

APPLICATION for CONDITIONAL USE PERMIT

859 COWAN ROAD, BURLINGAME, CA

25.43.020 Permitted uses.

- The following uses are permitted in the IB district:
- (a) Air courier, delivery or other transshipment services, including freight forwarding, which:
 - (1) Provide on-site parking for all fleet vehicles, and
 - (2) Provide on-site parking for all employees;
 - (b) Any light industrial or manufacturing use such as electronic, furniture, biotechnology, drug, pharmaceutical and printing conducted wholly within a completely enclosed building, including associated laboratories, which:
 - (1) Has a floor area ratio of no more than 0.5, and
 - (2) Does not use impact presses of over twenty (20) tons rated capacity or machine-operated drop hammers, and
 - (3) Encloses compressors and generators so that there is no increase in the twenty-four(24) hour ambient noise level in excess of 3 dBA at any property line, and
 - (4) Does not create an obnoxious or offensive presence or emission of odor, dust, gas, noise, bright lights, smoke, vibration, harmful sewer waste or have a detrimental effect on permissible adjacent uses;
 - (c) Non-retail service businesses, including contractors, which:
 - (1) Provide on-site parking for all company vehicles, and
 - (2) On-site parking for all employees, and
 - (3) Adequate on-site, designated space for loading and unloading goods, equipment and materials;
 - (d) Class or school uses in office structures over twenty thousand (20,000) gross square feet, where the total class or school use does not exceed twenty (20) percent of the gross floor area on the lot, and with parking as set forth in Section 25.43.080 of this chapter;
 - (e) Incidental food establishments within a multi-use building which meet all of the following criteria:
 - (1) Is not the primary use of the building or structure, and
 - (2) Is open no earlier than 6:00 a.m. and no later than 5:00 p.m., and closed Saturdays and Sundays, and
 - (3) Has a maximum size of one thousand five hundred (1,500) square feet, and
 - (4) Is at least fifteen (15) feet in length and fifteen (15) feet in width, and
 - (5) Has no sale of alcoholic beverages, and
 - (6) Provides parking as set forth in Section 25.43.080 of this chapter;
 - (f) Laboratory and clean room facilities for research, testing or creating products and goods;
 - (g) Office uses, with a maximum floor area ratio of 0.9, that may include health services and medical clinics not to exceed five thousand (5,000) square feet total in office structures over twenty thousand (20,000) gross square feet, with parking as set forth in Section 25.43.080;
 - (h) Warehouse uses and warehouse storage and distribution of goods, materials, liquids and equipment conducted wholly within an enclosed building with a floor area ratio of not more than 0.5;
 - (i) Outdoor storage of materials incidental to permitted uses with a maximum storage area of ten (10) percent of the gross lot area; all contractor's storage or outdoor storage areas shall be:
 - (1) Limited to side and rear yards, and
 - (2) Shall be paved, and
 - (3) Shall be enclosed by an opaque fence or wall eight (8) feet in height; and
 - (j) Accessory uses which are necessary for the permitted uses under this section and Section 25.43.030; and all uses shall be required to provide trash enclosures adequate in size to accommodate storage for all trash generated on-site and an area adequate for recycling items as required by the city. (Ord. 1760 § 2, (2005); Ord. 1766 § 8, (2005))

25.43.030 Conditional uses.

- The following are conditional uses requiring a conditional use permit:
- (a) Any use with a structure that:
 - (1) Exceeds the maximum floor area ratio set forth in Section 25.43.020, or
 - (2) Exceeds the development density standards for that use established in the Inner Bayshore subarea of the Bayfront Specific Plan, unless otherwise prohibited by this chapter, or
 - (3) Does not comply with a measurable standard of the design guidelines for that use established in the Inner Bayshore subarea of the Bayfront Specific Plan, unless otherwise prohibited by this chapter;
 - (b) Any light industrial or manufacturing use such as electronic, furniture, biotechnology, drug, pharmaceutical and printing conducted wholly within a completely enclosed building, including associated laboratories, which exceeds any of the performance criteria of Section 25.43.020(b).
 - (c) Automobile rental businesses which meet the following minimum standards:
 - (1) The use is the sole tenant and only occupant of the lot, and
 - (2) The lot is at least seven-tenths (0.7) of an acre, and
 - (3) Parking is provided on-site for storage of at least twenty-five (25) percent of the cars rented monthly, based on an annual average for the site, and
 - (4) Parking is provided on-site for all employees and customers, and
 - (5) The use meets all the other requirements of development in the district, including peak how trip generation at critical intersections as defined in the traffic analyzer and Specific Area Plan for the Bayfront Anza areas;
 - (d) Technical schools with training directly related to permitted or conditional uses in the Inner Bayshore area, with parking as required by chapter 25.70;
 - (e) Convention and exhibition facilities;
 - (f) Incidental food establishment uses that are not the primary use of a building and do not meet the other criteria of Section 25.43.020;
 - (g) Outdoor storage of materials incidental to permitted uses which storage exceeds ten (10) percent of the gross lot area and contractors storage yards; any such use shall be limited to side and rear yards, shall be paved, and shall be enclosed by an opaque fence or wall eight (8) feet in height;
 - (h) Structures over thirty-five (35) feet in height;
 - (i) Any use similar in nature to one which is permitted or for which a permit is required in this district at a density determined not to exceed the trip generation for the planned use of the lot using the adopted Bayfront traffic analyzer.
 - (j) Drive-in services or takeout services associated with permitted and conditional uses. (Ord. 1760 § 2, (2005); Ord. 1766 § 9, (2005))

PROJECT DATA

PROJECT SCOPE:

SUBMIT EXISTING CONDITIONS/USE 859 COWAN RD BUILDING PLANS REQUESTING APPROVAL FOR ASSEMBLY USE @ BUILDING BY CHURCH IN BURLINGAME BY APPLICATION FOR CONDITIONAL USE PERMIT

- 859 COWAN RD IS A FULLY SPRINKLERED 3-STORY OFFICE BUILDING + WAREHOUSE LOCATED IN THE INNER BAYSHORE DISTRICT (IB)
- CURRENT OFFICE & WAREHOUSE USE CONFORMS WITH 25.43.020 PERMITTED USE/ SEE A-2, A-3 & A-4 BLDG FLOOR PLANS FOR OFFICE / WAREHOUSE OCCUPANCY AREAS
- 2 ASSEMBLY USE BY CHURCH IN BURLINGAME IS PERMITTED PER 25.43.030 UPON APPROVAL OF APPLICATION FOR CONDITIONAL USE PERMIT / SEE A-2 & A-4 BLDG FLOOR PLANS FOR ASSEMBLY OCCUPANCY AREAS (USE BY CHURCH IN BURLINGAME)
3. 859 COWAN ROAD EXISTING BUILDING & LOT DATA
 - LOT SIZE: 120' x 175' 21,000 SF
 - EXISTING BUILDING FLOOR AREA 8,035 SF
 - FIRST FLOOR AREA: (OFFICE + WAREHOUSE) 4,353 SF
 - SECOND FLOOR AREA: 3,660 SF
 - THIRD FLOOR AREA: 16,048 SF
4. SEE A-1 'SITE PLAN' FOR ON-SITE PARKING REQUIREMENT
5. 859 COWAN ROAD OCCUPANCY TYPE / AREA OF EACH OCCUPANCY:
 - 'B' / OFFICE USE: 11,199 SF (INCLUDE BLDG ACCESSORY USE WITH 'B' OCCUPANCY)
 - S-1 / WAREHOUSE USE: 3,529 SF
 - A-3 / CHURCH ASSEMBLY USE: 1,320 SF
6. 859 COWAN ROAD CONSTRUCTION TYPE: TYPE V-A (PER TABLE 506.2)
 - $\frac{11,199}{54,000} + \frac{3,529}{42,000} + \frac{1,320}{11,500} = 0.207 + 0.084 + 0.115 = 0.406 < 1.0$
 - THE SUM OF THE TOTAL BUILDING MIXED USE RATIOS DOES NOT EXCEED 1;
 - THE SUM OF EACH FLOOR MIXED USE RATIOS DOES NOT EXCEED 1
 - COMPLYING WITH SECTION 508.4.2

APPLICABLE CODES:

- 2016 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
(2015 IBC AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
PART 3, TITLE 24, CCR
(2014 NEC AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
PART 4, TITLE 24, CCR
(2015 UMC AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
(2015 UPC AND 2016 CALIFORNIA AMENDMENTS)

ABBREVIATIONS

ABV	ABOVE	FIN	FINISH
ACT	ACOUSTICAL	FLR	FLOOR
	CEILING TILE	FNDN	FOUNDATION
AFF	ABOVE FINISHED FLOOR	FRMG	FRAMING
&	AND	H.	HIGH
ALUM	ALUMINUM	HW	HOT WATER
BLDG.	BUILDING	JST.	JOIST
BOT/	BOTTOM	LAV	LAVATORY
CLG	CEILING	MAX.	MAXIMUM
CL	CLOSET	MFR.	MANUFACTURER
COMBO	COMBINATION	MIN.	MINIMUM
CONN	CONNECTION	MTD	MOUNTED
CW	COLD WATER	(N)	NEW
DEMO	DEMOLITION	OPP.	OPPOSITE
DIA	DIAMETER	O/	OVER
DCW	DOMESTIC COLD WATER	OCC	OCCUPANT
DWG	DRAWING	M.	PERPENDICULAR
(E)	EXISTING	REF.	REFERENCE
EXIST	EXISTING	TBD	TO BE DETERMINED
EA	EACH	T/	TOP OF
ELEC	ELECTRICAL	STRU.	TYPICAL
EM	EMERGENCY	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	W.	WIDE
ETC	ETCETERA	W/	WITH
EXH	EXHAUST	WD.	WOOD
		V.I.F.	VERIFIED IN FIELD
		VCT	VINYL COMPOSITION TILE

DRAWING INDEX

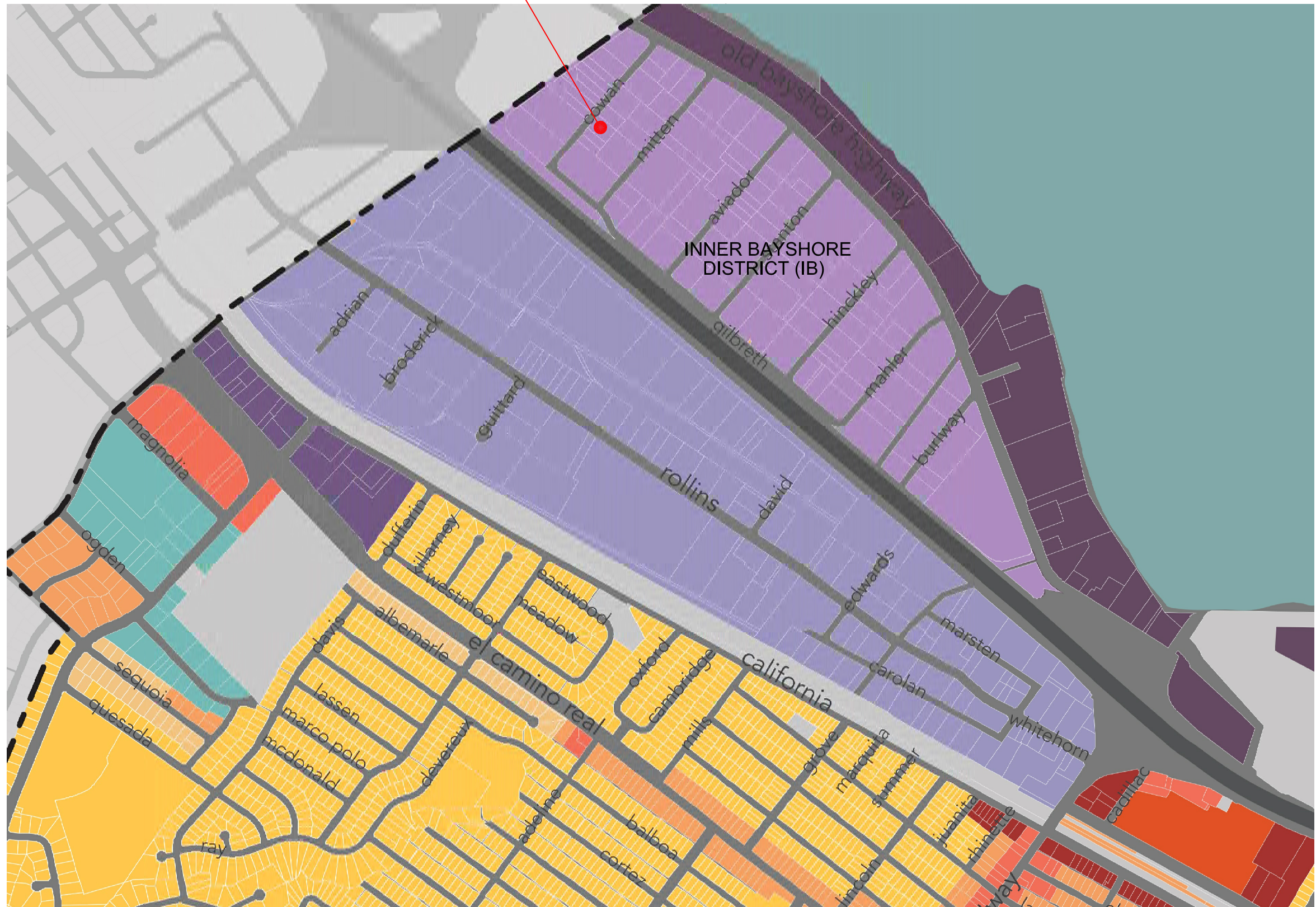
DWG#	DWG TITLE
T-1	PROJECT DATA, PARCEL / ZONING LOCATION MAPS
A-1	SITE PLAN, ON-SITE PARKING REQUIREMENTS
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	THIRD FLOOR PLAN

1818 GILBREATH ROAD

10 LEASED PARKING SPACE AT NEARBY 1818 GILBREATH USED AS VALET PARKING (WHEN NEEDED / SEE A-1)

859 COWAN ROAD

SEE A-1 'SITE PLAN' FOR ON-SITE PARKING



AA APS BMU C2 CAC CR DOT IB MMU R1 R3 SL TW
APN BAC C1 C3 CAR DAC ECN HMU RR R2 R4 TP Unclassified

1

ZONING LOCATION MAP - BURLINGAME NE

NO SCALE

APPLICATION for CONDITIONAL USE PERMIT

EXISTING CONDITIONS / USE PLANS

859 COWAN ROAD
BURLINGAME, CA
94010

APN
024-401-510

OWNER

CHURCH IN BURLINGAME
859 COWAN ROAD
BURLINGAME, CA 94010 USA

OWNER REP: ANDREW CHIU
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ARCHITECT

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SEAL



ISSUED

No.	Description	Date
1	APPLICATION for CONDITIONAL USE PERMIT PLAN REVIEW	06-02-2019

REVISIONS

No.	Description	Date
1	ADDED PLAN REVIEW COMMENT	09-15-2019
	CLARIFICATIONS /INFO	
2	ADDED PLANNING COMMISSION	01-21-2020
	CLARIFICATIONS /INFO	

PROJECT NO.
09005

ISSUE DATE

SHEET TITLE

PROJECT DATA,
PARCEL / ZONING
LOCATION MAPS

SCALE: AS NOTED

SHEET NO.

T-1

DAVID FUNG AIA ARCHITECT
CADD FILE:

859 COWAN ROAD ON-SITE PARKING REQUIREMENT
(PER BURLINGAME ZONING CHAPTER 25.70)

TOTAL OCCUPANCY USE:
(SEE A-2, A3 & A-4 FOR BREAKDOWN @ EACH FLOOR)

FLOOR	OFFICE	WAREHOUSE	ASSEMBLY
FIRST	2,966 SF	3,529 SF	382 SF
SECOND	3,434 SF	-----	-----
THIRD	1,939 SF	-----	938 SF
TOTAL	8,399 SF	3,529 SF	1,320 SF

OFFICE PARKING REQUIRED:
(24.70.040 FOR OFFICES) 8,399 SF/300 SF = 28 SPACES

WAREHOUSE PARKING REQUIRED:
(24.70.040 FOR WAREHOUSE) 3,529 SF/1,000 SF = 4 SPACES

ASSEMBLY PARKING REQUIRED:
(25.70.038 FOR ASSEMBLY BY CHURCH IN BURLINGAME) 1,320 SF/60 SF = 22 SPACES

TOTAL ON-SITE PARKING REQUIRED: 54 SPACES

CURRENT ON-SITE PARKING

- ON-SITE PARKING @ 859 COWAN ROAD*: 31 SPACES
- *INCLUDE 3 'COMPACT CAR' STALLS (PERMITTED PER 25.70.044)

25.70.038 Requirements for churches and places of public assembly.

The following are parking requirements for churches and places of public assembly:

- (a) There shall be provided parking spaces in the ratio of one space for each six (6) permanent seats or, if there are no fixed seats, one space for each sixty (60) square feet of floor space in the assembly area. (Ord. 1586 § 49, (1998); Ord. 1863 § 12, (2011))

25.70.040 Requirements for commercial and industrial uses.

The following are parking requirements for commercial and industrial uses. Parking spaces on the same lot shall be provided for commercial and industrial buildings as set forth in the following table of requirements:

Health services	1 space for each 250 sq. ft. of gross floor area
All other offices	1 space for each 300 sq. ft. gross floor area
Retail stores	1 space for each 400 sq. ft. of gross floor area
Establishments for the sale and consumption on the premises of beverages, food and refreshments	1 space for each 200 sq. ft. of gross floor area
Classes as a part of another business or in an office or industrial building	1 space for each 50 sq. ft. of gross floor area for instruction
Furniture stores, appliance stores, bulk merchandise	1 space for each 600 sq. ft. of gross floor area
Repair shops, service shops, machine shops, laboratories, any shop engaged in repairing, testing, manufacturing, or processing materials or products	1 space for each 800 sq. ft. of gross floor area
Commercial recreation, gymnasiums and health clubs	1 space for each 200 sq. ft. of gross floor area
Industrial buildings, wholesale establishments, warehouses	1 space for each 1,000 sq. ft. of gross floor area
Gasoline service stations	At least 2 parking spaces for employees shall be provided on the property
Animal shelter or animal rescue center	1 space per 625 sq. ft. of gross floor area and 1 space per 5,000 sq. ft. for outdoor habitat that is accessory to such a facility

ON-SITE PARKING BREAKDOWN BY TENANTS

TENANT	FLOOR USE / SF	ON-SITE PARKING#
CDS CA INC	1st FLR OFFICE/ 2,712 SF	9
RANKER AMG	1st FLR WAREHSE/ 3,529 SF	4
	1st FLR WAREHSE OFFICE/ 258 SF	1
	2nd FLR OFFICE/ 3,434 SF	11
CHURCH IN BURLINGAME	1st FLR & 3rd FLR ASSEMBLY/ 1,320 SF	22
	3rd FLR OFFICE/ 1,939 SF	7

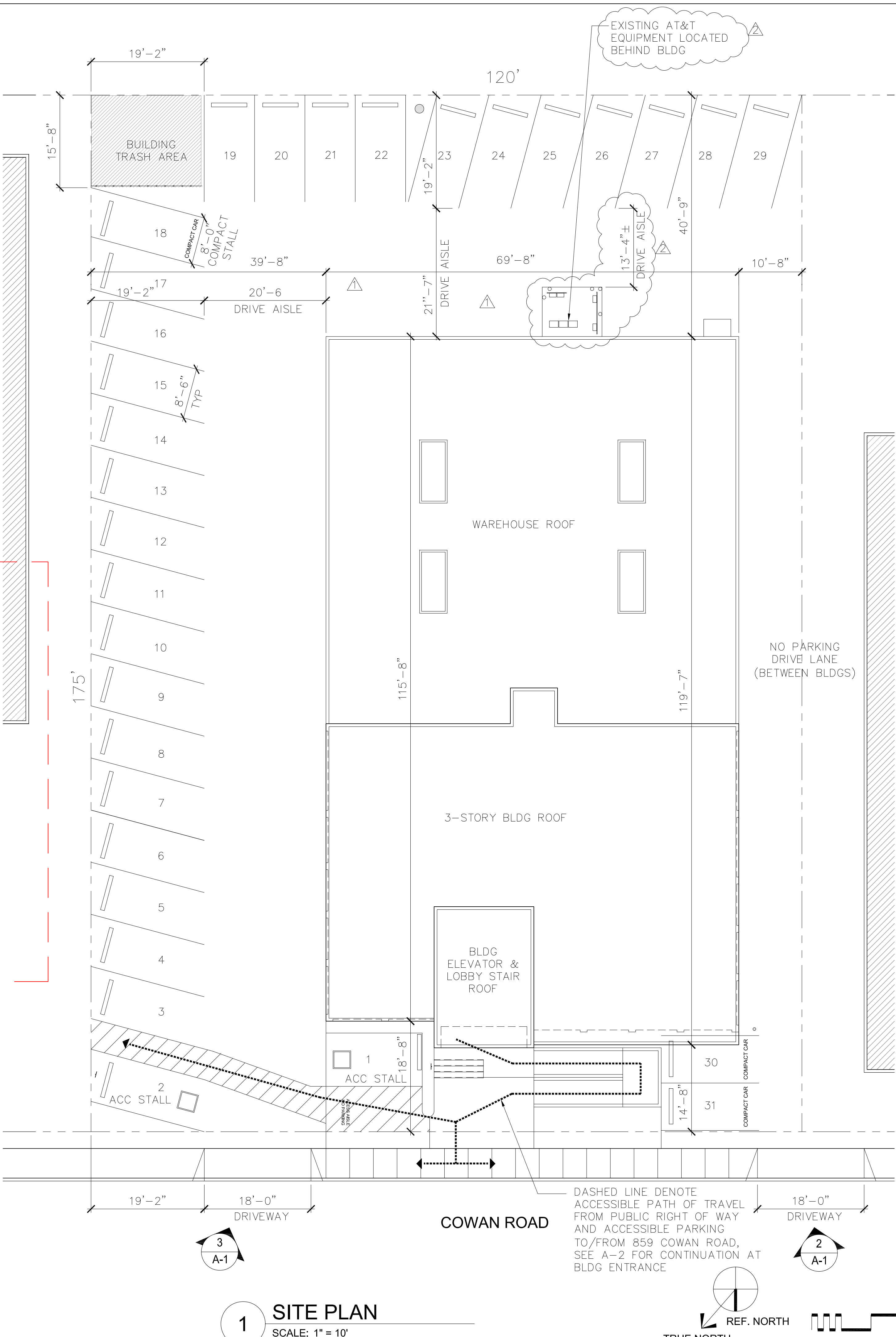
TOTAL ON-SITE PARKING REQUIRED**: 54

**TOTAL ON-SITE PARKING REQUIRED EXCEEDS THE NUMBER AVAILABLE BY 23 SPACES.
CHURCH IN BURLINGAME HAVE SUBMITTED A VARIANCE APPLICATION TO REQUEST WAIVING THE 23 ON-SITE PARKING SPACE SHORTFALL.

CHURCH IN BURLINGAME PROVIDE VALET PARKING SERVICE WHEN ON-SITE PARKING @ 859 COWAN ROAD IS FULL DURING CHURCH 'MEETINGS' ON SUNDAY MORNINGS.

CHURCH IN BURLINGAME CAN VALET PARK 10 ADDITIONAL VEHICLES AT THE NEARBY 1818 GILBREATH WITH THE PARKING AGREEMENT CHURCH HAVE WITH THE OWNERS OF 1818 GILBREATH (WHICH IS MOSTLY EMPTY ON SUNDAY MORNINGS)

31 ON-SITE PARKING SPACES + 10 VALET PARKING GIVE CHURCH IN BURLINGAME A TOTAL OF 41 PARKING SPACES FOR THEIR SUNDAY 'MEETINGS'



4 1818 GILBREATH
SCALE: NO SCALE



ACCESSIBLE HANDICAP PARKING STALL

3 EAST DRIVEWAY
SCALE: NO SCALE



MAINTAIN 'NO PARKING' DRIVE LANE BETWEEN (E) BUILDINGS

2 WEST DRIVEWAY
SCALE: NO SCALE

1 SITE PLAN
SCALE: 1" = 10'

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CONDITIONAL USE
PERMIT

EXISTING
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4	CLARIFICATIONS /INFO	

PROJECT NO.
09005

ISSUE DATE

SHEET TITLE

SITE PLAN,
ON-SITE PARKING
REQUIREMENTS

SCALE: AS NOTED

SHEET NO.

A-1

DAVID FUNG AIA ARCHITECT
CADD FILE:

EXISTING CONDITIONS / USE PLANS



APN
024-401-510

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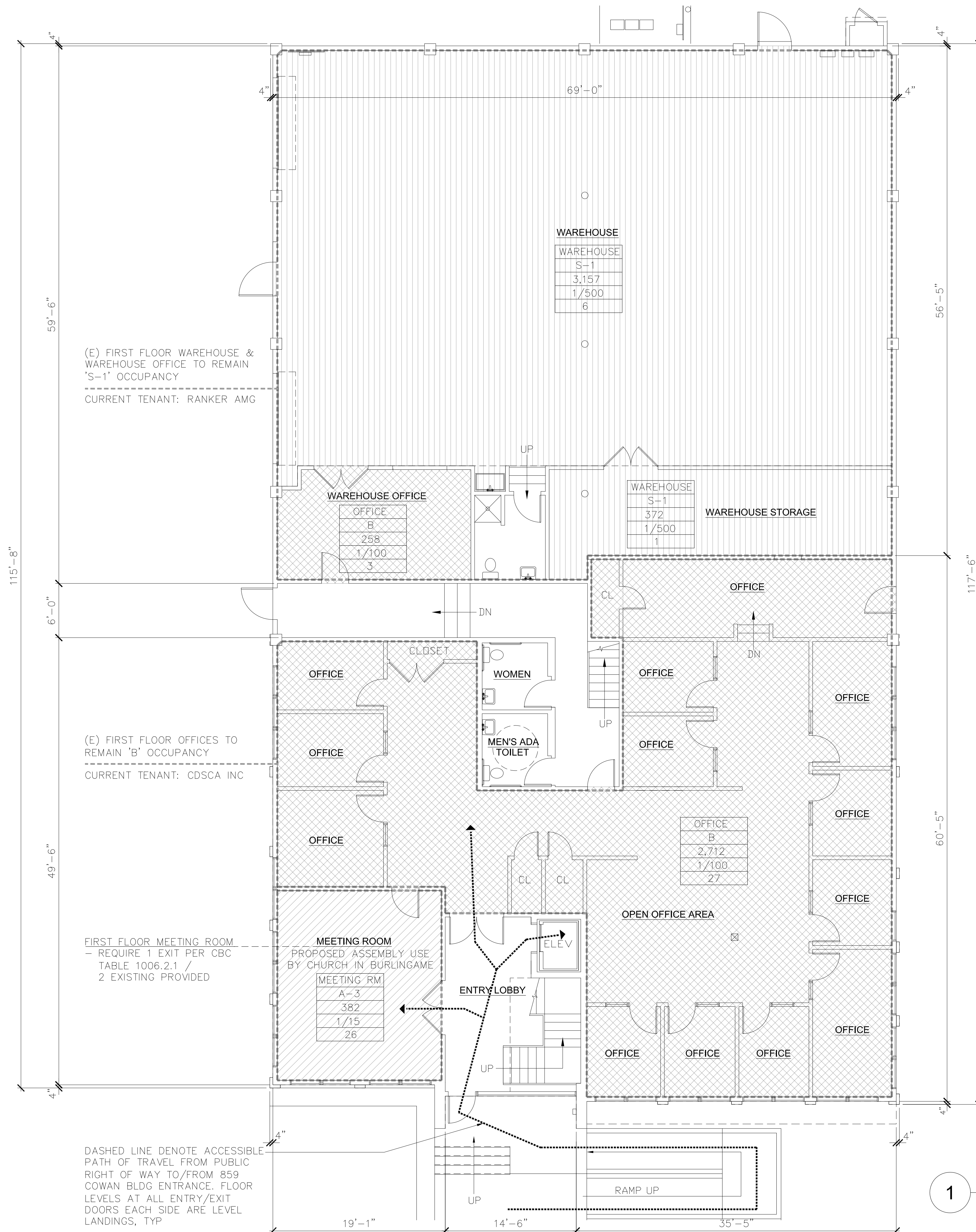
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	ADDED PLANNING COMMISSION CLARIFICATIONS /INFO	01-21-2020

SHEET TITLE

A-2

DAVID FUNG AIA ARCHITECT
CADD FILE:



WAREHOUSE	SPACE USAGE
S-1	OCCUPANCY CLASS
2,936	OCCUPANCY AREA (SQ. FT.)
1/500	LOAD FACTOR PER CBC TABLE 1004.1.2
6	OCCUPANCY LOAD

TOTAL FIRST FLOOR AREA: 8,035 SF

FIRST FLOOR OCCUPANT TOTAL: 63**

THE NUMBER OF EXISTING FIRST FLOOR PLUMBING FIXTURES MEET CPC TABLE 422.1 MINIMUM PLUMBING FIXTURE REQUIREMENTS FOR 'A-3'/ASSEMBLY AND 'S-1'/WAREHOUSE USES WITH EXCEPTION THERE IS NO URINAL WITHIN FIRST FLOOR RESTROOMS / 1 URINAL REQUIRED

1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

DAVID FUNG AIA ARCHITECT
CADD FILE:

