

1. Development of this property shall be pursuant to site and development plans on file with this case in the San Mateo County Planning Commission Office. Final development plans, including site plans, architectural elevations and any other plans or information deemed necessary shall be to the approval of the County Planning Commission.
2. Permitted uses:
 - a. Multiple-family residential - no more than ten (10) dwelling units.

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- b. Offices, including post office.
 - c. Retail commercial area limited to 2,400 ft. and limited to the following activities:
 - (1) Art gallery and art supplies.
 - (2) Book store.
 - (3) Drugstore.
 - (4) Barber shop.
 - (5) Florist or gift shop.
 - (6) Hardware store.
 - (7) Clothing store.
 - (8) Delicatessen.
 - (9) Photographic or camera shop.
 - (10) Self-service laundrette.
 - (11) Clothes cleaning agency.
 - (12) Other related commercial uses as may be approved by the Planning Commission and Board of Supervisors.
3. Minimum setback regulations:

Front and rear yards:	20 ft.
Side (interior):	5 ft.
Street side yard:	10 ft.
 4. Maximum height of structure shall not exceed 36 ft.
 5. Required setback areas shall not be used for parking except area adjacent to commercial portion of structure.
 6. Off-street parking requirements shall comply with standards set forth in Section 6119 of the San Mateo County Zoning Ordinance.
 7. Any sign shall conform to regulations of the San Mateo County Zoning Ordinance.
 8. All areas not indicated for an approved use shall be landscaped and permanently maintained in a neat and orderly manner. At least 5% of all parking lot areas shall be landscaped according to a plan approved by the Planning Director.