

1 **Chapter 25.38 CAR (CALIFORNIA DRIVE AUTO ROW) DISTRICT REGULATIONS**

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16 25.38.010 Scope of regulations.

17 The California Drive Auto Row District is the area along California Drive between Burlingame and
18 Peninsula Avenues, which has long been known as Burlingame's "Auto Row". Automobile-related uses
19 dominate in this area. Non-auto uses should be carefully considered to ensure compatibility with the
20 area's traditional focus on automobile businesses. The following regulations shall apply to all properties
21 within the CAR district.

22 25.38.020 Permitted uses.

23 The following uses are permitted in the CAR district:

- 24 (a) Retail sales of and service of automobiles.
- 25 (b) Automobile rental desks with no on-site rental car storage as an accessory use to retail
26 sales or service of automobiles, and open only when the primary auto sales or service business is open.
- 27 (c) Automobile sales lots.
- 28 (d) Retail sales of automobile parts and accessories.
- 29 (e) Government agencies.
- 30 (f) Above the first floor only:

1 (1) Multiple-family residential uses, with an average maximum unit size of 1250 square feet.
2 Average maximum unit size is defined as the maximum value allowed when averaging the square footage
3 of gross floor areas of all residential units in a project.

4 (2) Office uses.

5 25.38.030 Conditional uses.

6 The following are conditional uses requiring a conditional use permit in the CAR district:

7 (a) Office uses on the ground floor.

8 (b) Retail sales other than those related to automobile sales or service.

9 (c) Personal services other than those related to automobile sales or service.

10 (d) Business services other than those related to automobile sales or service, such as
11 printing services, mailing services and post office box services.

12 (e) Hotels.

13 (f) Retail and other commercial uses with a gross floor area greater than 6,000 square feet.

14 (g) Automobile rental businesses that meet all of the following minimum standards:

15 (1) Parking is provided on-site for storage of at least ten (10) percent of the average number
16 of vehicles rented monthly from the site; the average number shall be calculated over a calendar year;
17 however, in no event, shall storage for more than fifty (50) rental vehicles be provided on-site, and

18 (2) Parking is provided on-site for all employees and customers.

19 (h) Any building or structure which is more than thirty-five (35) feet in height, up to a
20 maximum building height of fifty-five (55) feet.

21 25.38.035 Prohibited uses.

22 Uses not listed as permitted or conditional shall be prohibited and in particular, but not limited to
23 the following:

24 (a) Uses of any industrial nature, including, but not limited to junkyards and automobile
25 wrecking establishments.

26 (b) Massage, bathing or similar establishments, unless licensed by the California Massage
27 Therapy Council (CAMTC) pursuant to Chapter 10.5 of the California Business and Professions Code
28 (Section 4600 et seq), which requires that CAMTC licensed massage establishments shall be considered
29 a personal service.

30 (c) Adult-oriented businesses as defined in Chapter 25.76.

31 (d) Psychic Services.

1 (e) Warehouses for storage of furniture, household, personal, or other similar articles or
2 outdoor commercial storage, except automobile storage as allowed pursuant to this chapter.

3 25.38.040 Additional requirements for health services, beauty shops, barbershop, health studio,
4 tanning facilities.

5 A health service, beauty shop, barbershop, health studio, or tanning facility in any location in any
6 BA district shall be limited to the hours of 7:00 a.m. to 9:00 p.m. unless a conditional use permit is
7 approved by the planning commission pursuant to Chapter 25.52 to allow use outside those hours. The
8 hours limitation imposed by this section does not apply to an occasional medical emergency at a health
9 service use.

10 25.38.045 Design review.

11 Construction and alterations as designated in Chapter 25.57 shall be subject to design review
12 under that chapter. When any part of a commercial or mixed use structure is subject to design review,
13 any awnings on the structure shall be included in the design review.

14 25.38.050 Minimum lot size and street frontage.

15 Each lot in this district shall have an area of at least five thousand (5,000) square feet and a
16 street frontage of at least fifty (50) feet.

17 25.38.055 Building height.

18 (a) No building or structure shall be constructed in the CAR district which exceeds fifty-five
19 (55) feet in height. A conditional use permit is required for any building or structure which exceeds thirty-
20 five (35) feet in height (refer to Section 25.38.030(g)).

21 25.38.060 Setbacks and build-to lines.

22 (a) The front wall of the first story of any structure shall have no minimum front setback, and
23 a minimum of sixty (60) percent of the structure shall be located at the front property line.

24 (b) There shall be no minimum side or rear setback.

25 25.38.065 Minimum ground floor ceiling height

26 New building or structures or projects determined to be substantial construction shall have a
27 minimum ground floor ceiling height of fifteen (15) feet, as measured from finished floor to the ceiling of
28 the ground floor.

29 25.38.070 Exceptions allowed with a special permit.

30 The following exceptions shall be allowed in the district with a special permit:

31 (a) Architectural features in excess of the maximum building height which do not extend
32 more than ten feet above the maximum height and do not occupy more than ten (10) percent of the roof

1 area. The architectural features shall enhance the design of the building and shall be reviewed as a part
2 of the Design Review process as outlined in Chapter 25.57 of this code.

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