



**MILLBRAE CITY COUNCIL
MINUTES
January 22, 2019**

CALL TO ORDER MILLBRAE CITY COUNCIL

Mayor Lee called the meeting to order at 7:05 p.m.

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

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

The Girl Scouts of Northern California led the pledge of allegiance.

1. CEREMONIAL/PRESENTATION

- Presentation by the Girl Scouts of Northern California

Cecilia Thomson, Membership Development Manager of the Girls Scouts of Northern California presented the report. Mayor Lee presented a commendation to the Girl Scouts.

- Presentation by Millbrae Community Television (MCTV)

Dana Sahae, Executive Director of MCTV, presented the report.

- Presentation by San Francisco International Airport (SFO) on the Airport Development Plan (ADP)

Doug Yakel, SFO Spokesperson, presented the report.

Council asked why there seems to be an increase in ground-based noise as opposed to in-flight noise and asked if SFO will be looking at ground-based noise as part of their Environmental Impact Report (EIR). SFO responded that there are a lot of things that the EIR needs to address including noise from construction and from aircraft.

Council stated that the increase from 57 million to 71 million passengers means a lot more flights. SFO responded that a lot of the growth is based on airlines using larger aircraft. Council commented that the bigger the airplane, the heavier the airplane, and the greater the amount of noise to take off which is the noise Millbrae gets hit with. The challenge is for the airplane designers to come up with planes that get rid of low frequency noise. Council stated that the City is also looking for any type of technology such as sound walls or anything of that nature to assist us with the noise. SFO stated that they appreciate all the City's comments.

Mayor Lee presented a commendation to SFO.

2. AGENDA OVERVIEW/STAFF BRIEFING

- Calendar of Events
- Report of Bills and Claims
- Report out from Closed Session on January 8, 2019

City Manager Williams updated the City Council on the following items:

- Call for Volunteers for One Day Homeless Count on January 31st;
- Millbrae Library is Fine-Free as of January 7th;
- Residential Burglaries Public Service Announcement from the Sheriff's Office;
- Great job done by Public Works Department over the weekend during the heavy rains.

City Manager Williams provided the agenda overview. He mentioned the January 23, 2019 Special City Council study session on the Transit Oriented Development #1 project. Due to the Martin Luther King Jr. holiday the Planning Commission meeting was moved to January 24. We have a request to pull the January 8, 2019 meeting minutes off the agenda. Item No. 11 is informational only.

Assistant City Attorney Conneran reported that Council met in Closed Session on January 8, 2019 to discuss existing litigation. There were no reportable actions from that session.

Police Chief Kunkel provided an update on long term parking. As reported in a prior meeting, we are still short as far as our ability to enforce parking laws. We have a Community Service Officer (CSO) that is dedicated to enforcement. Deputy Sheriffs can do it as well, but they are busy with calls for service. We have interviewed three people to fill our three positions and all three are in background. I hope to be up to full staff with CSOs within a month or two. In the interim, you can call the parking hotline that is checked daily by our CSO. You can email the City or you can email me.

3. APPROVAL OF MINUTES

- Regular Meeting of December 11, 2018
- Regular Meeting of January 8, 2019

The minutes from the regular meeting of January 8, 2019 were pulled off the agenda.

Mayor Lee requested a change to the minutes from the regular meeting of December 11, 2018. On page three it stated that the Mayor asked everyone to leave. Mayor Lee corrected the record as he did not ask everyone to leave, but invited them to a swearing in celebration.

Councilmember Schneider specifically stated that she will vote no on this. She has been talking to the City Manager about the style of minutes that Millbrae has been taking for about the last year and it leaves out comments said during the minutes. It makes for a cleaner shorter set of minutes, but it isn't a true reflection of the meeting. One change was made at my request, but the other change was not so I am a no vote tonight.

Mayor Lee said that Council meetings are taped and on Youtube. They are recorded by Millbrae Community Television (MCTV). You can go to <http://www.mctv.tv> and see the link there so you get the whole flavor of what these meetings are all about.

Upon a motion/second by Papan/Holober the minutes from the regular meeting of December 11, 2018 with the revisions from Mayor Lee passed with a vote of 4:1 with Councilmember Schneider dissenting.

4. ORAL REPORT FROM CITY COMMITTEE/COMMISSION CHAIRS

NONE

PUBLIC COMMUNICATION

Rafael Lopez, Millbrae resident, talked about license plate readers.

CONSENT CALENDAR

Items 5, 6 and 9 were pulled off the Consent Calendar for discussion.

7. Update on Utility Box Pilot Painting Program
8. Accept, by Motion, the Comprehensive Annual Financial Report (CAFR) for the 2017–2018 Fiscal Year

Upon a motion/second by Schneider/Oliva Items 7 and 8 passed unanimously.

5. Receive Informational Report about Bequest from Jo-Mary Rohde Trust for the Millbrae Recreation Center for Senior Programs

Deputy City Manager Hilbrants presented the report.

Council acknowledged that this is a very generous gift from Jo-Mary Rohde that is greatly appreciated. Council directed staff to prepare a formal letter of thanks from the Council. Council directed recognition of the generous gift to be placed on a donor board or plaque in the new Community Center to commemorate Ms. Rohde. This is an informational item only, no action is required.

6. Informational Report on CASA Compact

Mayor Lee said that the CASA compact is a roadmap put together by housing advocates and some corporations. The Chairman and Vice Chair of the CASA compact are developers, and there was very little input from local government on the CASA compact. Everyone agrees that the concept of building housing is critical and we need to do it quickly, and this is why some ABAG reps voted for this. The compact committee wanted to put something out through the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG). The Mayor stated he sits on the Executive Committee for ABAG and he did not vote for the compact because of its shortcomings. As a roadmap it is very one dimensional and short-sighted; transit was not addressed. Corporations are bringing in thousands of jobs and expecting the taxpayers to pay for the housing. There is no contribution from the corporations, the compact also calls for another layer of government which is costly and not necessary.

Council pulled this item because of its impact. Council agrees that there is a housing crisis, but the CASA compact is not the answer. It ties in with SB50 which has to do with zoning and housing around transit stations. While the City supports housing, and approved 844 housing units early last year, it is important that the City retain local control and not have Sacramento dictate where cities can and can't build housing.

9. Resolution No. 19-07 in Support of The CORE Companies (CORE) Submission of an Application for the Affordable Housing and Sustainable Communities Program (Program) for the Affordable Housing Project (Project) Included in the Gateway at Millbrae Station Development (TOD 2) and Authorizing the City Manager, or designee, to Sign a Letter Agreeing to Enter into Negotiations for

an Agreement with The CORE Companies to Complete Certain Bicycle and Pedestrian Improvements Adjacent to the Project if CORE's Project Is Funded

City Manager Williams stated that inside Council's purple folders is some additional information: a map of existing and future bike lanes.

Begin public comment.

Christopher del Nagro, Millbrae resident, said the one problem we have with bike routes is having to cross the railroad tracks twice on a bicycle, and the City needs a more direct route.

End public comment.

Council discussed Millbrae being one of the worst cities regarding connectivity for bicycle lanes and the need to come up with a safer alternative route. This is a temporary issue because, as we are talking about High Speed Rail, we are talking about removing as many grade crossings as possible which would include the bike routes and re-structuring El Camino Real to make it safer.

Staff said that there are some financing limitations and also some grant funding limitations, so there is a radius near the station that we need to be looking at. There is some flexibility and staff will look at where that exists between now and the time the application is submitted or the time that a Memorandum of Understanding (MOU) is negotiated. A big component of the Gateway application includes a housing loan for the affordable housing project in TOD 2.

Upon a motion/second by Schneider/Oliva Item 9 passed unanimously.

PUBLIC HEARING

NONE

EXISTING BUSINESS

10. Informational Report on Recreation Center Restoration Project

Deputy City Manager Hilbrants presented the report. Group 4 will present additional information at the February 26 study session.

Council thanked staff and everyone. Measure II was 1/3 of the funding. We have 1/3 from the developers and insurance, and 1/3 looking at other sources including surplus property. The message from the voters was that we want to see the Recreation Center built to meet the current needs of the current population of the City. We will be looking at grants from the State, from public organizations and from partnerships.

Council asked:

- What is the cost of the next stage which is schematic drawings?
- How long will it take to get that in place?
- Is there a time frame that we are held to them with a contract of any sort?
- Are we giving direction now on design?

Staff answered:

- Group 4 has identified the cost for the schematic drawings will be about \$450,000.
- It should take about six months.
- It would only be if we find funding and need to accelerate spending. For example the Prop 68 grant funds. There is plenty of time within the schedule that we have. There could be escalation in their cost which could be around 2% or 3%.
- We can take in comments. We won't look for final direction tonight because we have more information to give you.

11. Continuation of the January 8, 2019 Study Session to Receive Information on the Design Review Permit Application for the Gateway at Millbrae Station Project in Advance of the Future Public Hearings where the Design Review Permit will be Considered for Approval

Interim Community Director Misner presented the report. This is a continuation of the study session. There will be no vote this evening. This is an informational report only.

Council said it received feedback from the Bicycle Pedestrian Advisory Committee (BPAC) that the median signage could be distracting and increase bicycle accidents. Council voiced concern about the median barrier and vertical art screen being confusing and not elegant in that location. The developer said he would have his landscape person address this.

Council said that the Central Plaza entrance to the BART Station is a good location for a water feature.

Begin public comment.

Marge Colapietro, Millbrae resident, stated that she could not see what was being presented and suggested a Powerpoint be prepared.

Christopher del Nagro, Millbrae resident, said our BPAC concern was the height of the wall. This should not be higher than the height of a car door.

End public comment.

Council asked if the developer has considered taking the existing trees in the parking lot out and giving them to the community or re-using them.

At 9:21 pm Council took a break to have a discussion with staff. The meeting was back in session at 9:27 pm.

Interim Community Director Misner provided clarification on tonight's process. He said that tonight is a study session. When we bring back the formal hearing, we will have a much more detailed staff report. Tonight is a general report.

Council said they wanted to look at the designs identified by the developer in 2014. City Manager Williams stated that we have some of the 2014 renderings to look at now.

Kelly Erardi, Senior Vice President of Forward Planning-Acquisitions, Development & Leasing of the Republic Family of Companies, said from a design review standpoint, the project before you is an

evolution of six or seven years of work with the City. We got input from the Planning Commission, the City Council, veterans' groups and citizen groups. Plans evolve. In 2014 the City didn't have a Specific Plan. By 2016 you had a Specific Plan after a lot of public input that helped shape the design of the project. In October 2016 we submitted a plan and staff would not support it because they didn't think it met some of the intent of the Specific Plan, so we stopped. One comment was that the project was not cohesive and the architecture did not match. We hired a master architect who helped pull all this together. Then we changed the site plan to meet the staff requirement of where they wanted the affordable housing and where they wanted the hotel. As we did this, step by step we met with City staff and got a thumbs up every step of the way. We are here today and you already approved the sizes and the shapes at a very specific level of detail. If you want detail on the architecture: colors, and how far a window pops out, that's all fair play, but for you to come back and imply that you are going to change the shapes of the building, I have to be straight and upfront with you; we're not going to do it. We are up to listening to your comments on the details of the project, but if you are going to start changing shapes, we have big problems.

City Manager Williams said under the Municipal Code and previous actions the site design and the building envelopes can't change significantly, but in terms of architectural design City Council does have the purview to change the architectural design and theme. Under this discretionary permit your authority is broad and it can go deep if you choose to do that.

Assistant City Attorney Conneran said the things that are fixed are the site design and the number of units. The color of the buildings, whether it is wood, stucco, or glass, those are areas where you have discretion. Shape seems a little bit of a distracting term. You can't move the buildings around. If you like a surface color, window, or roofline, those things can be changed.

Council discussed how the design format being presented is not complementary to the station and other surrounding building styles, the proposed design is boxy, and there was a request for designs comparable to the 2014 designs. They also discussed how the rendering of the BART Station (UD 08) is pretty similar to what is being proposed now. It is different lighting but a similar design and similar layout of the plaza by the BART entrance. Council stated that we need to be complementary to the existing architecture and what is being proposed looks like several buildings that are going up in South City and other jurisdictions and those structures do not complement Millbrae. Council asked staff and the developers to take notes.

Begin public comment.

Constancio Rodriguez, Millbrae resident, said since there are two projects, TOD #1 and TOD #2, maybe use the same design for both projects for uniformity.

Marge Colpietro, Millbrae resident, said you are five individuals and you should never compromise yourselves. You should express your feelings and respect each other.

Christopher del Nagro, Millbrae resident, said it seems a very common style on the peninsula. I bike all over the peninsula and this is not standing out as being an icon of our community. I want something that stands out.

Alex Melendres, Housing Leadership Council of San Mateo County (HLC), said that HLC has endorsed this development. You are on the verge of creating 400 homes with 100 for low income families. HLC would like to thank the City Council and staff for their leadership in moving this forward.

End public comment.

At 10:30 Council agreed to continue with the discussion until 11:00 pm.

Council agreed that they want an iconic design, a water feature, a dog park, and an art walk. We should try to embrace uniqueness. The entryway by the BART plaza has one of the unique iconic elements as well as the entrance on Rollins Road. A suggestion was made that perhaps the roof line can have something more reflective of the wings over the BART station. The residents' building needs to be more flowing and curved.

Council inquired about the next steps. Assistant City Attorney Conneran said that the final review goes to the Planning Commission and then City Council.

NEW BUSINESS

NONE

COUNCIL COMMENTS

In the interest of time, the Council decided to forgo their comments.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION

(Subdivision (a) of Section 54956.9)

Name of case: Better Millbrae, et al. v. City of Millbrae, et al., San Mateo Superior Court, Case No. 18CIV04393

CONFERENCE WITH REAL PROPERTY NEGOTIATORS RE CITY-OWNED PARCEL AT BART STATION

Closed Session held Pursuant to Government Code §54956.8

Agency Negotiators: Tom Williams, City Manager, and Michael Conneran, Assistant City Attorney

ADJOURN CITY COUNCIL MEETING

This meeting was adjourned in memory of Millbrae resident and former member of the Millbrae Historical Society Captain Walter Ramseur, who recently passed away. Captain Ramseur was the husband of former Millbrae Mayor and San Mateo County Supervisor Mary Griffin.

There being no further business to discuss, the City Council adjourned at 10:44 p.m.

The video recording of the meeting is available on the Millbrae Community Television Youtube website. You can click on the link below to view the recording of the entire meeting.

<https://www.youtube.com/watch?v=6x9NQGuz3ko>

/s/
Elena Suazo
City Clerk

/s/
Wayne J. Lee
Mayor