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# Design Review Permit Report

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**Planning Commission Meeting: March 11, 2019**

**Agenda Item:**

To: Planning Commission

From: Bradley J. Misner, AICP  
Community Development Director

Subject: Design Review Permit (DRP) to approve the design, colors, materials, signage, and landscaping for the construction of a new multi-use, transit oriented development located generally at 200 El Camino Real, pursuant to adopted Ordinance #768.

Location: Assessor's Parcel Numbers: 024-154-200, 024-154-460, 024-337-010, 024-337-080, and 024-337-090 (200 El Camino Real)

Applicant: Millbrae Serra Station LLC

## **Recommended Action**

It is recommended that the Planning Commission open the public hearing, hear the staff report, presentation from the project applicant, public testimony, and continue the proposed DRP application to March 18, 2019.

## **Executive Summary**

In compliance with the Millbrae Station Area Specific Plan (MSAP), Millbrae Serra Station LLC (applicant) obtained approval of a Development Agreement on April 24, 2018 to authorize the construction of a Transit Oriented Development directly adjacent to the Millbrae Intermodal Station, generally located east of El Camino Real, north of Linden Avenue, south of the Hemlock Neighborhood, and west of the Millbrae Intermodal Station. The approved project consists of 3 separate buildings, two (2) residential buildings identified as buildings R1, R2 and a mixed use building identified as C1. The following information provides the detail of each building:

- Building R1 – Ten (10) story building with 119 apartments, 4,255 square feet of ground floor retail space and 3,648 square feet of retail or live-work space;
- Building R2 – Ten (10) story residential building containing 325 apartments and 4,340 square feet of retail or live-work space;
- Building C1 – Nine (9) story building with 290,140 square feet of office space, a 5,000 square foot Galleria and lobby and 22,360 square feet of retail space.

The Planning Commission's purview of the Design Review Permit is to review and make decisions related to all exterior building facades, colors, materials, signage, and landscaping, with particular attention given to the North Elevation directly adjacent to the Hemlock Neighborhood.

During the course of the design review process, including the Study Sessions with both the Planning Commission and City Council, extensive work with the applicant and outreach with the Hemlock Neighborhood has occurred. These efforts have led to revised and enhanced building elevations of the R1 and R2 buildings. Specifically, the elevations of the buildings, which directly face residences in the Hemlock Neighborhood to the north, have been significantly revised from input from those Study Sessions.

In addition to the architectural changes to the building, the applicant will be conditioned to provide additional measures to alleviate concerns from the Hemlock community and soften the transition of the new building to the existing single family neighborhood. These include a 12' tall wall along California Drive extension, additional landscaping (trees) on the property owner side of the wall, and a deck cover/pergola for 500 Hemlock Ave.

Staff received the revised plans on March 5, 2019 and given the extent of the revisions, staff is recommending that Planning Commission conduct the Public Hearing and hear testimony from staff, the applicant, and the public concerning the revised plans. However, staff is recommending that the public hearing be continued for a final decision to the March 18, 2019 Planning Commission hearing. This would allow a presentation of the revisions on March 11, 2019 and additional time for the Commission, city staff, the applicant, and the public to understand the proposed revisions. Additionally, the added time would allow staff to fully formulate the conditions of approval and findings, and to determine if any additional revisions would be necessary, prior to the March 18, 2019 public hearing.

Finally, upon reviewing the plans received on March 5, 2019, staff worked with the applicant and has asked for several revisions to the plans to ensure that the plans are representative of the exact proposal for Commission's consideration. In order to continue progress, this memo is provided to the Commission to assist with the March 11, 2019 discussion. With information received from the March 11, 2019 public hearing discussion, an updated report would be issued to the Commission, in advance of the March 18, 2019 public hearing, addressing all components of the entire project.

Prepared by: Bradley J. Misner, AICP  
Community Development Director

**Attachments**

- A. Architectural Plans