



**NOTICE OF SPECIAL MEETING  
MILLBRAE CITY COUNCIL  
MINUTES  
6:00 p.m. – Council Chamber  
621 Magnolia Avenue, Millbrae 94030**

**October 14, 2014**

**CALL TO ORDER MILLBRAE CITY COUNCIL**

Mayor Lee called the meeting to order at 6:02 p.m.

**ROLL CALL:** Mayor Wayne J. Lee, Vice Mayor Robert G. Gottschalk, Councilmembers Marge Colapietro, Anne Oliva, and Reuben D. Holober

**NEW BUSINESS**

1. Millbrae Station Area Specific Plan Update and Direction

Project Manager VanDuyn presented an update report to the Council. Notice of Preparation meeting occurred last month on September 19, 2014 and the comment period will end on October 19, 2014. He outlined the timeline of the process and noted that this would be back to Council in March/April 2015 for adoption hearings.

There was Council inquiry about parking and the outside agencies' approval of the project.

Project Manager VanDuyn stated that there is a specific BART access plan that addresses parking and analyzes existing parking and growth of station and the impact on future parking and the amount of replacement parking needed. He also stated that many of the outside agencies have been part of the discussion from the beginning. Some of these agencies will respond to the City if they have concerns with our draft Environmental Impact Report.

2. International Retail Study Report and Direction

Nadine Fogarty, Strategic Economics, presented the International Retail Analysis. The purpose of the analysis was to build on the previous analysis conducted on the Station Area Specific Plan. Most retail spending by Millbrae residents occurs outside of the City and consists of neighborhood serving retail. There is projected growth of international travelers and this will serve as an opportunity to capture traveler spending; many major U.S. airports are responding to the growing demand by expanding retail offerings. The premium outlet concept is growing rapidly and there is a demand for these premium outlets in the Bay Area; Millbrae is a great location adjacent to San Francisco International Airport. One constraint with these outlets is size as they require at least 10 acres. Another factor is that internationally spending alone will not support these outlets; they need to have regional buy-in.

**Begin public comment.**

Gina Papan, Millbrae resident, stated that we need to look bigger and make the transit area work. What BART is ignoring is replacement parking and surplus parking. They are making money off the surplus parking and the City is not getting anything from this and it is taking away from the transit parking. We could get additional parking and make something like this work. BART is making money off of their surplus parking. She also stated that she would like to see the Council give the Planning Commission guidance on this project.

End of public comment.

Council discussion ensued and there was an inquiry if the current space would be suitable for this type of project.

Ms. Fogarty stated that it would be challenging to fit this project on any specific site in the Millbrae Station Area Specific Plan.

Council received the report.

**RECESS CITY COUNCIL**

There being no further business to discuss, the City Council recessed at 6:47 p.m.

/s/ Angela Louis  
City Clerk

/s/ Wayne J. Lee  
Mayor