

City of Burlingame
Conditional Use Permit and Parking Variance

Item No. 7a
Study Item

Address: 1341 Marsten Road

Meeting Date: September 14, 2020

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

Applicant: Adna Berryman

APN: 026-123-080

Designer: Edmond Wong

Lot Area: 14,396 SF

Property Owner: Ken Merrill

Zoning: RR

Project Description: The applicant, Adna Berryman, is requesting a Conditional Use Permit and Parking Variance to operate a youth athletic program (considered a commercial recreation use) at 1341 Marsten Road, zoned RR. The existing building consists of two tenant spaces/units. The applicant currently operates an auto repair shop in the adjacent tenant space at 1343 Marsten Road. The tenant space at 1341 Marsten Road was previously occupied by an auto repair business.

Please refer to the attached Letters of Explanation, dated January 29 and March 5, 2020, and the Commercial Application to review the proposed commercial recreation use and hours of operation. The applicant notes that the proposed youth athletic program would offer one-hour training sessions and would accommodate 4 to 8 clients at a time. The applicant would be the only staff member/trainer on site. The facility would be open Monday through Friday from 3:30 p.m. to 6:30 p.m., and on Saturday from 9 a.m. to 12 p.m. (closed on Sundays).

The Commercial Application notes that at opening, the applicant anticipates approximately 10 clients per day on weekdays and 30 clients per day on weekends before 5 p.m., and 10 clients per day on weekdays after 5 p.m. A total of 20 persons are expected to be on site at any one time, including employees and customers. In two years, the applicant expects the number of clients to increase to 20 per day on weekdays and 40 per day on weekends before 5 p.m.; no increase is expected in the number of clients after 5 p.m.

The parking demand for the previous auto repair use at 1341 Marsten Road and the current auto repair business at 1343 Marsten Road is eight parking spaces; the parking demand for the proposed commercial recreation use and existing auto repair business is ten parking spaces (see Table on page 2). The difference between the existing and proposed parking demand is two spaces. There are currently eight parking spaces on site and one parking space is being added within the auto repair business at 1343 Marsten Road, providing a total of nine parking spaces. Therefore, the applicant is requesting a Parking Variance for one parking space. Please refer to the table on the following page for a breakdown of the uses and parking required on-site.

The applicant is requesting approval of the following applications:

- Conditional Use Permit for a commercial recreation use (youth athletic program) (Code Section 25.44.030 (h)); and
- Parking Variance for number of parking spaces required on-site (9 parking spaces provided where 10 parking spaces are required on-site based on an intensification of use from auto repair to commercial recreation) (Code Section 25.70.040).

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1341 Marsten Road**Lot Area:** 14,396 SF**Plans date stamped:** June 22, 2020

	Previous/Existing Use	Proposed Use	Allowed/Required
Use and Required Parking:	<p><u>1341 Marsten</u> Auto Repair (1:800 SF) 1,660 SF/800 SF = 2.07 spaces</p> <p>Storage (1:1,000 SF) 84 SF/1,000 SF = 0.08 spaces</p> <p>Office (1:300 SF) 389 SF/300 SF = 1.3 spaces</p> <p>Total 2.07 + 0.08 + 1.3 = 4 spaces</p> <p><u>1343 Marsten</u> Auto Repair (1:800 SF) 1,660 SF/ 800 SF = 2.07 spaces</p> <p>Storage (1:1,000 SF) 84 SF/1,000 SF = 0.08 spaces</p> <p>Office (1:300 SF) 389 SF/300 SF = 1.3 spaces</p> <p>Total 2.07 + 0.08 + 1.3 = 4 spaces</p>	<p><u>1341 Marsten</u> Commercial Recreation (1:200 SF) 1,660 SF/200 SF = 8.3 spaces</p> <p>Storage (1:1,000 SF) 359 SF/1,000 SF = 0.36 spaces</p> <p>Office (1:300 SF) 114 SF/300 SF = 0.38 spaces</p> <p>Total 8.3 + 0.36 + 0.38 = 9.04 9.04 – 3.45 = 6 spaces</p> <p><u>1343 Marsten</u> no change 4 spaces</p>	<p>Commercial recreation use allowed with a Conditional Use Permit</p> <p>Variance may be required if total proposed parking demand exceeds the amount of available parking spaces that are currently on site</p>
Total On-site Parking:	8 spaces required (8 spaces provided)	10 spaces required (9 spaces provided) (8 outdoor parking spaces and 1 indoor space inside auto shop)	Variance required for one parking space for intensification of use

Staff Comments: Please see attached comments from the Engineering, Building, and Fire Divisions.

Findings for a Conditional Use Permit: In order to grant a Conditional Use Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.52.020, a-c):

- The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience;
- The proposed use will be located and conducted in a manner in accord with the Burlingame general plan and the purposes of this title;

- (c) The planning commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of this title and to assure operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses on adjoining properties in the general vicinity.

Required Findings for Parking Variance: In order to grant a Parking Variance the Planning Commission must find that the following conditions exist on the property (Code Section 25.54.020 a-d):

- (a) there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district;
- (b) the granting of the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship;
- (c) the granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience; and
- (d) that the use of the property will be compatible with the aesthetics, mass, bulk and character of existing and potential uses of properties in the general vicinity.

'Amelia Kolokihakaufisi
Associate Planner

c. Adna Berryman, applicant

Attachments:

Application to the Planning Commission
Conditional Use Permit Application, dated January 29, 2020
Variance Application, dated August 27, 2020
Letter of Explanation to Planning Division, dated January 29, 2020
Letter of Explanation to Planning Commission, dated March 5, 2020
Commercial Application, dated March 5, 2020
Notice of Public Hearing – Mailed September 4, 2020
Area Map