



Project Application - Planning Division

Type of Application: Accessory Dwelling Unit Conditional Use/Minor Use Permit
 Design Review Hillside Area Construction Permit Minor Modification
 Special Permit Variance Other

Project Address: 1251 California Drive **Assessor's Parcel #:** 026-092-040 **Zoning:** CMU

Project Description:

Alterations to existing building; new interior partition walls and framed floor, new mechanical / electrical / plumbing, to convert vacant commercial space (previously dry cleaner) to boutique hotel.

Applicant

Name: Ted Catlin
Address: 1103 Juanita Ave
Burlingame, CA 94010
Phone: (650) 696-1200
E-mail: tc@dtbarch.com

Property Owner

Name: Paul Dimech
Address: [REDACTED]
Phone: [REDACTED]
E-mail: [REDACTED]

Architect/Designer

Name: Richard Terrones
Address: 1103 Juanita Ave
Burlingame, CA 94010
Phone: (650) 696-1200
E-mail: rt@dtbarch.com

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action.

RT (Initials of Architect/Designer)

Burlingame Business License #: 06868 * Architect/Designer must have a valid Burlingame Business License.

Applicant: I hereby certify that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: [REDACTED] **Date:** 4/15/2022

Property Owner: I am authorizing the above applicant to submit this application to the Planning Division.

Property owner's signature: [REDACTED] **Date:** 4/15/2022

Date Application Received (staff only): _____

RECEIVED

APR 15 2022

CITY OF BURLINGAME
CDD-PLANNING DIV.



City of Burlingame Conditional Use Permit Application

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.66.060). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Refer to the end of this form for assistance with these questions.

A. How will the proposed use be consistent with the General Plan, Zoning Ordinance, and any applicable Specific Plan?

The Burlingame General Plan envisions California Drive as a mixed-use corridor, with a pedestrian scale of locally-owned retail, service commercial businesses, and upper-story residential units. Hotel uses are permitted by a conditional use permit along the California Mixed Use corridor, as long as they are under 20 rooms. This proposed use is for an 8 room hotel, and the location within the CMU is ideal as it is close to a business district. The proposed plan for a boutique hotel aligns with the General Plan vision, as the upper-story residential apartment would remain and the ground floor would be reinvigorated with a new locally-owned business that would bring customers to businesses along California Drive and Broadway.

B. How will the design, location, size, and operating characteristics of the proposed activity be compatible with the existing and future land uses in the vicinity?

Because the proposed project would be an adaptive reuse of an existing building, this use will invigorate and complement the existing or future land uses in the vicinity.

While the building is not designated historic, the brickwork of the old "Brickhouse Cleaners" is representative of early commercial buildings in the Bay Area, typically two-story brick buildings with exposed through-wall tie rods and clay tile parapets. The proposed use does not require any alterations to the exterior, and allows the existing building to remain in its original form.

In the coming years, the Broadway Caltrain station is set to have more frequent stops that will help bring more clientele into the Broadway commercial district, but until then a boutique hotel just around the corner complements the local businesses.

- C. Explain how the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.**

The proposed boutique hotel use would serve airline workers, who have a history of spending their short stays between flights in Burlingame (ranging from 12 hours to several days), and out of town visitors. By primarily serving airline workers and out of town visitors, the proposed boutique hotel use would bring customers to the locally-owned retail along California Drive who would be shopping and eating locally as they would be arriving without cars.

Recent TSPC Meetings have studied the stretch of California Dr. directly North of the Broadway intersection and have struggled with the difficulty of traffic and backups in front of 1251 California Dr. The typical clientele (similar to current airline tenants in the 2nd floor apartment) will shuttle or rideshare to the hotel, therefore contributions to traffic from this small hotel will be minimal to none.

- D. Explain how the site is physically suitable in terms of:**

- 1. Its design, location, shape, and size to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;**
- 2. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;**
- 3. Public protection services (e.g., fire protection, police protection, etc.); and**
- 4. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).**

1. The site alterations are very minimal to accommodate the proposed use. Steps would be built in the existing alley for hotel guests to access the outdoor space, and the front gate to the alley would be replaced with a new gate.

2. No changes are necessary at this time to the streets or sidewalks to accommodate public and emergency vehicle access.

3. A fire sprinkler system will be installed as part of this project.

4. Recology currently services the adjacent properties by pulling out of the right-of-way and in front of the driveway of the neighboring laundromat (1255 California). For the proposed hotel use, we have already engaged with Recology to determine solid waste collection and Recology has proposed a similar service method, pulling over then servicing both 1251 California and the surrounding businesses.

RESOLUTION APPROVING CATEGORICAL EXEMPTION AND CONDITIONAL USE PERMIT

RESOLVED, by the Planning Commission of the City of Burlingame that:

WHEREAS, a Categorical Exemption has been prepared and application has been made for Conditional Use Permit for interior improvements to the existing first floor commercial space to convert it to a hotel use at 1251 California Drive, Zone CMU, Paul Dimech, property owner, APN: 026-092-040;

WHEREAS, said matters were heard by the Planning Commission of the City of Burlingame on July 11, 2022, at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing;

NOW, THEREFORE, it is RESOLVED and DETERMINED by this Planning Commission that:

1. On the basis of the Initial Study and the documents submitted and reviewed, and comments received and addressed by this Commission, it is hereby found that there is no substantial evidence that the project set forth above will have a significant effect on the environment, and categorical exemption, per CEQA Section 15303, Class I of the CEQA Guidelines. which states that the operation repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing including but not limited to (a) interior or exterior alternations involving such things as interior partitions, plumbing, and electrical conveyances, is hereby approved.
2. Said Conditional Use Permit is approved subject to the conditions set forth in Exhibit "A" attached hereto. Findings for such Conditional Use Permit are set forth in the staff report, minutes, and recording of said meeting.
3. It is further directed that a certified copy of this resolution be recorded in the official records of the County of San Mateo.

Chairperson

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 11th day of July, 2022 by the following vote:

Secretary

EXHIBIT "A"

Conditions of Approval for Categorical Exemption and Conditional Use Permit
1251 California Drive
Effective **July 21, 2022**

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1. that the project shall be built as shown on the plans submitted to the Planning Division and date stamped July 5, 2022, sheets A0.0 through A5.2 and L2.1;
2. that any increase in the number of hotel rooms (exceeding eight rooms) shall require an amendment to the Conditional Use Permit and an evaluation of the parking based on Zoning Code requirements;
3. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
4. that demolition for removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
5. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit; and
6. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame.



CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250
www.burlingame.org

Project Site: 1251 California Drive, zoned CMU

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom **on Monday, July 11, 2022 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 854 9123 0621	Passcode: 625375
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Description: Application for a Conditional Use Permit to convert an existing commercial building to an 8-room hotel.

Members of the public may provide written comments by email to: publiccomment@burlingame.org.

Mailed: July 1, 2022

**PUBLIC HEARING
NOTICE**

(Please refer to other side)

City of Burlingame - Public Hearing Notice

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to planningdept@burlingame.org or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

1251 California Drive
300' noticing
APN #: 026-092-040

