



# MILLBRAE PLANNING COMMISSION AGENDA

March 4, 2019

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

REGULAR MEETING: 6:00 p.m.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL:
3. AGENDA REVIEW:
4. MINUTES: 1/7/19 Minutes, 1/24/19 Minutes.
5. PUBLIC COMMUNICATION: Reserved for persons wishing to comment on any item not appearing on the agenda. Fill out a speaker request slip. Public Communication is limited to no more than thirty (30) minutes, with each speaker given no more than three (3) minutes. If more than ten (10) speakers are present, speakers' time shall be reduced so that all speakers have an equal time to speak.
6. OLD BUSINESS: None.
7. PUBLIC HEARINGS:
  - a. **503 ANITA LANE:** DESIGN REVIEW to allow construction of a second-story residence and side SETBACK EXCEPTION to allow less than the minimum required second floor side setbacks of an existing single-story residence in a Single-Family Residential (R-1) Zoning District. (Public Hearing)
  - b. **1135 OAKWOOD DRIVE:** DESIGN REVIEW PERMIT to allow a single-story addition to a single-family residence and a CONDITIONAL USE PERMIT to allow construction within an existing non-conforming front yard setback located in the Single-Family Residential (R-1) Zoning District. (Public Hearing)
  - c. **GATEWAY AT MILLBRAE STATION PROJECT:** Planning Commission review of a DESIGN REVIEW PERMIT application to consider design aspects of the Gateway at Millbrae Station-Transit Oriented Design (TOD) project pursuant to Millbrae Municipal Code (MMC) 10.05.2500 C. The applicant, Republic Millbrae LLC., obtained approval of a Development Agreement (Ordinance 769) to develop a TOD project consisting of: 1) (Site 5A) - a six-story building with 151,583 square feet of offices on the top three floors over three levels of parking, with 22,534 square feet of ground floor retail; 2) (Site 5B) - 300 market rate housing units and 20 units affordable to moderate-income persons, in a seven-story building with parking on the first two floors and 13,749 square feet of ground floor retail; 3) (Site 6A) - 80 affordable units in a five-story building; and 4) (Site 6B) - a 164-room hotel and 7,840 square feet of ground floor retail in a five-story building on a site located north of Millbrae Avenue, east of the rail lines on the Millbrae BART site and south of the Highline Canal and Bayside Manor neighborhood in the Transit-Oriented Development (TOD) Zoning District of the Millbrae Station Area Specific Plan (MSASP). (Public Hearing) (Staff recommends item to be continued.)
8. NEW BUSINESS:
9. STAFF UPDATES:
10. COMMISSION COMMENTS:
11. ANNOUNCEMENTS:
12. ADJOURNMENT:

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at City Hall, 621 Magnolia Ave, Millbrae Monday thru Friday, 8:30 am to 5:00 pm.

If any individual with a disability requires auxiliary aids or services in order to participate in public meetings, please contact the Office of the City Clerk at (650) 259-2334 at least 48 hours prior to the meeting and efforts will be made to provide reasonable accommodation.

Upon entering the City Council Chamber, the public is requested to turn off all personal electronic devices for the duration of the proceedings.