



MILLBRAE PLANNING COMMISSION

DRAFT MINUTES

July 16, 2018

Millbrae Council Chambers – 621 Magnolia Ave., Millbrae, CA 94030

REGULAR MEETING: 7:00 p.m.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL: Present: Vice Chair Davis, and Commissioners Fung and Joh. Deputy Director Madalena, Senior Planner Fielding and Administrative Assistant Howard. Chair Walker and Commissioner Quigg are excused.

3. AGENDA REVIEW:

4. MINUTES: None.

5. PUBLIC COMMUNICATION:

6. OLD BUSINESS: None.

7. PUBLIC HEARINGS:

- a. 797 SANTA MARGARITA: DISCRETIONARY USE PERMIT to allow a wireless telecommunications facility and related equipment for commercial purposes on private property within the public right of way in the Open Space (O) Zoning District. (Public Hearing) (Reconsideration of denial from April 2, 2018 Planning Commission Hearing)
- b. 427 ANITA DRIVE: DISCRETIONARY USE PERMIT to allow a wireless telecommunications facility and related equipment for commercial purposes on private property within the public right of way in the Single-Family Residential (R-1) Zoning District. (Public Hearing) (Reconsideration of denial from April 2, 2018 Planning Commission Hearing)
- c. 826 BROOKSIDE LANE: DISCRETIONARY USE PERMIT to allow a wireless telecommunications facility and related equipment for commercial purposes on private property within the public right of way in the Single-Family Residential (R-1) Zoning District. (Public Hearing) (Reconsideration of denial from April 2, 2018 Planning Commission Hearing)
- d. 448 BAYVIEW AVENUE: DISCRETIONARY USE PERMIT to allow a wireless telecommunications facility and related equipment for commercial purposes on private property within the public right of way in the Single-Family Residential (R-1) Zoning District. (Public Hearing) (Reconsideration of denial from April 2, 2018 Planning Commission Hearing)

Staff Presentation: The applicant requested that these four items be continued in order to address PC and adjacent neighbor's concerns and provide additional information. Staff recommended that the four items be continued to October 1, 2018.

Public Comment:

Margaret Helmers, Millbrae resident, spoke on 826 Brookside, would like companies to look at other sites/possible locations.

Samar Noureddine, Millbrae resident, concerned about radiation exposure, believes 5G technology is too high. Believes that towers reduce the value of homes, and humming noise is too loud. Has researched negative health effects from towers. Also read a statement by neighbor Hind Bou-Salmer, stating she is opposed to towers, and spoke about firefighter study, where research showed long-term non-thermal effects of all tower cell sites on fire department facilities.

Milly Coogan, Millbrae resident, requested more information regarding continuance and effect on shot clock. Reference to applicant regarding jurisdiction, cube equipment removal, and 5G technology vs LTE clarification.

Jim Hane, Millbrae resident, spoke on 427 Anita Drive, expressed safety and fire concerns from electrical equipment. Would like evidence that this will not impact housing value.

End of Public Comment

Dwayne Johnson, RF Engineering Specialist, responded to the public speaker's concerns by clarifying 4G handsets don't transfer as far. He stated that it is a capacity issue. Need 2 years to develop 4G. 5G smaller units, not as obtrusive, but less power, so have to add more (higher density), within a 500-1,000 ft. radius.

Commissioner Joh expressed she was not pleased with the process followed by the applicant and was concerned that the applicant submitted incomplete applications. Due to submittal of incomplete applications staff recommended denial. Commissioner Joh stated was against continuance and wanted to vote for denial due to submittal of incomplete applications. In addition, Joh state Verizon needs to provide comprehensive future plan for cell sites in the City.

Commissioner Fung expressed desire to see more information from the applicant on alternatives small cell sites located not in frontyards of homes within residential areas.

Vice-Chair Davis moved to approve continuance, seconded by Fung to continue items to October 1, 2018. Passed 2-1-0.

8. **NEW BUSINESS:** None

9. **STAFF UPDATES:** The City Council re-appointed Commissioner Joh. Commissioner Joh requested status of short-term residential rental ordinance. Deputy Director Madalena stated first reading will be on July 24, 2018 and second reading on July 30, 2018, at City Council meeting.

10. **COMMISSION COMMENTS:**

Commissioner Joh pleased to be reappointed.

Commissioner Fung inquired about the new Community Development Director position and whether it had been filled. Requested update on Priority Development Area (PDA) Specific Plan. Deputy Director Madalena stated the city is currently working on the PDA Specific Plan and described the relationship between PDA's and transportation funding at the regional level.

11. **ANNOUNCEMENTS:** None

12. **ADJOURNMENT:** 8:03 pm.