



MILLBRAE PLANNING COMMISSION AGENDA

March 18, 2019

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

REGULAR MEETING: 7:00 p.m.

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL:**
3. **AGENDA REVIEW:**
4. **MINUTES:** 2/4/19 Minutes and 3/4/19 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. **MILLBRAE SERRA STATION PROJECT:** Planning Commission review of DESIGN REVIEW PERMIT and MASTER SIGN PROGRAM applications to consider design aspects of the Millbrae Serra Station -Transit Oriented Development (TOD) project pursuant to Millbrae Municipal Code (MMC) 10.05.2500 C. The applicant, Millbrae Serra Station LLC, obtained approval of a Development Agreement (Ordinance 768) to develop a 3.6 acre mixed-use TOD project in three (3) buildings located on the west side of the Millbrae Intermodal Station, east of El Camino Real consisting of: **1)** 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; **2)** Building R2 – Ten (10) story residential building containing 325 apartments and 4,340 square feet of retail or live-work space; **3)** 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. **(Continued from 3/11/19 Planning Commission meeting)**
 - b. **MILLBRAE STATION AREA SPECIFIC PLAN AMENDMENT:** Specific Plan Amendment to approve amendment to the Millbrae Station Area Specific Plan (MSASP). The proposed amendment would revise Figure 5-3, on Page 5.12 of the MSASP. The revision would remove the designation of "Transition to Single Family Neighborhoods", as denoted on Figure 5-3 (map), located on the north side of proposed California Drive between El Camino Real and the BART/Caltrain railway tracks. (Public Hearing).
 - c. **985 LARKSPUR DRIVE:** DESIGN REVIEW PERMIT to allow the demolition and construction of a two-story residence and side SETBACK and FAR EXCEPTION to allow less than the minimum required second floor side setback and more than the allowed floor area ratio of a residence in the Single-Family Residential (R-1) Zoning District (Public Hearing)
 - d. **13 CAMINO ALTO:** DESIGN REVIEW PERMIT to allow a two-story addition to a single-family residence and SETBACK EXCEPTION request to allow less than the minimum required second floor setbacks, of a single-family residence in the Single-Family Residential (R-1) Zoning District. (Public Hearing).

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.

- e. **316 JUANITA AVENUE:** DESIGN REVIEW PERMIT to allow a second-story addition to a single-family residence and a SETBACK EXCEPTION REQUEST to allow less than the minimum required second floor setbacks, of a single-family residence in the Single-Family (R-1) Zoning District. (Public Hearing)

8. NEW BUSINESS:

9. STAFF UPDATES:

10. COMMISSION COMMENTS:

11. ANNOUNCEMENTS:

12. ADJOURNMENT:

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