



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

PROJECT INFORMATION

1204 El Camino Real, Burlingame

PROJECT ADDRESS

026-096-180

ASSESSOR'S PARCEL # (APN)

CL00C1

ZONING

PROJECT DESCRIPTION

Existing Auto Maintenance shop (Smog check and Tire service) to be converted into a

Clothing Boutique and a Hair Salon. and exterior facade changes to

existing building

APPLICANT INFORMATION

Roger Abu-Yaghi

PROPERTY OWNER NAME ☐ APPLICANT?

PHONE

Suheil Shatara

ARCHITECT/DESIGNER ☒ APPLICANT?

415-871-1229

PHONE

931551

BURLINGAME BUSINESS LICENSE #

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

NAME

ADDRESS

ADDRESS

E-MAIL

890 7th Street, San Francisco, CA 94010

ADDRESS

suheil@shataraarch.com

E-MAIL

AFFIDAVIT OF OWNERSHIP

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

Suheil Shatara

APPLICANT'S SIGNATURE (IF DIFFERENT FROM PROPERTY OWNER)

12/11/20

DATE

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

PROPERTY OWNER'S SIGNATURE

1-2-21
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

(INITIALS OF ARCHITECT/DESIGNER)

STAFF USE ONLY

APPLICATION TYPE

☐ ACCESSORY DWELLING UNIT (ADU)

☒ VARIANCE (VAR) Parking

☐ CONDITIONAL USE PERMIT (CUP)

☐ WIRELESS

☒ DESIGN REVIEW (DSR)

☐ FENCE EXCEPTION

☐ HILLSIDE AREA CONSTRUCTION PERMIT

☐ OTHER: _____

☐ MINOR MODIFICATION

☐ SPECIAL PERMIT (SP)

DATE RECEIVED:

RECEIVED

JAN - 5 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

STAFF USE ONLY



COMMERCIAL APPLICATION

PLANNING COMMISSION APPLICATION SUPPLEMENTAL FORM

RECEIVED

JAN - 5 2021

CITY OF BURLINGAME
CDD-PLANNING DIV.

1. Proposed use of the site Boutique, Hair Dresser
2. Days and hours of operation Monday - Sunday
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:

	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		X		X		X
Part-time						
Weekends Full-time		X		X		X
Part time						

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	5	20	5	25	5
Weekends	10	5	20	5	25	5

6. What is the maximum number of people expected on site at any one time (include owner, employees and visitors/customers): 10
7. Where do/will the owner and employees park? Next door Gas Station (same ownership)
8. Where do/will the customers/visitors park? Street Parking
9. Present or most recent use of site Smog Check and Tire Service
10. List other tenants on property, their number of employees, hours of operation (attach a list if more room is needed) _____



COMMUNITY DEVELOPMENT DEPARTMENT • 501 PRIMROSE ROAD • BURLINGAME, CA 94010
p: 650.558.7250 • f: 650.696.3790 • www.burlingame.org

**CITY OF BURLINGAME
VARIANCE APPLICATION**

RECEIVED

JAN -5 2021

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.***

Previously the property was used as a Tire shop, a smog check shop and has an accessory office use above at the front. The tire shop used half the warehouse space as parking spaces inside the building the rest of the space was dedicated for the equipment. The new proposed use is a Boutique and Hair Salon. The boutique is off the corner of Broadway and El Camino Real, and is an extension to the Commercial Broadway strip where parking can be achieved.

- 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.***

The new Tenant lost her lease in San Carlos, she is re-establishing her new business in the in Mibrea and found Broadway Commercial as a suitable area for the type of business and services she is providing. Her business suffered financially this past year and found this location as a suitable location to a vacant commercial use. Parking on Broadway as an alternative to required parking is an exception needed for this business to succeed.

- 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.***

A new boutique and a hair salon in the proposed location would be a much needed place to accommodate the demand of the greater area. The unique variety of products and services offered shall meet the needs of the community and beyond within the peninsula. The remodel will upgrade the conditions of the building and shall meet the life and safety requirements of the California Building Code as well as the City of Burlingame requirements.

- 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?***

The property will be updated without adding any height, bulk or mass to the building and will be designed to match the characteristic of the existing building. The proposed frontage shall be modified by removing roll down doors at the front and replacing them with a new storefront within the character defining features of the building. This will allow for greater transparency and showcase the use of the business.



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

Project Site: 1204 El Camino Real, zoned C-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, June 14, 2021 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (669) 900-9128:

Webinar ID: 925 2091 5073	Passcode: 888501
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Description: Application for Commercial Design Review and Parking Variance for exterior facade changes to an existing commercial building and change in use from auto to retail.

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

Mailed: June 4, 2021

(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)

1204 El Camino Real
300' noticing
APN #: 026-096-180

