



**MILLBRAE CITY COUNCIL
MINUTES
January 26, 2016**

CALL TO ORDER MILLBRAE CITY COUNCIL

Mayor Oliva called the meeting to order at 7:04 p.m.

ROLL CALL: Mayor Anne Oliva, Vice Mayor Reuben D. Holober, Councilmembers Gina Papan, Ann Schneider, and Wayne J. Lee.

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

1. **CEREMONIAL/PRESENTATION**
 - NONE
2. **AGENDA OVERVIEW/STAFF BRIEFING**
 - Report of Bills and Claims

City Manager Raines reviewed the agenda items and noted that the Closed Session item would be rescheduled to a future meeting.

3. **APPROVAL OF MINUTES**
 - NONE
4. **ORAL REPORT FROM CITY COMMITTEE/COMMISSION CHAIRS**
 - NONE

PUBLIC COMMUNICATION

Wynn Grich, Hayward resident, spoke on the detrimental health effects of chloramines and fluoride in the drinking water.

John Barrelier, Belmont resident, spoke on the red light cameras. He stated that when you get a red light camera ticket, ask for an engineering and traffic survey and if the survey is older than 5 years your case will be dismissed. The survey is deemed necessary for a red light camera ticket: no survey no ticket. He distributed a letter to the Council.

William E. Merringer, San Mateo resident, spoke about a security issue at the In-n-Out Burger. He left if vehicle in the parking lot for eight minutes and his laptop was stolen. He stated that there is no adequate security at that location and estimated that there must have been about 40 incidents in the past year. He asked that the City work with business to ensure better security. He also stated the he would be meeting with the property management company and will work to get more cameras.

Howard Atkins, Millbrae resident, concerned about what was just discovered by the previous speaker regarding the red light cameras. The camera is a red light trap. The City should take a long look at the cameras and what was stated by the previous speaker.

CONSENT CALENDAR

5. Acceptance of the Quarterly Investment Report for the Period Ending December 31, 2015

Upon a motion/second by Lee/Holober, the Consent Calendar was unanimously approved.

PUBLIC HEARING

NONE

EXISTING BUSINESS

6. Resolution Adopting Amendments to the Millbrae Station Area Specific Plan
Resolution Adopting Related Amendments to the General Plan
Ordinance Amending the Millbrae Zoning Regulations Relating to the Millbrae Station Area Specific Plan
- Waive 1st Reading
 - Introduce Ordinance

Project Manager di Iorio presented the report. She stated that Attachment D outlines the further amendments as discussed by the Council.

Begin public comment.

Vahn Phayprasert, Millbrae School District Superintendent, stated that whichever project is supported, it needs to support our schools. The interests of Millbrae are served when both City and School District work together. He asked Council to defer project approval until all parties come together to discuss what is beneficial for Millbrae.

Denis Fama, School Board Trustee, expressed concern on the potential impact of new development on the School District. The project underestimated not only with schools, but with traffic and safety, we need to continue our conversation and collaboration. Revise the language to include discussion with the School District and request further CEQA analysis.

Don Revelo, School Board Trustee, stated that it is important that all perspectives be heard. Enrollment has increased and the EIR states that enrollment will increase. He is not opposed to development but need to take all perspectives and honor the education system of Millbrae.

Frank Barbaro, School Board Trustee, stated that he moved here for the schools and Mills High School is the number one draw for the City. He also stated that there has been no collaboration with the City and they have had no input. The School District will be financially impacted if the EIR is not changed.

Lynne Ferrario, School Board Trustee, the School District is not for or against the project; the District wants inclusion in the discussion with the developers. She stated that District is too late to get involved in the process, Council wants what is best for Millbrae, our students are our future; do not compromise our schools.

Kathy D'Or Reid, Spring Valley Elementary School Principal, concerned with the predicted impact of student enrollment in the report. She stated that in the report the impact was noted as "less than significant"; they would need to absorb more than 100 students at the school sites.

Christina DuCote, Millbrae resident, requested that Council defer approval of the Specific Plan. She is not against the development, but the EIR is misleading in that adding 800 students to the existing schools is less than significant. The developer wants the City to focus on SB50. She would like the developer to work with the City to address the School District's concerns. There are impacts to taxpayers, and the specific plan must contain details on how this will be addressed.

Robert DuCote, Millbrae resident, stated that he is not against the development. We only get one chance to get it right, as you vote this is our legacy and you need to do what is best for our community, do not do this expeditiously for the benefit of the few. He found the plan to be conservative; we need to know the cost to the taxpayers. Do what is right for the community.

Jamie Zaninovich, Millbrae resident, moved to Millbrae for quality of schools and the community. In favor of high density development at this site. Consider the future of Millbrae, we get one chance to do this and we should delay the project to further address schools and public space.

Marilyn Cooney, Millbrae resident, worked in Silicon Valley and when she first started there, the area was surrounded by orchards, soon the school campus was littered with portable classrooms, and had to cart belongings around; it was a difficult 5 years. Classes became big and programs suffered. This is a challenging situation.

John Cooney, Millbrae resident, has seen lots of changes and challenges to Millbrae and this project may have the greatest effect to the City. Do we have the right mix of commercial and residential? We also need to solve the housing crisis in Millbrae: there already are many large housing developments along El Camino. The effect on the schools has already been addressed, we will have to accept crowded school or tax ourselves because the developer will not pay.

Tyken and Maura, Millbrae residents, this development will have an impact on children's education. They are in favor of high density housing; however this issue must be looked at carefully and by everyone involved. We entrust you to make the right decisions for our kids and hope you hear what is being said loud and clear.

Cindy Henderson, Millbrae resident, she is all for development but very concerned that the School Board had been left out of the conversation. There is overcrowding and outdated facilities. Our School District is well known, our public spaces are old, and our field spaces are crowded. Delay the decision until it can be discussed with the School Board.

Harold Freiman, attorney with Lozano Smith, School District Legal Counsel, they already submitted written comments and concerns with the CEQA process and EIR. The current policy Land Use Element states coordinate with the School District, both the Millbrae School District and the San Mateo Union High School District is asking for coordination. If the City does not want to address this issue, there are other legal ways to address these issues. He urged Council to defer action.

Rob Mantler, Millbrae resident, shares the concerns of the community. He urged the Council to come out and look at the current traffic situation at Spring Valley. This is a safety issue; he has spoken with the Sheriff's Office and was told that they do not have the resources to address this. He asked the Council to reinstate a motor officer.

Bernadette Mantler, Millbrae resident, urged Council to come and see traffic in front of Spring Valley; this is a disaster waiting to happen. There are too many people, and with an increase in students there will be more issues. We will need more public safety, there are not enough resources.

Janet Creech, Millbrae resident, withdrew her speakers slip.

Ellen Smith, BART, she urged the Council to approve the Specific Plan tonight. The details on the developments will be addressed when the development projects come forward. This site is an excellent location for affordable housing.

Leora Tanjuatco, Millbrae resident, spoke on behalf of Doug Radtke, the School District is having a difficult time housing teachers. What does this say about the housing issues in Millbrae and the rest of the County?

Daniel Camp, Millbrae resident, spoke in support of the project. He state that cities are zoned for traffic use, if a housing developing is built downtown near transit it is a step away from more traffic.

Daniel F. Quigg, Millbrae resident, spoke on this issue at the last meeting. He is not taking on the developer, but would like the City to review projects that are beneficial to the City. This project has a big impact on the City and in particular Millbrae Avenue with additional traffic. This is not the best project and the City should look at other projects.

Andrew Fogg, Cox, Castle, Nicholson, on behalf of Republic, stated that what is being approved tonight is a specific plan for a large area for a 30 year period. The School District needs to do its homework, and needs to issue more than level one fees and issue bonds. When bonds are approved the District can issue level two fees to pay for the new facilities. SB50 is clear; the School District needs to do its homework.

Kelly Erardi, Republic Family of Companies, thanked the Council, Planning Commission, staff, and all stakeholders. He asked that Council support staff's recommendations tonight. Once approved, other plans will be brought in to discuss the impacts on the community. If the project were started today it would take two years to build.

Marge Colapietro, Millbrae resident, we need to make great things happen. She urged Council to approve the recommended actions tonight; there will be opportunities in the weeks and months to come. The process and conversations cannot begin until specific actions are taken this evening. Council has the responsibility to make this happen for all of us, revenue will be generated for the community.

Steve Henderson, Millbrae resident, from everything we have looked at, we are concerned with the pace of the development; what is the hurry to push this through. The money being made needs to be reinvested in the community, want to see this done right the first time. You are elected to pay attention to the issues of the constituents and should not be swayed by outside forces that have no invested interest in the community. We want the development and want it done responsibly.

End of public comment.

Mayor Oliva thanked everyone for speaking tonight.

Council requested that wording be added to the Specific Plan that would state that the City would communicate and work with the School District.

City Attorney Cassman stated that the City could include language that states the City will coordinate with the School District. This language would be communicated to the School District ahead of the next meeting.

There was further discussion and Councilmembers Lee and Papan did not want to rush the Specific Plan over the needs of the community. Councilmember Lee stated that the developers should pay for the impacts to the School District.

Vice Mayor Holober inquired if this could be required.

Mayor Oliva stated that we cannot legally say we would require the developers to pay.

City Attorney Cassman stated that the law is not set up for the City to undertake this role, and that the Council has agreed to the inclusion of language in the Specific Plan which will be brought back to the Council.

At 10:50 p.m. the Council voted to stay past 11:00 p.m. Mayor Oliva, Vice Mayor Holober, and Councilmember Schneider agreed to continue the discussion; Councilmembers Papan and Lee dissented.

The Council took a break at 10:50 p.m. and reconvened at 11:02 p.m.

Mayor Oliva requested that staff recap all of the Council's comments.

Project Manager di Iorio:

- Add wording to the Specific Plan regarding schools and working with the District;
- Relook at open space and make a nexus on uses other than residential;
- 4.1, remove shuttle stop;
- 4.33, change "Police" to "Sheriff's Office";
- 1.1, add language to MSASP introduction;
- 1.2, add bullet points regarding airport and economics and be more specific to Millbrae's uniqueness;
- Page 4 of staff report regarding 9.13 Fiscal Impact Analysis, add language that would require City Council approval with Planning Commission recommendation;
- Active frontage areas - do not restrict use. Health Clubs and gyms would be back to 3,000 square feet and with a conditional use permit;
- 5.1 Adult Education – across the board this would require a conditional use permit;
- Attachment B, page 1 of Resolution, describe the technical advisory committee;
- Employment Center is defined in Specific Plan, this is warehouses. Hotels are included in this area;
- 5.17 addresses the maximum number of parking spaces. At last meeting language was added to include the need for a traffic study and there are parking standards in the TOD area and outside of the TOD area. Cannot include a parking assessment; this would need to go before the voters;
- Attachment A, page 3, enhancement is lacking and needs rewording;
- Attachment A, page 4, section 3b include "access" to SFO, high speed rail, SamTrans, and shuttles;
- Use consistent language on transportation agencies worked with;
- Attachment A, last sentence add "commercial".

Upon a motion/second by Papan/Lee, the Resolution adopting amendments to the Millbrae Station Area Specific Plan was continued to allow for staff to work with the School District to include language that would be acceptable by both parties was adopted by a vote of 4:1; Councilmember Schneider dissented.

Upon a motion/second by Lee/Papan, Resolution No 16-02 Adopting Related Amendments to the General Plan was unanimously approved.

Upon a motion/second by Holober/Lee, the Council unanimously waived the first reading and introduced an ordinance amending the Millbrae Zoning Regulations relating to the Millbrae Station Area Specific Plan.

NEW BUSINESS

NONE

COUNCIL COMMENTS

NONE

CLOSED SESSION

Public Employee Performance Evaluation
Closed Session held pursuant to Government Code §54957 and §54957.6
Title: City Manager

This item was rescheduled to a future meeting.

ADJOURN CITY COUNCIL

There being no further business to discuss, the City Council adjourned in memory of Marilyn Bourque and Ryan Osberg at 12:20 a.m.

/s/ Angela Louis
City Clerk

/s/ Anne Oliva
Mayor