



CITY OF BURLINGAME

PLANNING COMMISSION STAFF REPORT

Agenda Item: 7d	Hearing Date: January 12, 2026
Project No.	AMEND26-0001
Applicant	Esam Hussain
Designer	Doug Gourley, Playground Design Inc.
Property Owner	North American Islamic Trust
Staff	Erika Lewit, Senior Planner
Location	1722 Gilbreth Road APN: 024-403-420
General Plan Designation	Innovation Industrial
Zoning	I-I (Innovation Industrial)
Lot Area	0.85 acre site

PROJECT DESCRIPTION

Review of an application for an Amendment to a Conditional Use Permit and Variance for reduced landscaping to create an outdoor play area with a play structure and sports court for an existing religious assembly facility within an existing 9,890 square foot building with 62 parking spaces on a 0.85 acre site in the I-I (Innovation Industrial) zoning district.

RECOMMENDATION

Staff recommends the Planning Commission, by resolution, approve the Amendment to Conditional Use Permit and Variance as conditioned.

BACKGROUND

The 0.85 acre site is located at 1722 Gilbreth Road in the I-I (Innovative Industrial) zoning district. The site contains an existing 9,890 square foot building at the front of the site with a 62 stall parking lot in the rear. On May 23, 2016 the Planning Commission approved a Conditional Use Permit ("2016 CUP") to allow a religious assembly facility use, Yaseen Foundation, at this location which has been in operation under the conditions of approval since that time.

In January 2025, the City discovered that existing landscaping had been removed and an 8-foot-tall chain link fence enclosing a playground with a play structure and sport court had been installed in the front yard area without the benefit of planning entitlements or building permits. The applicant was instructed to submit the required applications for the proposed improvements and use.

Pursuant to Burlingame Municipal Code (BMC) 25.12.020, a religious assembly facility within the I-I zoning district requires a Conditional Use Permit. The existing conditions of approval for the 2016 CUP require an Amendment for expanding the use beyond the existing building, including the installation of the outdoor play area. There are no other changes proposed to the remainder of the site. In addition, the removal of the landscaping requires a Variance as the site does not meet the landscape requirements of Municipal Code Section 25.12.030.

All applicable conditions of approval in the 2016 CUP have been included in the attached resolution. Should the Commission approve this Amendment, it will supersede the 2016 CUP.

ANALYSIS

The Yaseen Foundation is the sole tenant on the site and the existing parameters of operation for the site are listed in Table 1 below. The Yaseen Foundation installed the playground to be used by attendees during events and activities held at the site. The 2016 CUP and the proposed amendment do not include, nor is the Yaseen Foundation conducting, any state-licensed day care independent from the approved religious facility operations.

The religious assembly facility use, including the expansion consisting of the new playground area, is compatible with the intent of the I-I zoning district and the existing surrounding uses. The intent of the I-I zoning district is to encourage light industrial, research, and creative business uses. Adjacent properties are developed with light industrial uses, including a wholesale food and distribution business, manufacturing, warehouses, and professional offices. Many of the religious assembly facility's scheduled activities with the highest attendance occur outside of regular business hours. This activity schedule, included in Table 1 below, the 2016 CUP and the proposed amendment, will reduce potential land use conflicts and maintain consistency with the district's overall character. There have been no noise or use complaints for the facility since its establishment in 2016.

The playground may generate intermittent noise, however given that the property and the playground are adjacent to Highway 101, noise generated by children on the playground will not be substantially different than noise generated from vehicles on Highway 101 and surrounding light industrial uses and the site is subject to the noise regulations of the Municipal Code found in Chapter 10.40 (Radio Interference, Loudspeakers, Etc.). The City has not received any complaints regarding noise arising from the playground to date.

Table 1 - Activity Schedule

Day	Uses	Hours of Operation	Visitors & Employees On Site
Monday - Thursday	Office Tutoring Recreation Worship services	4 a.m.– 6 p.m.	75 persons maximum (visitors and staff)
Monday - Thursday	Tutoring Classes Worship services	6 p.m.–10 p.m.	91 persons maximum (visitors and staff)
Friday	Office Tutoring Classes Commercial recreation Lectures Worship services	6 p.m.–11 p.m.	152 persons maximum (visitors and staff 12 p.m.– 3 p.m.) 112 persons maximum (visitors and staff 6 p.m.- 11 p.m.)
Saturday and Sunday	Office Tutoring Recreation Worship services	10:30 a.m.–12 p.m.	60 persons maximum

Special Events (any day of the week)	Family nights Weddings Holiday celebrations	4 a.m.- 12 a.m.	292 persons maximum (visitors and staff) 48 total events in a calendar year
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Parking

The expansion of the religious assembly facility use with the new outdoor playground area extends an existing and approved use and does not increase the parking demand or the number of visitors on the site. Based on parking ratios in the Zoning Code, the religious assembly facility requires 60 on-site parking spaces. A total of 62 parking spaces are provided on-site. The 2016 CUP and the proposed amendment require compliance with a Parking Management Plan (Exhibit B), which requires valet parking for those events which are anticipated to exceed the number of spaces provided on-site.

Variance – Site Landscaping

Before the playground was installed, the front of the building consisted of a lawn area, a walkway to the front building entrance, and various small-scale trees and shrubs. The 2016 CUP required three street trees to be planted in the right-of-way in front of the site (in this case between the property line and inner edge of the sidewalk), where the applicant eventually planted eight trees.

The existing site, not including the installed playground in the front yard, is nonconforming in landscaping at only 1.2% of the site. With the installation of the play area, the landscaping has been reduced by 420 SF, from 1.2% (436 SF) to 0.04% (16 SF), where a minimum of 15% (5,580 SF) is required based on Municipal Code Section 25.12.030. Therefore, the applicant is requesting a Variance for insufficient site landscaping.

The displaced landscaping cannot be added elsewhere on site without eliminating approved parking. The remaining on-site landscaping consists of three shrubs at the right side of the building. Existing landscaping within the right-of-way in front of the site, which is not included in the on-site landscaping calculations, includes five Trident Maple trees, two Palm trees, and one olive tree.

The Parks Division will require that the existing palm and olive trees be removed as these species are not on the Burlingame Street Tree List. The applicant will also place groundcover or shrubs to be planted in the right-of-way to soften the appearance of the chain link fencing from the street (see sheet A0.5).

The Parks final inspection will 1) ensure that only approved trees remain in the right-of-way, 2) confirm groundcover plantings are located at least six (6) horizontal feet from the base of the tree trunks so to not crowd the growth of the street trees, and 3) ensure that the selected plant species are the appropriate type for the right-of-way area.

Table 2: Proposed Project Information

	EXISTING	PROPOSED	ALLOWED/REQ'D
Front Setback:	26'-2"	no change	10'-0"
Fence Height:	---	8'-0"	8'-0"
Landscaping:	436 SF (1.2% of site) ¹	16 SF (0.04% of site) ²	5,580 SF (15% of site)
Off-Street Parking:	62	no change	62 spaces (approved parking management plan for large events provides 93 on-site spaces)

¹ Existing nonconforming on-site landscaping.

² Variance required for insufficient site landscaping.

The 8-foot-tall chain link fence complies with the maximum allowable fence height (8'-0") in the I-I zoning district, per Code Section 25.31.070.C.

Staff does not have any suggested changes for the Planning Commission to consider.

Environmental Review

The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 - Existing Facilities, Class 1(a) of the CEQA Guidelines, which states that interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are exempt from environmental review.

Attachments:

Area Map

Resolution

Exhibit A - Project Plans dated November 12, 2025

Exhibit B - Parking Management Plan dated April 21, 2016

Exhibit C - Activity Calendar dated August 22, 2015