

Conditional Use Permit Supplemental: 1465 Burlingame Avenue

Address: 1465 Burlingame Avenue

APN: 029-201-040

Zone: BAC (Burlingame Avenue, Commercial)

Request: Application for Conditional Use Permit for a Pilates Studio, classified as commercial recreation - small scale

Applicant: MNT Wellness Co. d.b.a. "MNTSTUDIO", Jason Mighdoll

Architect: N/A (no construction requests as part of this CUP). Signage will be on a separate application. Interior will remain as previously approved.

Property Owner: Baban LLC, Zdenko Baban

Previous Use: Personal Service (hair salon- Secrets of Medusa, currently vacant since 2015)

Proposed Use: Pilates Studio with retail sales which falls under: "Commercial recreation use"

Project Summary:

The subject property contains a single story building that fronts Burlingame Avenue with two retail spaces (1461 & 1465) and abuts Fox Plaza Lane at the rear. At 1461 Burlingame Avenue (space on the left) there is currently a children's store (toys, games, candy). The subject tenant space at 1465 (right) was formerly occupied by a hair salon, but is currently vacant. The tenant space is approximately 2,930 SF. There are a total of 6 parking spaces (3 tandem) located off of Fox Plaza Lane that are located on the subject property. Two of the spaces are used by the children's store at 1461 Burlingame Avenue and 2 of the spaces are used by 1465 Burlingame Avenue.

The applicant, Jason Mighdoll representing MNTSTUDIO, is proposing to operate a Pilates fitness studio and retail space at 1465 Burlingame Avenue, zoned BAC. The proposed Pilates Studio would have a reception area / retail counter at the front, a group class studio for up to 8 people, and a private studio at the rear, which has independent access. The proposed Pilates Fitness Studio and retail space would be open Monday through Thursday 6:30am to 1:00 pm and 3:30pm to 6:30pm; Fridays 6:30am to 1pm; and Saturday-Sunday from 8:00 am to 1:00 pm. These hours allow for customers to take classes in the early morning before work, after kids drop-off, lunchtime, and in the evening after work, as well as on weekends. While MNTSTUDIO's main business is Pilates classes, there is a portion of the business that sells pilates-related items, such as socks, towels, etc., to be used during classes. MNTSTUDIO focuses on modern Pilates. MNTSTUDIO is not similar to either Club Pilates (very classical) or Lagree method (more high-intensity).

In the BAC District, a commercial recreation - small scale - requires a Conditional Use Permit.



Project Introduction

MNT Wellness Co. d.b.a. MNTSTUDIO is a modern Pilates studio offering group classes, private sessions, and a boutique retail. MNTSTUDIO group classes are full-body, athletic-focused and form-focused. They program classes to build strength and muscular endurance by selecting resistance that challenges muscles, and we incorporate props like the Pilates box, Pilates ball, Pilates ring, resistance bands, ankle weights, wooden dowels and free weights to enhance the workout while emphasizing proper form, alignment, and technique. You can expect to feel a burn!

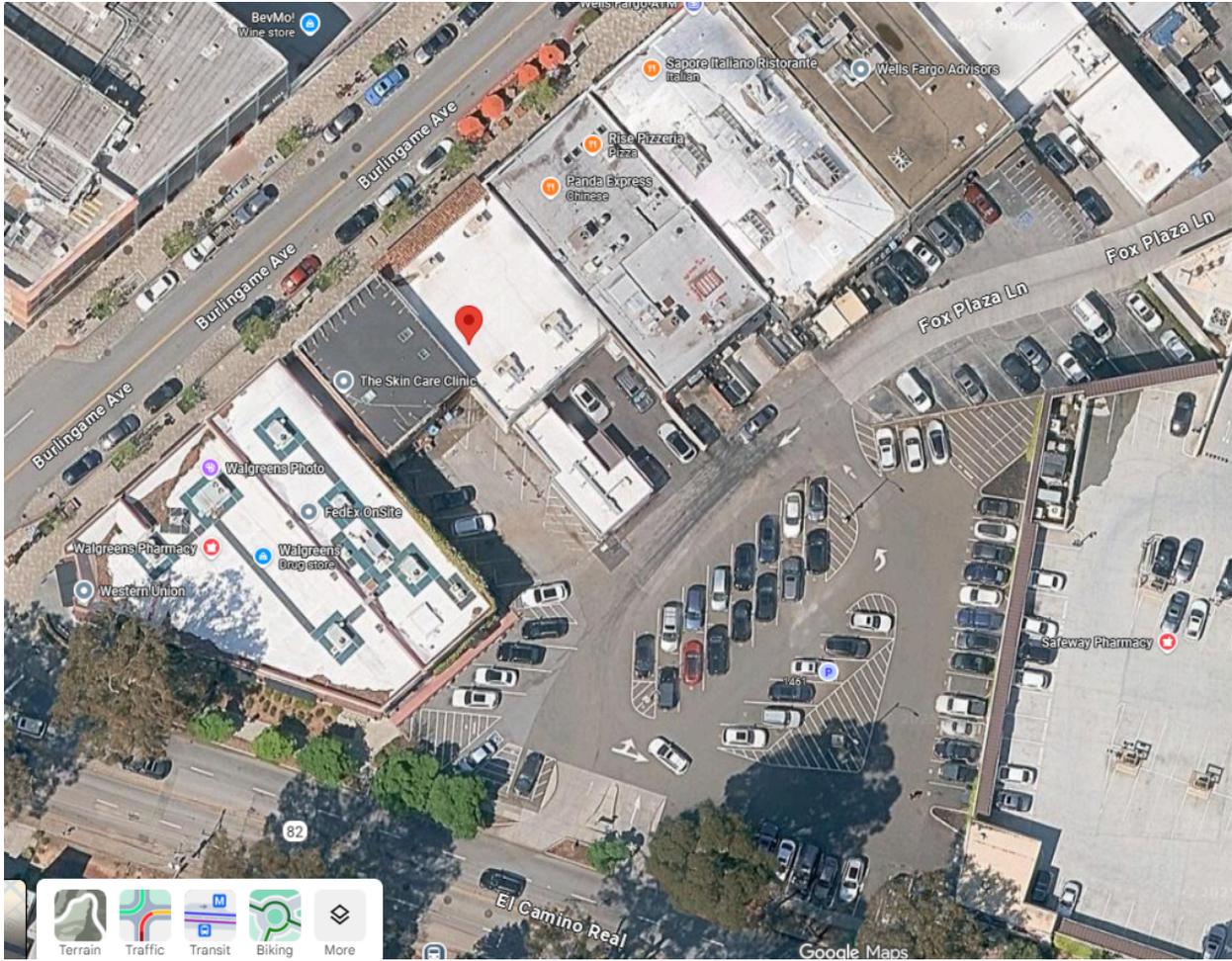
MNTSTUDIO is not just another Pilates studio. It partners with retailers on a near weekly basis to support their shoppers. In October 2025 alone, MNTSTUDIO did pop-up Mat Pilates classes at Lululemon and Vuori, and did approximately 20 events among the three studios. Think breadth workshop, pre/post natal specialty classes, hormonal menopause workshop, pilates and wellness while traveling workshop, journaling workshop, a Pilates in the Park, Tarot reading and movie watch party, and the list goes on. This is why MNTSTUDIO calls itself a Wellness Social Club. It doesn't just have Pilates, but it invests in the community and brings the community together. A strong MNTSTUDIO helps all the neighbors.

MNTSTUDIO believes wellness isn't just something you do, it's a way of life. They're committed to helping you seamlessly integrate wellness into your daily routine, empowering you to feel grounded, balanced, and strong both on and off the mat. As part of our Wellness Social Club, we offer dynamic Pilates and holistic wellness experiences that bring together movement, work, and community.

At MNT, it's about more than just fitness, it's about finding your flow, achieving balance, and connecting with like-minded friends. The MNT mission is to help you transform into the best version of yourself physically and mentally. Welcome to your happy place.

Project Description

The project scope encompasses one building that shares a parcel with a children's store (APN 029-201-040). The main building fronts Burlingame Avenue and contains two tenant spaces; 1461 Burlingame Avenue which currently houses "Gigglemugs" and 1465 Burlingame Avenue which was formally Secret of Medusa salon and is currently vacant (since 2015). The front space will house welcome area, retail, sitting area, and a group reformer Pilates studio. The back of the building on the south half of the property will be a private Pilates studio, storage, and back of house (washer/dryer) area.



What MNTSTUDIO Brings to Burlingame



Elegance in a space. This image shows the MNTSTUDIO Marina location. It is 6,000 sq ft and so it has room for two larger studios. Overall design and high-end feel that is native to Burlingame can be felt through this example of MNT other location.



Family Friendly grand opening. The 100% owners of MNTSTUDIO is a couple that lives in San Francisco. The San Francisco location's largest corporate client is actually based in Burlingame.

On the left you can see the Marina grand opening that attracted over 1,000 people to the area's first Wellness Fair + Grand Opening. Palmetto said it was their largest day for sales at that location ever.

