

CITY OF BURLINGAME

**PLANNING COMMISSION RESOLUTION 2025-____
APPROVING CONDITIONAL USE PERMIT FOR
50 BRODERICK ROAD
PROJECT NO. CUP25-0001**

WHEREAS, an application has been made by Meng Yang, on behalf of MM50BROD LP, for Conditional Use Permit for a large scale commercial recreation use in the RRMU (North Rollins Road Mixed-Use) zoning district, APN: 025-166-110; and

WHEREAS, on October 27, 2025, the Planning Commission of the City of Burlingame held a duly noticed public hearing at which time it reviewed and considered the staff report and all other written materials and testimony presented at said hearing; and

WHEREAS, on October 27, 2025, the Planning Commission of the City of Burlingame reviewed and considered a Categorical Exemption under Section 15301 (Class 1(a) - Existing Facilities) for the Project; and

NOW, THEREFORE, the Planning Commission of the City of Burlingame does here by resolve, find, determine and order as follows:

SECTION 1: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1(a) – Existing Facilities) of the CEQA Guidelines, which interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are exempt from environmental review.

SECTION 2: City of Burlingame Municipal Code (BMC) authorizes the Planning Commission to grant Conditional Use Permit upon making certain findings. The Planning Commission finds the following:

CONDITIONAL USE PERMIT FINDINGS (BMC SECTION 25.66.060)

1. *The proposed use is consistent with the General Plan and any applicable specific plan.*

The proposed large scale commercial recreation use (ski instruction and training facility) is consistent with the General Plan in that the Live/Work land use designation in the General Plan allows for indoor sports and recreation uses and that the use adds to the current mix of uses and is compatible with high-density residential uses because it takes place entirely indoors.

2. *The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*

The proposed use is allowed with a Conditional Use Permit in the RRMU zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.

3. *The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.*

The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity in that the large scale commercial recreation use consists of converting existing office/warehouse space in an

existing commercial building, the largest number of visitors to the site will arrive after the surrounding commercial businesses have closed for the day, all activities will be located indoors, there are no changes proposed to the exterior of the building, and the use is compatible with other existing commercial, light industrial and multi-unit residential uses in the RRMU zoning district.

4. *The site is physically suitable in terms of:*

- a. *Its design, location, shape, size, and operating characteristics of the proposed use to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;*
- b. *Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;*
- c. *Public protection services (e.g., fire protection, police protection, etc.); and*
- d. *The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).*

The site is physically suitable for the large scale commercial recreation use in that re-stripping of the on-site parking lot provides additional parking, Broderick Road is an existing roadway that currently accommodates emergency vehicle access, and public protection services and utilities can accommodate the proposed use since these services are currently provided and there is no significant intensification of use that would have an impact on these services.

5. *The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.*

The large-scale commercial recreation use will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located in that there is no expansion to the envelope of the building, that all activities associated with the large scale commercial recreation use will be kept indoors, and that all tenant improvements will be required to comply with applicable requirements of the California Building Code and Uniform Fire Code.

SECTION 3: The Planning Commission of the City of Burlingame after conducting the public hearing **HEREBY APPROVES** CUP25-0001 subject to the following conditions:

CONDITIONS OF APPROVAL

1. that the Applicant shall comply with the project description, project plans submitted to the Planning Division and date stamped September 20, 2025, sheet F001 through A321, and Topographic Survey dated June 2025, and all Conditions of Approval associated with this permit. Any deviations from the approved project description, project plans, or Conditions of Approval shall require an amendment to the Conditional Use Permit;
2. that the Conditional Use Permit shall apply only to a large scale commercial recreation use (indoor ski instruction and training facility). All activities associated with the large scale

commercial recreation use shall occur indoors only; no portion of the exterior of the site shall be used for activities associated with the large scale commercial recreation use;

3. that a landscape plan featuring enhanced plantings within the front setback area shall be submitted as part of the building permit application for the project and that the landscaping shall be installed prior to the final inspection;
4. that the hours of operation for the large scale commercial recreation use (indoor ski instruction and training facility) shall be limited to 8:00 a.m. to 9:00 p.m., seven days a week. A maximum of 24 employees and 160 participants shall be allowed on-site at any given time;
5. that the large scale commercial recreation use shall comply with Burlingame Municipal Code Chapter 10.40 (Radio Interference, Loudspeakers, Etc.). Any amplified noise or music shall be kept at a level so to not disturb the peace and quiet of the neighborhood and adjacent owners/businesses. All exterior doors shall remain closed to reduce impacts of any noise associated with the large scale commercial recreation use on adjacent owners/businesses;
6. that a separate Sign Permit shall be required for any exterior signage associated with the large scale commercial recreation facility (indoor ski instruction and training). Banners on the exterior of the building are prohibited;
7. the large scale commercial recreation use shall maintain an active business license with the City of Burlingame; and
8. that the project shall comply with all applicable requirements of the California Building Code and Uniform Fire Code in effect at the time of building permit submittal, as amended by the City of Burlingame.

SECTION 4: The Conditional Use Permit approval shall be subject to revocation if the applicant fails to comply with the conditions listed herein at any time. If, at any time, the Community Development Director or Planning Commission determine that there has been or may be a violation of the findings or conditions of this approval, or of the Zoning Regulations, a public hearing may be held before the Planning Commission to review this approval pursuant to Zoning Regulation Section 25.88.050. At said hearing, the Planning Commission may add conditions, or recommend enforcement actions, or revoke the approval entirely, as necessary to ensure compliance with the Zoning Regulations, and to provide for the health, safety, and general welfare of the community.

PASSED AND ADOPTED this 27th day of October 2025.

Chairperson

I, _____, Secretary of the Planning Commission of the City of Burlingame, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on the 27th day of October 2025 by the following vote:

Secretary

Exhibits:

Exhibit A - Project Plans dated September 26, 2025