



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 7a	Hearing Date: January 27, 2025
Project No.	CUP24-0003
Applicant	Lorene Pesacreta
Property Owner	Brett Barron (Authorized Agent)
Staff	Brittany Xiao, Assistant Planner
Location	1210 Donnelly Avenue APN: 029-151-140
General Plan Designation	Downtown Specific Plan
Zoning	DAC (Donnelly Avenue Commercial)
Zoning Overlay	Downtown Parking Sector Overlay

PROJECT DESCRIPTION

Review of an application for Conditional Use Permit for a commercial recreation – small scale use (pilates studio) in an existing commercial building.

RECOMMENDATION

Staff recommends the Planning Commission, by resolution, approve the Conditional Use Permit as conditioned.

BACKGROUND

The applicant is requesting a Conditional Use Permit to operate a pilates studio in an existing commercial building located at 1210 Donnelly Avenue, zoned DAC. A pilates studio falls under the Zoning Code definition as a commercial recreation – small scale use which requires a Conditional Use Permit in the DAC Zoning District.

The existing single-story building contains two tenant spaces. The pilates studio would be located in the tenant space on the right side of the building, which measures approximately 1,595 SF in area. There is a mix of retail and food establishment uses on the same street as the subject property. Previously, 1210 Donnelly Avenue was occupied by a physical therapy office.

The proposed pilates studio would offer small group sessions with one instructor and up to five customers at a time. As shown on the proposed plans, the pilates studio would contain six reformer machines. Hours of operation would be 6:00 a.m. to 7:30 p.m. Monday through Thursday, 6:00 a.m. to 1:00 p.m. Friday, and 7:00 a.m. to 12:00 p.m. on weekends. No construction or major modifications to the building are required or proposed by the applicant.

The applicant is requesting the following application:

- Conditional Use Permit for a commercial recreation use (small scale) in an existing commercial building (Code Section 25.16.020).

ANALYSIS

The proposed commercial recreation use is allowed within the DAC Zoning District with a Conditional Use Permit. The proposed use complies with all other applicable provisions of the Zoning Code. The Downtown Specific Plan encourages mixed uses in order to promote a pedestrian-oriented district.

Staff finds that a pilates studio would meet the intent of this policy of the Specific Plan as it would add to the current mix of uses in the downtown area.

This property is located on the ground floor within the Downtown Parking Sector Overlay. All uses located on the ground floor within the parking sector are exempt from providing off-street parking. Parking in the vicinity is available in Public Parking Lots A, A-3, C and D on Donnelly Avenue.

Table 1: Project Information

	Previous Use	Proposed Use	Allowed/Req'd
Use:	vacant (previously a physical therapy office) 1,595 SF	pilates studio (commercial recreation – small scale) 1,595 SF	commercial recreation use allowed with a Conditional Use Permit (Code Section 25.16.020)
Off-Street Parking:	none	none	ground floor uses in parking sector are exempt from providing off-street parking

Staff notes that this application was brought directly to the Planning Commission as an Action item due to the low impact nature of the business and the size of the tenant space. However, if the Commission feels that there is a need for more discussion, then this item may be placed on a future action calendar for a second review and/or public hearing with direction to the applicant.

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
- Proposed Plans dated December 11, 2024