



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 7b	Hearing Date: October 27, 2025
Project No.	CUP25-0001
Location	50 Broderick Road APN: 025-166-110
Applicant	Meng Yang, Metro Slopes LLC
Property Owner	MM50Brod LP
Staff	Erika Lewit, Senior Planner
General Plan Designation	Live/Work
Zoning	RRMU (North Rollins Road Mixed-Use)
Lot Area	83,635 SF

PROJECT DESCRIPTION

Review of an application for Conditional Use Permit for a large-scale commercial recreation use (indoor ski instruction and training) in an existing commercial building in the RRMU (North Rollins Road Mixed-Use) zoning district.

RECOMMENDATION

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

BACKGROUND

The subject property is located at the end of the Broderick Road cul-de-sac. The rear of the site tapers to a point and abuts a drainage right-of-way for El Portal Creek and the City boundary between Burlingame and Millbrae. The applicant proposes an interior remodel of the existing two-story commercial building and to re-stripe the existing parking lot for the proposed large-scale commercial recreation use, an indoor ski instruction and training facility. The total proposed building floor area would remain unchanged at 33,065 SF (0.40 FAR) where (1.0 FAR) is the maximum allowed.

Metro Slopes offers indoor ski instruction, ski simulation, ski treadmills, and associated fitness training where visitors are active participants. The facility will serve both beginner, intermediate, and professional athletes. The facility will contain a large lobby and retail area, along with locker rooms, showers, various training areas, and a magic carpet area at the rear of the building to simulate ski slopes for the clients.

The proposed hours of operation for the business are 8 a.m. to 9 p.m., seven days a week. The applicant anticipates the heaviest use of the facility in the evening hours, from 5 to 9 p.m., with 24 employees and 160 clients on site (estimated maximum of 190 persons on site at one time) (see attached Commercial Application date stamped April 29, 2025).

The previous use on site was indoor and outdoor car rental storage, for which the on-site parking demand was 44 parking spaces, where there are 51 existing spaces on-site. The proposed change in use includes 20,673 SF of leasable commercial recreation space and 340 SF of office space (per C.S. 25.40.020.A.7. spaces not occupied or not leasable, such as lobbies, hallways, stairways, break rooms, restrooms, and utility rooms are not included in parking calculations). The parking requirement for the proposed large-

scale commercial recreation use is 43 spaces and the existing parking layout meets this requirement. However, the applicant proposes to re-stripe the existing parking lot to maximize on-site parking, so there will be a total of 70 spaces provided, including six (6) parallel spaces, three (3) accessible spaces, and 61 standard spaces. All other Zoning Code requirements have been met.

The applicant is requesting the following application:

- Conditional Use Permit for a large-scale indoor commercial recreation use (indoor ski instruction and training) in an existing commercial building (C.S. 25.14.020).

ANALYSIS

The proposed project operations have been developed in accordance with the RRMU zoning district land use standards. The proposed use is compatible with the surrounding mix of multi-unit residential, commercial, and light industrial uses because it takes place entirely indoors and will not emit any odors that might negatively impact neighboring properties. The applicant proposes adding more than the required number of on-site parking spaces and the most intense use of the site will occur after 5 p.m. when most of the surrounding commercial businesses are closed.

While the proposed change in use does not require updating any of the development standards for the site, staff has recommended that the applicant revitalize the landscaping within the front setback, as it has deteriorated over time. Irrigation is in place and the applicant has added a note to the Site Plan on sheet A001 to indicate that a landscape plan showing more robust plantings within the front setback will be included with the building permit submittal for the project (added as a Condition of Approval). Staff does not have any suggested changes for the Planning Commission to consider.

October 14, 2025 Planning Commission Meeting

At the Planning Commission study session on October 14, 2025, the Commission had several questions/comments regarding this project and placed this item on the Action Calendar when all information has been submitted and reviewed by the Planning Division. The applicant submitted responses to the two questions raised by the Planning Commission, which are summarized below.

1. Is there a plan to provide food and beverage service considering the size of the commercial recreation facility.
 - The applicant responded that their priority is to get the training facility up and running, after which they may add a coffee bar or café area to the lobby area. They do not anticipate installing a concessions area that would require a full kitchen at any time.
 - Staff notes that at any time if a concessions area is added to the operations, the applicant would be required to submit for the required Building and San Mateo County Health permits.
2. Provide clarification regarding the shared driveway and loading dock on the adjacent property to address possible safety concerns.
 - Staff notes that the neighboring sites at 50 and 40 Broderick Road each have a driveway located on their site, but they share a double-length curb cut. The applicant states that he does not think vehicle or pedestrian safety will be a concern because all of the on-site parking spaces for MetroSlopes are separated from the adjacent property by the fence at the right side property line.

In addition, MetroSlopes is removing the concrete pad within the driveway area to clearly delineate this area as a driveway and not as a parking area or pedestrian route (see plan sheet A001). Finally, the MetroSlopes floor plan shows that the main entrance to the building for all MetroSlopes employees and clients parking in the lot on site is at the rear of the lobby and accessed by the proposed accessible ramp (see plan sheet G210, door labeled Exit 7). Therefore no pedestrians will be using the area adjacent to the driveway entrance.

Table 1: Project Information

Table 1 below compares the proposed project to the development standards for a commercial use based on the RRMU zoning district.

	Previous	Proposed	Allowed/Required
<i>Use:</i>	indoor and outdoor storage for vehicle rental business	large-scale commercial recreation use (indoor ski instruction and training)	Conditional Use Permit for large-scale commercial recreation use
<i>Off-Street Parking:</i>	51 spaces	70 spaces (61 standard spaces, 6 parallel spaces, and 3 accessible spaces)	43 spaces (41.3 spaces for 20,673 SF commercial recreation; 1.2 spaces for 340 SF office)
<i>On-site Landscaping:</i>	6,199 SF ¹ (7.4% of site)	no change	Not required to comply since there is no expansion of building proposed 12,545 SF total (15% of site)

¹ Existing landscaping is nonconforming in total landscaping for the site.

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 and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are exempt from environmental review.

Attachments:

Area Map
Commercial Application
Resolution
Proposed Plans dated September 26, 2025