



---

# CITY OF BURLINGAME PLANNING COMMISSION STAFF REPORT

---

<b>Agenda Item: 7a</b>	<b>Hearing Date: February 23, 2026</b>
Project No.	CUP25-0005
Location	1465 Burlingame Avenue APN: 029-201-040
Applicant	Jason Mighdoll, MNT Wellness Co.
Architect	Eriko Stauber, RSS Architecture, Inc.
Property Owner	Zdenko Baban
Staff	Emma Goldsmith, Associate Planner
General Plan Designation	Downtown Specific Plan
Zoning	BAC (Burlingame Ave. Commercial)
Lot Area	6,250 SF

## PROJECT DESCRIPTION

Review of an application for a Conditional Use Permit for a small-scale commercial recreation use (Pilates studio) within a 2,557 square-foot tenant space in an existing 4,623 square-foot commercial building with four parking spaces on a 6,250 square-foot site in the BAC (Burlingame Avenue Commercial) zoning district.

## RECOMMENDATION

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

## BACKGROUND

The applicant is requesting a Conditional Use Permit to allow a small-scale commercial recreation use (Pilates studio), MNT Studio, in an existing commercial building located at 1465 Burlingame Avenue, zoned BAC (Burlingame Ave Commercial) and within the Downtown Specific Plan. Small-scale commercial recreation uses, which consist of individual or group programs for fitness, recreation, or dance, located within the BAC zoning district, require a Conditional Use Permit reviewed by the Planning Commission (Code Section 25.16.020).

The existing commercial building contains two tenant spaces addressed 1461 and 1465 Burlingame Avenue. 1461 Burlingame Avenue is currently occupied by a children's bookstore and the proposed Pilates studio would occupy the 2,557 square foot tenant space at 1465 Burlingame Avenue. The tenant space was previously occupied by a hair salon until 2015 but has remained vacant since that time. No exterior construction or major modifications to the building are required or proposed by the applicant. However, an interior tenant improvement project, including constructing a partition wall to limit views into the exercise area from street-facing lobby, is proposed to make the existing layout better suited to a small-scale commercial recreational use.

The proposed Pilates studio includes a reception and retail area at the front of the space facing Burlingame Avenue, with the remaining space dedicated to the Pilates fitness studio consisting of reformer machines for group and one-on-one classes. The primary studio space would accommodate group classes of up to eight people (eight reformer machines), while a studio at the rear would be dedicated to private, one-on-one sessions (one reformer machine). A maximum of up to 13 persons, including staff and instructors, are

expected to be on site at one time. To accommodate the class schedule, operating hours are staggered to offer both early morning classes and late afternoon classes. The proposed studio would operate seven days a week with approximately 11 classes per day. Table 1 below outlines the operational hours for the Pilates studio.

**Table 1: Hours of Operation for MNT Studio**

Day	Hours of Operation
Monday - Thursday	6:30 AM – 1 PM
	3:30 PM – 6:30 PM
Friday	6:30 AM – 1 PM
Saturday - Sunday	8 AM – 1 PM

**ANALYSIS**

Pursuant to Burlingame Municipal Code (BMC) 25.16.020, a small-scale commercial recreation use within the BAC zoning district requires a Conditional Use Permit. The intent of a Conditional Use Permit is to determine if the proposed use is not only compliant with the City’s Zoning Code and the Downtown Specific Plan, but also compatible with surrounding uses or if it can be made to be compatible with the surrounding uses.

The compatibility of the small-scale commercial recreation use is evaluated against the intent of the BAC zoning district, the Downtown Specific Plan, and surrounding uses. The Downtown Specific Plan encourages mixed uses to promote a pedestrian-oriented district and to enliven the area. Adjacent properties are developed with retail, restaurant, and personal service uses. A Pilates studio would also contribute to the mix of uses supporting the district’s overall character. In addition, the proposed Pilates studio would occupy a tenant space that has been vacant for over ten years within the City’s Downtown Area. For these reasons, the proposed Pilates studio is compatible with the intent of the BAC zoning district, the Downtown Specific Plan, and surrounding uses.

Pursuant to BMC 25.40.030.C, first floor uses within the Parking Sector of the Downtown Specific Plan are exempt from providing off-street parking. While not required, four existing nonconforming tandem parking spaces are provided on-site at the rear of the building for staff. Ample visitor parking is provided in several public parking lots located within a block of the site, including Lots K, K-1, and H, which would reduce conflicts with existing uses and accommodate the demand for parking during peak class times. Table 2 below outlines the project information.

**Table 2: Project Information**

	Previous Use	Proposed Use	Allowed/Req’d
<b>Use:</b>	Vacant (previously a hair salon) 2,557 SF	Pilates studio (commercial recreation, small scale) 2,557 SF	Small-scale recreation is allowed with a Conditional Use Permit (Code Section 25.16.020)
<b>Off-Street Parking:</b>	4 tandem spaces provided	no change	First floor exempt from off-street parking requirements (Code Section 25.40.030.C)

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

**Attachments:**

Area Map  
Project Description  
Resolution  
Proposed Plans dated January 16, 2026