



CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

Agenda Item: 8a	Hearing Date: October 14, 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.

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) (C.S. 25.14.020, Table 25.14-1).

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.

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
Use:	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
Off-Street Parking:	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)
On-site Landscaping:	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.

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Attachments:

Area Map
Proposed Plans dated September 26, 2025