

Millbrae City Council
Tuesday, January 22, 2019

Study Session
Gateway at Millbrae Station



Study Session Objectives

- Purpose and scope of Design Review
- To inform City Council and public on details of the project's design including:
 - Architecture and design elements
 - Signage and monuments
 - Open Space & Public Art
 - Building materials and landscaping
- Allow the project applicant time to present the project and answer Council questions

Development Approvals to Date

- April 10, 2018
 - Development Agreement
 - Site Development Plan
 - Conditional Use Permit for the Hotel
 - Approval of a Vesting Tentative Map
 - Findings concerning significant impacts; Adopt Statement of Overriding Considerations; Adopt Mitigation Monitoring and Reporting Program

Project Overview

Gateway at Millbrae Station Project

- Approximately 11 acre mixed-use project located on east portion of BART Station
- Office Site – Six story building with 151,583 SF office, 22,534 SF Retail and parking (288 spaces)
- Market Rate Residential Site – Six story building containing 320 rental units, 13,749 SF retail and parking (347 spaces)
- Affordable Housing – 80 affordable units in a five-story building and parking (72 spaces)
- Hotel Site – 164 room hotel with 7,840 SF of ground floor retail in a five story building with parking (75 spaces)

Design Review

- Article XXV, Section 10.05.2500 C. of Millbrae Zoning Code
 - Requires a Design Review Permit for new construction
 - Millbrae Station Area Specific Plan Zoning
- Planning Commission and Council have the purview* to review applications in relation to:
 - Architecture, building materials, colors, fenestration
 - Signage
 - Landscaping
 - Design Guidelines

*Design Review gives the Planning Commission and City Council the ability to ensure quality appearance of buildings and consistency with the character of the neighborhood pursuant to the Findings of Fact of the Design Review Permit application (Section 10.05.2500 C. 2. a-d)

Design Review

- Planning Commission conducted a study session on October 15, 2018
- City Council began a study session on January 8, 2019
- The Planning Commission provided detailed comments concerning:
 - Site Design
 - Architecture
 - Public Art
 - The Linear Paseo (formerly “Art Walk” adjacent to Millbrae Avenue)
 - Master Sign Program
- The project applicant has provided updated plans in response to the Commission’s feedback and for the Council’s consideration and feedback

Next Steps

- Finalize City Council study session
- Formal Planning Commission Public Hearing for review and recommendation
- Formal City Council Public Hearing for review and approval

Study Session

City Staff Recommendation

It is recommended that City Council conduct a Study Session for the consideration of the design review permit application for the Gateway at Millbrae Station Project, in advance of the future public hearings where the design review permit and master sign program will be considered for approval.



Applicant Presentation

Thank you

Questions and Answers