

Amendments
To The U.S. Navy Site and Its Environs Specific Plan For
“ECR Commercial Overlay”
City of San Bruno
Adopted 8/9/05

Table 1 - Summary Of Major New Land Uses And Development Standards

Table 2 - Summary Of Land Use Policies And Guidelines

Figure 11 – Land Use Diagram

Figure 12D –Illustrative Map

Figure 13 – Vehicular Circulation

Figure 14 – Pedestrian Circulation

Line-By-Line Text Amendments

TABLE 1
SUMMARY OF MAJOR NEW LAND USES AND DEVELOPMENT STANDARDS
Amendment To U.S. Navy Site and Its Environs Specific Plan For
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Standard Land Use	Maximum Density	Maximum Height	Proposed # of Rooms	Proposed # of Dwelling Units	Proposed Square Footage
Hotels, plus Restaurant and Meeting Space	N.A.	90 feet (7 stories including ground floor lobby and service areas)	Up to 500	N.A.	N.A.
ECR Commercial Overlay	N/A	50 feet (3 stories)	N.A.	N.A.	Up to 20,000 s.f. (gross leasable)
Multi-Family residential	Up to 60 du/acre	70 feet (5 stories)	N.A.	210-850 units	3,500 s.f. of ancillary uses on “flex site”
Senior Housing, plus Services	Up to 120 du/acre	75 feet (6 stories)	N.A.	190-228 units	N.A.
Professional Office Buildings	F.A.R.- 1.0	70 feet (5 Stories)	N.A.	N.A.	Up to 305,000 s.f.
Parking Garage	N.A.	35 feet (4 levels)	N.A.	N.A.	N.A.

TABLE 2
SUMMARY OF LAND USE POLICIES AND GUIDELINES
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Policy Land Use	Gross Acres (#)	Maximum Height (Voter Approval Required)	Maximum Density/Proposed # of Rooms/Max F.A.R.	Proposed Dwelling Units	Proposed Square Footage	Parking Required
Hotel plus Meeting Space	5.5 Acres	7 Stories including ground floor lobby and services areas 90 feet (per FAA)	Up to 500 rooms	N.A.	Up to 15,000 s.f. of meeting/other space	1/room with 15% reduction for shared parking
ECR Commercial Overlay	1.07 Acres	3 stories/50 feet	80% lot coverage	N.A.	Up to 20,000 s.f. (gross leasable space)	Per Zoning Code (or as reduced by Planning Commission per PD Permit)
High-Density Residential (also including Child Care, Retail and Service Uses)	5.5 to 15.0 Acres	5 stories + parking 70 feet	60 du/acre; 50 du/acre with 25% low/mod	210-850 units	3,500 minimum of Ancillary Use/Space for “flex sites”	1.0/studio, 1 br 2.0/2 br 3.0/3 br 0.1/visitor
Senior Housing	2.0 Acres	6 stories + parking 75 feet	120 du/acre	190-228 units	N.A.	0.5/ unit shuttle service req'd (reduction allowed with findings)
Offices (includes child Care, Retail and Service Uses)	0 or up to 7.0 Acres	5 stories/70 feet (per FAA)	F.A.R.= 1	N.A.	2-4 Bldgs. totaling 305,000 s.f. and including 20,000 s.f. other uses	1/333 s.f. office uses; 15% reduction for shared parking/other uses TBD
Parking Structures (for Office and Hotel uses)	N.A.	4 levels above grade/ to 35 feet excl. parapet & mech. equipment	N.A.	N.A.	N.A.	N.A.
Retail/Commercial (ECR Frontage)	1.2 Acres	3 Stories/65 feet	80% lot coverage	N.A.	30,000 sq. ft.	Use per Z.O. with 15% reduction for shared parking



DYETT & BHATIA
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- | | | | |
|---|--|---|---------------------|
|  | Residential |  | Visitor Services |
|  | Neighborhood Retail |  | Services |
|  | Regional Retail |  | Industrial |
|  | Regional Office |  | Parks/Open Space |
|  | Office/Residential Flex |  | Public/Quasi-Public |
|  | ECR Commercial Overlay | | |
|  | Marines Reserve Facility
(Future Mixed Use) | | |

Figure II.4
U.S. Navy Site and Its Environs
Specific Plan Area:
Proposed Land Use Diagram

Figure II — Land Use Diagram

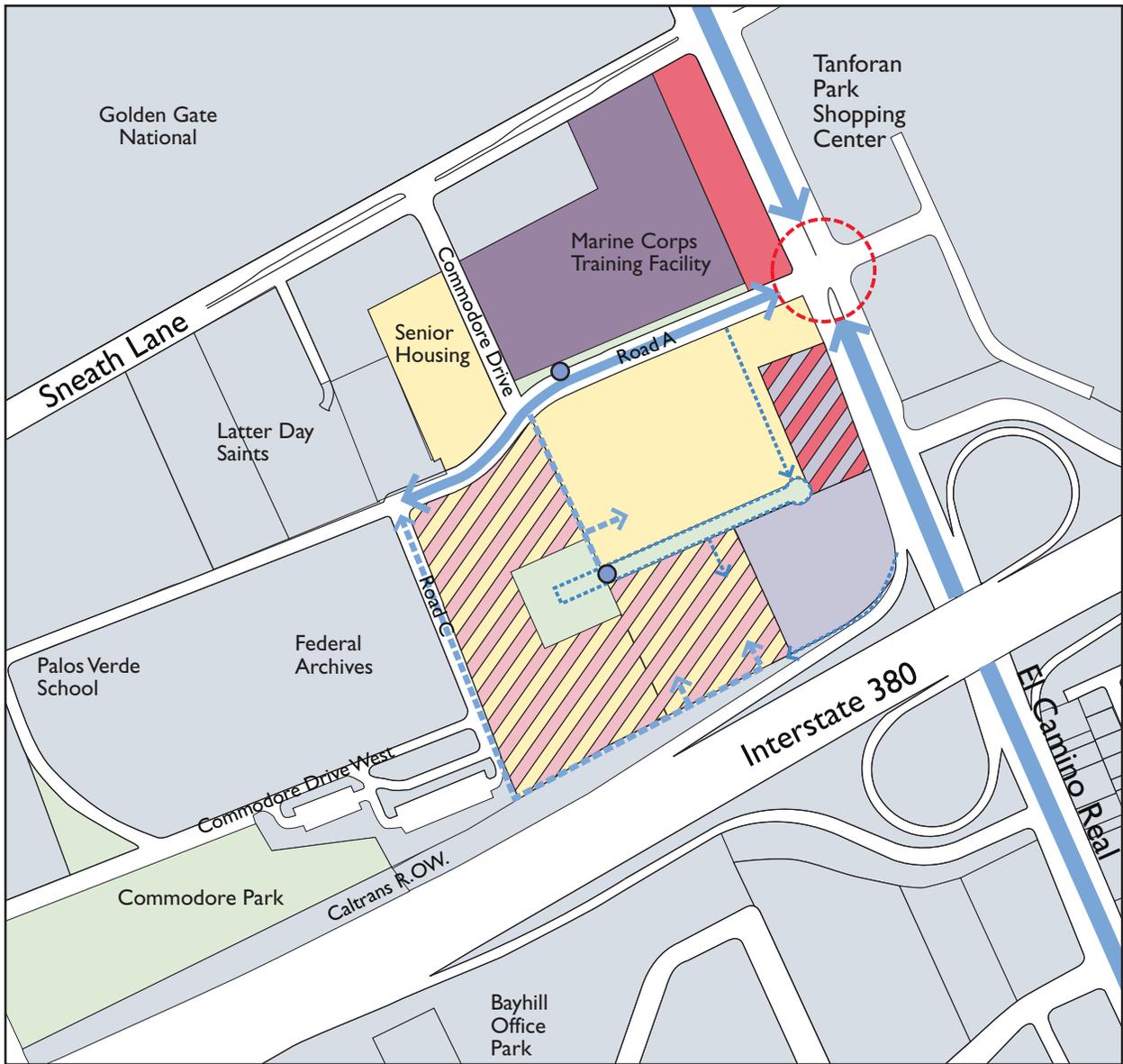


THE CROSSING SAN BRUNO

A landmark, transit-oriented community at the crossroads of the San Francisco Peninsula

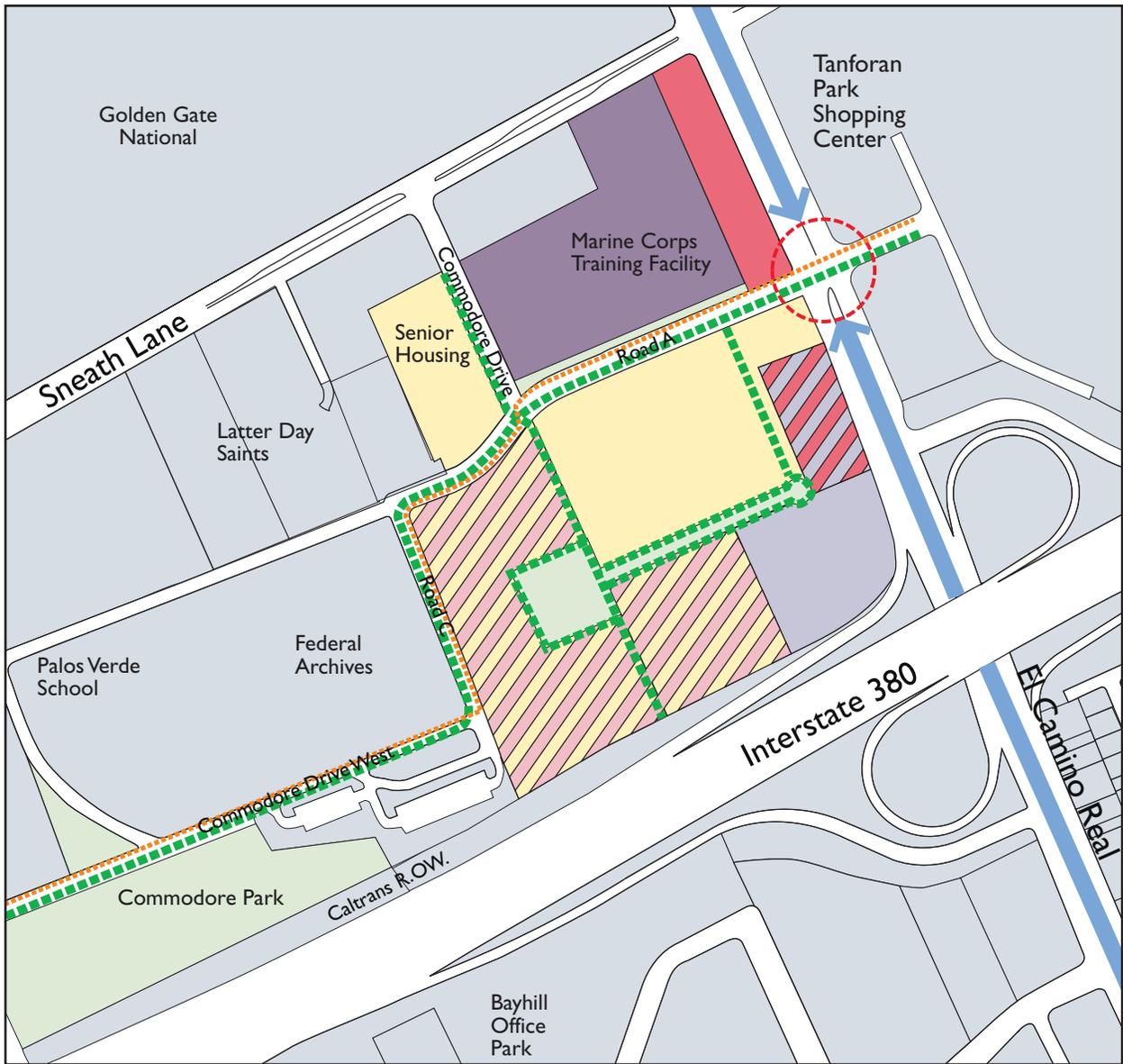


Figure 12D:
ILLUSTRATIVE MAP



- Primary Access
- Secondary Access
- Limited Access
- Fire Emergency Access
- Potential Transit Stop
- Key Site Access Intersection

Figure 13: Vehicular Circulation



- Primary Access
- Pedestrian Linkages
- Bike Routes
- Key Site Access Intersection

Figure 14: Pedestrian Circulation

Line-By-Line Amendments To U.S. Navy Site and Its Environs Specific Plan For "ECR Commercial Overlay"

Adopted 8/9/05

1. **Page 3.** Amend Table 1 to add new land use category for "ECR Commercial Overlay" as follows:

Maximum Density:	N.A.
Maximum Height	50 feet (3 stories)
Proposed # of Rooms:	N.A.
Proposed # of Dwelling Units:	N.A.
Proposed Square Footage (gross leasable):	Up to 20,000 s.f. (gross leasable space)

2. **Page 38.**

-Insert the following sentence after "City Council." in the first paragraph: "The ECR Commercial Project Overlay was added to assure development of significant nonresidential uses vital to achievement of the overall mixed use character and quality of the project."

-Amend the first sentence after Policy LU-1.1 to add "restaurant and retail activities" after major hotel,..."

3. **Page 40.** Insert the following text as a new third paragraph under Policy LU-2.1 (*Encourage a compatible mixture of land uses and service facilities which will assure long-term revenue generation, create jobs, and offer a wide range of housing types, densities and affordability*):

An appropriate mix of high quality retail and restaurant uses along the El Camino Real frontage, adjacent to the hotel site, will increase visibility of the site and create identity from El Camino Real, provide a "walkable community" destination for site residents, meet the community need for a casual fine dining restaurant, generate retail sales tax revenues, provide jobs and diversify activities on the site in the day and nighttime hours.

4. **Page 41.** Amend Land Use Plan (fifth paragraph) as follows:

Office development would consist of approximately 305,000 square feet of class "A" space or a FAR of 1.0 (which includes up to 20,000 square feet of ancillary uses, including a day care facility or other miscellaneous service and retail uses.) In order to provide the developer the necessary flexibility to address a changing office market, the sites designated as Office on the Land Use Plan (Figure 11) are "flex" sites that may be developed as office or multi-family residential with a minimum of ~~10,000~~3,500 square feet of non-residential uses, such as office space, childcare facilities, miscellaneous retail and service uses, galleries, and fitness centers, ~~dispersed throughout~~within the multi-family residential development on the site. The office properties along Sneath may also be developed in the future

with the same floor area. A 400 to 500 room “flagship” hotel with meeting space and ancillary retail and restaurant uses is planned adjacent to the El Camino Real/I-380 Interchange. To the extent not included as a part of the “flagship” hotel development, the portion of the Land Use Plan designated as ECR Commercial Overlay shall be developed with an appropriate mix of high quality retail and restaurant uses totaling up to 20,000 square feet (including initially a Casual Fine Dining Restaurant if the ECR Commercial Project Agreement by and between Martin/Regis San Bruno Associates, L.P, dated March 1, 2005 is still in effect). As shown on the Land Use Plan, anand an additional 15,000 square feet of General Ceommercial uses is designated along El Camino Real.

5. Page 43. Amend Land Use Plan (Figure 11) as follows:

- Add an ECR Commercial Overlay land use designation to the legend.
- Stripe Parcel 9&10 ECR Commercial Overlay (over existing purple hotel designation to allow flex per Section 1.4(C) of the ECR Commercial Agreement).
- Add a “Office/Residential Flex” designation to the legend with the striped colors (to make the designation clear).

6. Page 48. Insert new Land Use Designation for “ECR Commercial Overlay” (between Office and Parking Garage) as follows:

This designation allows for the development of up to 20,000 square feet (gross leasable area) of an appropriate mix of high quality restaurant and retail uses adjacent to El Camino Real and the “flagship” hotel, including initially a Casual Fine Dining Restaurant if the ECR Commercial Project Agreement by and between Martin/Regis San Bruno Associates, L.P, dated March 1, 2005 is still in effect.

The following uses would be prohibited within the ECR Commercial Overlay:

- (i) massage businesses (except high-quality day spas that offer massage treatments);
- (ii) correctional or alcohol or drug rehabilitation centers;
- (iii) educational or training facilities;
- (iv) dry cleaner businesses with on-site plants;
- (v) auto and other motor vehicle sales;
- (vi) auto or motor vehicle repair, service, or installation of any auto and other vehicle related parts or accessories;
- (vii) adult entertainment;
- (viii) any store or business primarily offering, selling and/or renting sexually oriented or explicit books or other items or materials;
- (ix) check cashing businesses;
- (x) office uses such as accountants, attorneys, architects, engineers, consultants, insurance agents and real estate brokers;
- (xi) pawn shops;
- (xii) bail bonds;
- (xiii) credit bureaus and collection agencies;
- (xiv) institutions of a philanthropic or charitable nature;
- (xv) public postal services;
- (xvi) child care centers;
- (xvii) governmental agency offices;
- (xviii) athletic clubs, gyms, sports facilities, or aerobics centers;
- (xix) tattoo parlors;
- (xx) appliance repair shops;
- (xxi) head shops; and
- (xxii) discount "dollar" stores.

Notwithstanding the use prohibitions in clauses (iii) and (xviii) above, a child education center such as "Score" or a specialty fitness use such as a yoga studio (but not both) shall be

permitted provided the use occupies less than 2,000 square feet gross leasable area.

If the ECR Commercial Project Agreement by and between Martin/Regis San Bruno Associates, L.P, dated March 1, 2005 is still in effect, the initial restaurant tenant within the ECR Commercial Overlay shall be a "Casual Fine Dining restaurant" occupying at least 4,000 square feet of the total gross leasable area. A "Casual Fine Dining restaurant" means a full service restaurant whose service, cuisine and prices are distinguished on the one hand (i) as being less than "fine dining" restaurants offering the very highest level of cuisine, service and price ("High-End Restaurants") and on the other hand, (ii) as being better than nationally recognized chain restaurants offering an average to less-than-average level of cuisine, service and price ("Average Restaurants"). Examples of High-End Restaurants may include 231 Ellsworth and Viognier. Examples of Average Restaurants may include Applebee's, Denny's, Outback Steakhouse and Marie Calendars. Examples of Casual Fine Dining may include, without limitation, PF Chang's, Romano's Macaroni Grill, Izzy's Steakhouse, Elephant Bar, A Tavola, Il Fornaio and Left Bank.

7. Page 49. Amend Table 2 to:

- (1) Change "Proposed Square Footage" under High Density Residential from "10,000 s.f. minimum" to "3,500 s.f. minimum."
- (2) Add a new row as follows:

Policy:	ECR Commercial Overlay
Gross Acres:	1.07 acres
Max Height:	3 stories/50 feet
Max Density:	80% lot coverage
Proposed Dwelling Units:	N.A.
Proposed Square Footage:	Up to 20,000 s.f. (gross leasable space)
Parking Required:	Per Zoning Ordinance (or as reduced by Planning Commission with PD Permit)

8. Page 50. Insert the following text as the second to last sentence of the paragraph under the heading "Illustrative Plan and Development Program":

"The illustrative plan shown in Figure 12d indicates how the site could potentially be built out if a portion of the Hotel designation were developed as ECR Commercial Overlay."

9. Between Pages 56 and 57: Insert new Illustrative Figure D depicting a conceptual illustration of the ECR Commercial Overlay.

10. Page 59: Revise Figure 13: Vehicular Circulation to match the revised Figure 11, Land Use Plan.

11. **Page 61:** Revise Figure 14: Pedestrian Circulation to match the revised Figure 11, Land Use Plan.

12. Page 74: Amend Landscaping, #17 and 18 as follows:

17. A minimum of fifteen percent (15%) for the entire development, as well as a minimum of fifteen percent (15%) for each of the major land use designated areas of the hotel, office, residential, and senior assisted living (Excludes landscaping percentage requirement for multi-level garage other than required screening). The minimum landscaping requirement for the ECR Commercial Overlay site may be reduced by the Planning Commission in conjunction with the approval of a Planned Development Permit.

18. A minimum of 5 % of the gross area of surface parking must be landscaped. For commercial uses fronting El Camino Real, a minimum of 5% of the gross area of surface parking must be landscaped, in addition to any landscaping which may be provided in any required setback area. The minimum surface parking and setback landscaping requirement for the ECR Commercial Overlay site may be reduced by the Planning Commission in conjunction with the approval of a Planned Development Permit.

13. **Page 81.** Amend the last paragraph under Multi-Family Residential Design Guidelines as follows:

In order to provide the developer with the necessary flexibility to address a changing office market, the sites designated as Office on the Land Use Plan (Figure 11) are “flex” sites that may be developed as either office or multi-family residential with a minimum of 3,510,000 square feet of non-residential uses, such as office space, child-care facilities, miscellaneous retail and service uses, galleries, and fitness centers, ~~dispersed throughout the multi-family residential development on the site.~~

14. **Page 84.** Revise final paragraph on the left column to replace “a minimum of ~~10,000~~3,500 square feet of non-residential uses...”

15. **Page 85.** Insert new section for Design Guidelines and Development Standards for ECR Commercial Overlay after Office but before General Commercial, as follows:

Policy DS-1.5: Establish design guidelines for the ECR Commercial Overlay which promote a vibrant location for high quality restaurant and retail uses while encouraging transit use and maintaining a pedestrian friendly development.

ECR Commercial Overlay
(Fronting on El Camino Real Adjacent to Hotel)

The ECR Commercial Overlay allows for an appropriate mix of high quality restaurants and high quality retail and neighborhood serving commercial uses.

Design Guidelines

Building Orientation to Streets and Pedestrian Corridors

The retail and restaurant use within the ECR Commercial Overlay shall be designed to be compatible with the adjacent “flagship” hotel and high density multi-family residential. Building orientation and design shall emphasize pedestrian orientation and connections to the central esplanade and the plaza to help create a “town center” within the site. While the buildings should be visually oriented to front on El Camino Real to draw the public to the site, the area will be accessed primarily from Admiral Court. Admiral Court will be the “front door.” The site plan shall provide strong pedestrian and visual links from Admiral Court, as well provide an attractive arrival area for vehicles. Parking may be either surface parking or structured parking.

The height of the ECR Commercial Overlay would be significantly lower than the adjacent “flagship” hotel and residential buildings. This height difference provides an opportunity to step down building mass from the residential and “flagship” hotel buildings to the ECR Commercial Overlay and maintain and focus the view corridors between El Camino Real and the site. Views from the east, including the walk from the BART station as well as from the off ramp of highway 380 Westbound, will provide the primary opportunities for pedestrians and motor vehicle passengers to see the site. Site plan and building design shall be inviting for pedestrians, and should provide visual connection from these primary view opportunities. The building orientation and design should appear urban from the El Camino Real frontage to the extent possible, while providing appropriate screening of all loading areas and trash/recycling areas.

Building Design:

The buildings may be one, two or three stories and shall be articulated as distinct parts of building facades, with materials and treatment that offer visual interest and an urban design element attractive and visually interesting to pedestrians and people traveling in vehicles. Materials on the buildings, both fronting on El Camino Real and Admiral Court, should be carefully selected to be of a high quality and appropriate to the pedestrian, urban experience. Materials and colors should be pleasant to view and touch and offer color variation. Acceptable materials include: masonry, stucco, horizontal siding, metal, stone or pre-cast concrete. For retail uses, clear, untinted glass should be used to allow for maximum visual interaction between exterior and interior spaces. The use of awnings is encouraged to provide shade, shelter and visual interest along El Camino Real. Parapets and roofs should be designed to provide for articulation and interest.

Trash and recycling areas shall be screened from public view and architecturally integrated with the building. Loading areas and trash facilities shall be strategically placed to not be visible from El Camino Real. Parking shall be designed to provide adequate access and parking to ensure the success of the retail and restaurant uses, while protecting and promoting the pedestrian experience whenever possible. Pedestrian links

to the rest of the site and the town center should be clear and inviting so that residents at the site and visitors to the nearby BART station and shopping mall shall be encouraged to visit the retail uses at the site.

Development Standards:

Land Use Classification:

High-Quality Retail and Restaurant Uses.

Minimum Site Area: 5,000 square feet

Maximum Height: 50 feet, excluding parapet walls, elevator penthouses and ancillary mechanical equipment and screening thereof.

Maximum # of Floors: Three (3) stories

Maximum Lot Coverage for Structures: 80%

Landscaping:

Minimum of 15% of total site area shall be devoted to landscaping. This minimum landscaping requirement may be reduced by the Planning Commission in conjunction with approval of a Planned Development Permit.

Building Setbacks:

Ten (10) feet along El Camino Real, Road "A" and Admiral Court.

Parking:

Per San Bruno Zoning Code. The minimum parking requirement may be reduced by the Planning Commission in conjunction with approval of a Planned Development Permit. To ensure the success of a Casual Fine Dining restaurant, the parking requirement may be satisfied on- and off-site, provided that the longterm availability of the off-site parking spaces can be demonstrated to the satisfaction of the City.