

# SB 79 ZONING GAP ANALYSIS

## Millbrae Train Station

39 properties within 3 zoning districts totaling 11.02 acres (1/4 mile)

<b>MILLBRAE TRAIN STATION</b>									
<b>Tier 1 – Within ¼ of TOD Stop</b>									
<b>BASE ZONING</b>	<b>Height</b>			<b>Density</b>			<b>Floor Area Ratio (FAR)</b>		
	<b>Zoning Code</b>	<b>SB 79</b>	<b>Gap</b>	<b>Zoning Code</b>	<b>SB 79</b>	<b>Gap</b>	<b>Zoning Code</b>	<b>SB 79</b>	<b>Gap</b>
<b><i>NBMU</i></b>	80 feet	75 feet	+5 feet	140 du/ac	120 du/ac	+20 du/ac	None	3.5	-3.5
<b><i>RRMU</i></b>	80 feet	75 feet	+5 feet	70 du/ac	120 du/ac	-50 du/ac	None	3.5	-3.5
<b><i>P/I<sup>1</sup></i></b>	35 feet	75 feet	- 40 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5

<sup>1</sup> Residential land uses are not permitted in these districts under current zoning regulations

Assumptions: Development standards provided above are taken from the most intense use in the given district when a range is provided

# SB 79 ZONING GAP ANALYSIS

## Burlingame Train Station– Tier 1 (within ¼ of TOD stop)

266 properties within 14 zoning districts totaling 125.665 acres (1/4 mile)

<b>BURLINGAME TRAIN STATION</b>									
<b>Tier 1 – Within ¼ of TOD Stop</b>									
<b>BASE ZONING</b>	<b>Height</b>			<b>Density</b>			<b>Floor Area Ratio (FAR)</b>		
	<b>Zoning Code</b>	<b>SB 79</b>	<b>Gap</b>	<b>Zoning Code</b>	<b>SB 79</b>	<b>Gap</b>	<b>Zoning Code</b>	<b>SB 79</b>	<b>Gap</b>
<b>R-1</b>	36 feet	75 feet	- 39 feet	8 du/ac	120 du/ac	-112 du/ac	None	3.5	-3.5
<b>R-3</b>	55 feet	75 feet	- 20 feet	50 du/ac	120 du/ac	-70 du/ac	None	3.5	-3.5
<b>R-4</b>	75 feet	75 feet	None/ met	80 du/ac	120 du/ac	-40 du/ac	None	3.5	-3.5
<b>BAC<sup>1</sup></b>	55 feet	75 feet	-20 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5
<b>BMU</b>	55 feet	75 feet	-20 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5
<b>CAC<sup>1</sup></b>	55 feet	75 feet	-20 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5
<b>CAR</b>	55 feet	75 feet	-20 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5
<b>CMU</b>	46 feet	75 feet	-29 feet	20 du/ac	120 du/ac	-100 du/ac	0.6	3.5	-2.9
<b>DAC</b>	55 feet	75 feet	-20 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5
<b>HMU</b>	55 feet	75 feet	-20 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5
<b>MMU</b>	45 feet	75 feet	-30 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5
<b>P/I</b>	35 feet	75 feet	-40 feet	None	120 du/ac	-120 du/ac	1.5-3.0	3.5	-0.5
<b>P/R<sup>1</sup></b>	None	75 feet	-75 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5
<b>Unclassified</b>	None	75 feet	-75 feet	None	120 du/ac	-120 du/ac	None	3.5	-3.5

<sup>1</sup> Residential land uses are not permitted in these districts under current zoning regulations

Assumptions: Development standards provided above are taken from the most intense use in the given district when a range is provided

# SB 79 ZONING GAP ANALYSIS

**BURLINGAME TRAIN STATION**  
**Tier 1 – Adjacent to TOD Stop**  
**(w/In 200 ft of a pedestrian access point to stop)**

BASE ZONING	Height			Density			Floor Area Ratio (FAR)		
	Zoning Code	SB 79	Gap	Zoning Code	SB 79	Gap	Zoning Code	SB 79	Gap
<b>R-1</b>	36 feet	95 feet	-59 feet	8 du/ac	160 du/ac	-152 du/ac	None	4.5	-4.5
<b>R-3</b>	55 feet	95 feet	-40 feet	50 du/ac	160 du/ac	-110 du/ac	None	4.5	-4.5
<b>R-4</b>	75 feet	95 feet	-20 feet	80 du/ac	160 du/ac	-80 du/ac	None	4.5	-4.5
<b>BAC<sup>1</sup></b>	55 feet	95 feet	-40 feet	None	160 du/ac	-160 du/ac	None	4.5	-4.5
<b>BMU</b>	55 feet	95 feet	-40 feet	None	160 du/ac	-160 du/ac	None	4.5	-4.5
<b>CAC<sup>1</sup></b>	55 feet	95 feet	-40 feet	None	160 du/ac	-160 du/ac	None	4.5	-4.5
<b>CAR</b>	55 feet	95 feet	-40 feet	None	160 du/ac	-160 du/ac	None	4.5	-4.5
<b>CMU</b>	46 feet	95 feet	-49 feet	20 du/ac	160 du/ac	-140 du/ac	0.60	4.5	-3.9
<b>DAC</b>	55 feet	95 feet	-40 feet	None	160 du/ac	-160 du/ac	None	4.5	-4.5
<b>HMU</b>	55 feet	95 feet	-40 feet	None	160 du/ac	-160 du/ac	None	4.5	-4.5
<b>MMU</b>	55 feet	95 feet	-40 feet	None	160 du/ac	-160 du/ac	None	4.5	-4.5
<b>P/I</b>	35 feet	95 feet	-60 feet	None	160 du/ac	-160 du/ac	1.5-3.0	4.5	-1.5
<b>P/R<sup>1</sup></b>	None	95 feet	-95 feet	None	160 du/ac	-160 du/ac	None	4.5	-4.5
<b>Unclassified</b>	None	95 feet	-95 feet	None	160 du/ac	-160 du/ac	None	4.5	-4.5

<sup>1</sup> Residential land uses are not permitted in these districts under current zoning regulations

Assumptions: Development standards provided above are taken from the most intense use in the given district when a range is provided