



PLANNING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT--PLANNING DIVISION
501 PRIMROSE ROAD, 2ND FLOOR, BURLINGAME, CA 94010-3997

TEL: 650.558.7250 | FAX: 650.696.3790 | E-MAIL: PLANNINGDEPT@BURLINGAME.ORG

RECEIVED

JAN 29 2020

CITY OF BURLINGAME
CDD-PLANNING DIV.

PROJECT INFORMATION

PROJECT ADDRESS 1341 Marsten RD

ASSESSOR'S PARCEL # (APN)

ZONING

PROJECT DESCRIPTION

Sports conditioning and prevention to injury

CVP for Commercial Recreation

APPLICANT INFORMATION

Ken Merrill



A

E-MAIL

ARCHITECT/DESIGNER ☐ APPLICANT?

415 516 7187

PHONE

ADDRESS

adnaberryman@gmail.com

E-MAIL

BURLINGAME BUSINESS LICENSE #

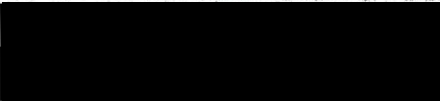
FOR PROJECT REFUNDS - Please provide an address to which all refund checks will be mailed to:



ADDRESS

AFFIDAVIT OF OWNERSHIP

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY



(PROPERTY OWNER)

1-28-2020

DATE

I AM AWARE OF THE PROPOSED APPLICATION AND HEREBY AUTHORIZE THE ABOVE APPLICANT TO SUBMIT THIS APPLICATION TO THE



1/28/20

DATE

AUTHORIZATION TO REPRODUCE PLANS

I HEREBY GRANT THE CITY OF BURLINGAME THE AUTHORITY TO REPRODUCE UPON REQUEST AND/OR 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

adn

INITIALS OF ARCHITECT/DESIGNER

STAFF USE ONLY

APPLICATION TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> ACCESSORY DWELLING UNIT (ADU) | <input type="checkbox"/> VARIANCE (VAR) |
| <input checked="" type="checkbox"/> CONDITIONAL USE PERMIT (CUP) | <input type="checkbox"/> WIRELESS |
| <input type="checkbox"/> DESIGN REVIEW (DSR) | <input type="checkbox"/> PERMITS EXEMPTION |
| <input type="checkbox"/> HILLSIDE AREA CONSTRUCTION PERMIT | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> MINOR MODIFICATION | |
| <input type="checkbox"/> SPECIAL PERMIT (SP) | |

RECEIVED

JAN 29 2020

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY



CITY OF BURLINGAME CONDITIONAL USE PERMIT APPLICATION

RECEIVED

APR 29 2020

CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.52.020). 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. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- 1. Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.** The proposed use of the location will be used to train young athletes. Healthy kids means a healthy community. Preventing injuries is one of our main goals. There will not be chemicals or pollution created by this facility. Class sizes are kept to 6 to 8 athletes to assure safety to all. There is a parking lot for easy drop off.
- 2. How will the proposed use be located and conducted in accordance with the Burlingame General Plan and Zoning Ordinance?**
Rollins Road
Innovation and Industrial
- 3. How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?** We are located on an Industrial RD across from a Roofing company, Crestco tool rental and a garbage company. There will be no changes to the facility as it stands.



RECEIVED

CITY OF BURLINGAME
VARIANCE APPLICATION

AUG 27 2020

CITY OF BURLINGAME
CDD-PLANNING DIV.

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Code Section 25.54.020 a-d). 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. Please type or write neatly in ink. Refer to the back of this form for assistance with these questions.

- a. **Describe the exceptional or extraordinary circumstances or conditions applicable to your property which do not apply to other properties in this area.**

I have to share a lot with Adna's Automotive

- b. **Explain why the variance request is necessary for the preservation and enjoyment of a substantial property right and what unreasonable property loss or unnecessary hardship might result from the denial of the application.**

11 Parking spaces are needed between the Two Business which I am only able to generate 10 parking spaces. Being 1 spot short I must pay for a variance of \$4500 to comply with city codes.

- c. **Explain why the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity or to public health, safety, general welfare or convenience.**

Will be training kids from the community in positive ways for self improvement.

Training 4-8 kids at a time. 1 hour sessions.

Training area is open to the outside.

No waste generated.

Noise will almost be none besides radio.

- d. **How will the proposed project be compatible with the aesthetics, mass, bulk and character of the existing and potential uses on adjoining properties in the general vicinity?**

Not changing any aesthetics.

will not affect any other surrounding Business.

To ~~the~~ planning dept.

At this facility I am only able to see 6 to 8 athletes at a time which the 8 parking spot would be enough for drop off and pickup. I'm the only employee running the facility and I use outside the property for Adna's Automotive so the standard that performance speed training needs parking for office employees is none existence. I run both business within the grounds. my hours of operation for Adna's Auto will be 7-330 and hours of operation for Performance Speed training will be 330 to 630. Please accept this notice as explanation that the 8 parking spots is enough parking for the use.

Thank you

Adna Berryman.

RECEIVED

JAN 29 2020

CITY OF BURLINGAME
CDD-PLANNING DIV.

RECEIVED

MAR - 5 2020

CITY OF BURLINGAME
CDD-PLANNING DIV.

Project Address: 1341 Marsten Road

To The Planning Commission

- 1) What are the ages of the youth being served?
 - 7 to 12 yrs old age group (can train up to 6 to 8 kids at a time)
 - 12 to 15 yrs old age group (can train up to 4 to 6 kids at a time)
 - 15 to 18 yrs old age group (can train up to 2 to 4 kids at a time)
- 2) What type of training is being provided?
 - Age 7 to 12 yrs old --> Speed, Agility, Injury Prevention Drills
using own bodyweight
 - Age 12 to 15 yrs old --> Speed, Agility, Injury Prevention Drills
using resistance training
 - Age 15 to 18 yrs old --> Speed, Agility, Injury Prevention Drills
using light weights
- 3) Where are the youth commuting from?
 - Local athletes from local schools and sports program e.g. BYBA, BGS, AYSO
- 4) What are the benefits of this use to the surrounding community?
 - Building confidence, leadership, self-esteem and healthy lifestyle by training in a motivating environment
- 5) Explain how you run the adjacent auto business and why you want to make this space for commercial recreation (training for youth).
 - Currently I am taking in about two to four cars a day with smaller jobs which entails oil changes and repairs which does not required more than 2hrs per car. Anything more than 2hrs worth of the car works will be sublet out to other automotive shops nearby. I am gradually winding down on my automotive repair side of business due to my desire of being a sports coach in the near future. I am currently a BYBA coach for the last six years and my long term future goal is to be a baseball coach at the High School or College level with the ability to train athletes. I am starting this new business to allow myself to gain experience to become a more refined baseball coach.

RECEIVED

MAR - 5 2020



COMMERCIAL APPLICATION

PLANNING COMMISSION APPLICATION SUPPLEMENTAL FORM

CITY OF BURLINGAME
CDD-PLANNING DIV.

1. Proposed use of the site Youth Training facility
2. Days and hours of operation M-F 3:30pm to 6:30pm, Sat 9am-noon
3. Number of trucks/service vehicles to be parked at site (by type) 0
4. Current and projected maximum number of employees (including owner) at this location: 1

	At Opening/Existing		In 2 Years		In 5 Years	
Hours of Operation	Before 5:00 pm	After 5:00 pm	Before 5:00 pm	After 5:00 pm	Before 5:00 pm	After 5:00 pm
Weekdays Full-time						
Part-time	X	X	X	X	X	X
Weekends Full-time						
Part time	X		X	X	X	X

5. Current and projected maximum number of visitors/customers who may come to the site:

	At Opening/Existing		In 2 Years		In 5 Years	
Hours of Operation	Before 5:00 pm	After 5:00 pm	Before 5:00 pm	After 5:00 pm	Before 5:00 pm	After 5:00 pm
Weekdays	10	10	20	10		
Weekends	30		40			

6. What is the maximum number of people expected on site at any one time (include owner, employees and visitors/customers): 20
7. Where do/will the owner and employees park? Bike to work and am given parking next door
8. Where do/will the customers/visitors park? In Parking lot, asking kids to be dropped off also
9. Present or most recent use of site Automotive
10. List other tenants on property, their number of employees, hours of operation (attach a list if more room is needed) Adna's Automotive 1 employee, 8-3:30pm

1343 Adna's Automotive

SF Shop Area is 1400 SF
Office Area is 600 SF3 parking spots
inside shop area
for cars



Project Comments – Planning Application

Project Address: **1341 (1344) Marsten Rd, zoned RR, APN: 026-123-080**

Description: **Request for Conditional Use Permit application for a commercial recreation use.**

From: Martin Quan
Public Works Engineering

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

- ~~1. What was the existing use of the area?~~
- ~~2. Is parking envisioned to be shared with the neighboring automotive shop?~~
- ~~3. What are the hours of operation?~~
- ~~4. What is the anticipated number of clients/customers and employees at the site.~~
- ~~5. Please show on a site plan all existing utilities (PG&E, sewer, sewer cleanout, water).~~
- ~~6. Please dimension the parking spaces.~~
7. No comments at this time.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

1. Any work in the City right-of-way, such as placement of debris bin in street, work in sidewalk area, public easements, and utility easements, is required to obtain an Encroachment Permit prior to starting work. Porta potty's are not allowed to be placed in the City right-of-way.
2. Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. for all activities (including hauling).
3. Replace damaged and displaced curb, gutter and/or sidewalk fronting site.
4. All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the city Water department for connection fees. If required, all fire services and services 2" and over will be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
5. Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit.
6. The sanitary sewer lateral (building sewer) shall be tested per ordinance code chapter 15.12. Testing information is available at the Building department counter. A Sewer Lateral Test encroachment permit is required.
7. Insert the 'Best Management Practices', updated June 2014, construction sheet into the plans set. A copy can be found at <http://www.flowstobay.org/sites/default/files/Countywide%20Program%20BMP%20Plan%20Sheet-June%202014%20Update.pdf#overlay-context=brochures> or <http://www.flowstobay.org/brochures> then click "construction bmp plan sheet"

Reviewed By: Martin Quan
650-558-7245

Date: 7/17/2020



Project Comments – Planning Application

Project Address: **1341 (1344) Marsten Rd, zoned RR, APN: 026-123-080**

Description: **Request for Conditional Use Permit application for a commercial recreation use.**

From: Rick Caro III
Building Division

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

- 1) Provide a fully dimensioned site plan which shows the true property boundaries, the location of all structures on the property, existing driveways, and on-site parking.
- 2) Provide a compliant exit door. The roll up door shown on the plan does not comply with the 2019 CBC §1010.1.2 and California Code of Regulations Title 8 Section 3235.
- 3) Occupants from the training area cannot exit through the storage room to access the main door for exiting.
- 4) Provide details on the plans which show that the entire site complies with all accessibility standards.
NOTE: If full accessible compliance cannot be achieved complete a *Request for Unreasonable Hardship*.
- 5) Specify the path of travel from on-site parking, through the main entrance, to the area of alteration
- 6) Provide complete dimensioned details for accessible bathrooms 2019 CBC §11B-213 & 11B Division 6.
- 7) Provide complete, dimensioned details for accessible parking 2019 CBC §11B-208 & 11B Division 5.

NOTE: A written response to the items noted here and plans that specifically address items 1, 2, 3, 4, 5, 6, and 7 must be re-submitted before this project can move forward for Planning Commission action. The written response must include clear direction regarding where the requested information can be found on the plans.

The following comments do not need to be addressed now, but you should be aware of them as they will need to be addressed at time of building permit submittal.

- 8) Provide two completed copies of the *Mandatory Measures* with the submittal of your plans for Building Code compliance plan check. In addition, replicate this completed document on the plans. Note: On the Checklist you must provide a reference that indicates the page of the plans on which each Measure can be found. BMC 18.30.040, 18.30.045 & 18.30.050
- 9) Specify on the plans the location of all required accessible signage. Include references to separate sheets on the plans which provide details and graphically illustrates the accessible signage requirements.
- 10) Separate toilet facilities are required for each sex, except:
 - a. Residential occupancies
 - b. Occupancies serving ten or fewer people may have a toilet facility for use by more than one person at a time, shall be permitted for use by both sexes. 2019 CPC §422.2 #2.
 - c. Business and Mercantile occupancies with a total occupant load of 50 or less, including customers and employees, one toilet facility, designed for use by no more than one person at time, shall be permitted for use by both sexes. 2019 CPC §422.2 #3.
- 11) Provide a complete furniture / movable fixture plan for the tenant space.

Reviewed By: Rick Caro III
650 558-7270

Date: July 7, 2020



Project Comments – Planning Application

Project Address: **1341 (1344) Marsten Rd, zoned RR, APN: 026-123-080**

Description: **Request for Conditional Use Permit application for a commercial recreation use.**

From: **Christine Reed**
Fire Dept.

Please address the following comments at this time; provide a written response and revised plans with your resubmittal:

This plan is conditionally approved pending a final site inspection prior to occupancy.

1. The interior exit path to the outside cannot pass through a storage room (CBC 1016.2). The use of the room must be acceptable to use as an intervening room to the outside. The roll up door is not an acceptable type of exit door. If a building permit is not required, this item will be confirmed during the final fire inspection conducted, per item #2 below.

2. If the extent of renovation does not trigger a building permit, the applicant must contact the Fire Department at 650-558-7600 to schedule a final inspection prior to occupancy and business opening. General fire and life safety requirements will be reviewed during this inspection.

Reviewed By: Christine Reed
650-558-7617

Date: 7-15-20



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

Project Site: 1341(1344) Marsten Rd, zoned RR

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, September 14, 2020 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (669) 900-6833:

Meeting ID: 891 0251 6360 Passcode: 071683

Description: Application for Conditional Use Permit for a commercial recreation use and Parking Variance.

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

Mailed: September 4, 2020

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

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)

1341 (1344) Marsten Road
300' noticing
APN #: 026-123-080

