Lots over 51' and up to 54' 5 feet
10	Lots over 54' and up to 61' 6 feet
11	Lots over 61' wide 7 feet

12 (2) The side setback for structures containing multifamily dwellings shall be a minimum of ten  
13 (10) feet, and up to thirty-five (35) percent of the structure may encroach up to three (3) feet into this  
14 minimum side setback in order to achieve articulation along the sides of the structure.

15 (3) The exterior side setback for all corner lots shall be at least equal to the minimum front  
16 setback and build-to-line for the adjoining street.

17 (4) In case of conflict between any provision of subsections (b)(1), (2), or (3) above, the greatest  
18 minimum side setback shall be applicable.

19 (5) Following the calculation of the applicable minimum side setback pursuant to subsection (b)  
20 (4) of this section, the minimum side setback for a structure shall be increased by one foot for each story  
21 above the first story.

22 (6) Notwithstanding any provision of subsections b(1), (2), (3), (4), or (5) above, on lots with a  
23 lot front on El Camino Real, the minimum side setback for the first thirty-five (35) feet in height of any  
24 structure shall be zero (0) feet. In addition, on through lots with a lot front on El Camino Real, the first  
25 floor side setback shall be zero (0) feet and may extend at that distance no farther than the rear setback  
26 line.

27 (c) *Rear setback.* All structures located, erected, or rebuilt in the ECN district shall be setback  
28 from the rear property line by at least fifteen (15) feet.

1 (d) *Setbacks on through lots.* For through lots with a lot front on El Camino Real or California,  
2 the minimum rear setback shall be fifteen (15) feet; on all other through lots the setback on the street  
3 frontages shall be the same as the required build-to-line for each street frontage.

4  
5 25.41.070 Minimum lot size, street frontage, and lot combination.

6 (a) There shall be a minimum lot size of twenty thousand (20,000) square feet and a minimum  
7 street frontage of one hundred (100) feet. No property in the district shall be divided or subdivided into  
8 a lot with less area or less street frontage.

9 (b) There shall be a residential density bonus of five (5) dwelling units per acre for any mixed  
10 use, residential and other use, or residential-only use when a project includes the merger of two or more  
11 existing legal lots, so long as the total density proposed does not exceed fifty (50) dwellings per acre.

12  
13 25.41.075 No variance for lot size and street frontage.

14 Notwithstanding any other provision of this title, no variances for lot size or street frontage shall  
15 be granted to any property within the ECN district.

16  
17 25.41.080 Landscaping

18 (a) If any front setback is required, at least sixty (60) percent of the area of the front setback shall  
19 be landscaped to provide a transition to the sidewalk.

20 (b) At least sixty (60) percent of any exterior side setback shall be landscaped to provide a  
21 transition to the sidewalk.

22 (c) All properties with frontage on California Drive shall be required to landscape their entire  
23 fifteen (15) foot setback area on the California Drive frontage to provide a transition to the sidewalk,  
24 and:

25 (1) No fence shall be placed closer than four (4) feet to the property line on California Drive;  
26 and

27 (2) No fence located within four (4) feet of the property line on California Drive shall be taller  
28 than four (4) feet.

1 (d) *Access points to off-street parking.* A landscaped buffer at least ten (10) feet deep  
2 perpendicular to the sidewalk with a length of at least fifteen (15) feet parallel to the sidewalk shall be  
3 provided at all access points to at-grade, off-street parking, except on El Camino Real where no such  
4 landscaping shall be provided. There shall be no at-grade parking visible or accessed from El Camino  
5 Real.

6 (e) *Landscape buffer for off-street parking garage.* A landscaped area at least five (5) feet deep  
7 and in no case, less than five (5) feet long parallel to the sidewalk, shall be provided along the street  
8 frontages to designate parking garages, except on El Camino Real where a zero (0) foot setback is  
9 allowed for the entire frontage.

10 (f) To provide and maintain approved landscaping at the entrance of the parking access as  
11 required by the design guidelines for the subarea and by the zoning if development on two or more lots  
12 sharing access to on-site parking, the owner of each lot shall maintain the portion of landscaping on its  
13 property and shall have irrevocable cross-access easements for the access.

14

15 25.41.090 Special parking requirements.

16 (a) *Underground garages in setback areas.* Garages may be constructed entirely below ground  
17 level and such underground garages may project into any required yard or building setback area, subject  
18 to the following limitations:

19 (b) *Unistalls.* All parking stalls may be provided in a single dimension, eight and one-half (8 ½)  
20 feet in width by eighteen (18) feet in length, except for required disabled accessible parking spaces  
21 which shall meet the dimensions required in the California Building Code in effect at the time a project  
22 is submitted for city review; no compact parking stalls shall be allowed if only a single dimension stall  
23 is used.

24 (c) *Aisle Dimensions.* All aisles within a parking area shall be as follows:

25	Parking Space angle	Required Back Up Aisle
26	90 degree	24 feet
27	60 degree	18 feet
28	45 degree	13 feet

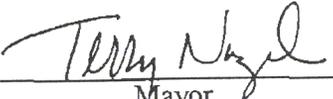
1 (d) Except as set forth in this section, all uses shall provide parking spaces in accordance with  
2 the applicable provision of Chapter 25.70 of this code.

3 (1) In mixed use buildings, retail sales and service businesses on the first floor may provide no  
4 on-site parking.

5 (2) In office or mixed use buildings including office uses where the gross square footage of the  
6 structure is greater than twenty thousand (20,000) square feet, health service and office uses shall  
7 provide on-site parking at a ratio of one (1) parking space for each three hundred (300) square feet of  
8 office or health service use;

9 (3) Parking for all other uses on a site shall be provided on site as required in Chapter 25.70.

10  
11 Section 3. This ordinance shall be published according to law.

12  
13   
14 Mayor

15 I, DORIS MORTENSEN, City Clerk of the City of Burlingame, do hereby certify that the  
16 foregoing ordinance was introduced at a regular meeting of the City Council held on the 2<sup>nd</sup> day of  
17 January, 2007, and adopted thereafter at a regular meeting of the City Council held on the 5<sup>th</sup> day of  
18 February, 2007, by the following vote:

19 AYES: COUNCILMEMBERS: BAYLOCK, COHEN, KEIGHRAN, NAGEL, O'MAHONY

20 NOES: COUNCILMEMBERS: NONE

21 ABSENT: COUNCILMEMBERS: NONE

22   
23 City Clerk

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