

**CITY OF MILLBRAE, COUNTY OF SAN MATEO
STATE OF CALIFORNIA**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILLBRAE
APPROVING A DESIGN REVIEW PERMIT FOR SITE 6B - A 164-ROOM
HOTEL AND 7,840 SQUARE FEET OF GROUND FLOOR RETAIL IN A FIVE-
STORY BUILDING**

CITY OF MILLBRAE

WHEREAS, the applicant has submitted a Design Review Permit application for design review of the Gateway at Millbrae Station project to be approved pursuant to Ordinance 769; and

WHEREAS, pursuant to Resolution No. 19-28 enacted by the City Council on March 26, 2019, the City Council approved a Design Review Permit for portions of the project defined as the Structures, namely the structures on sites 5A, 5B, and 6A, and excluding other specified portions of the project, including the structure on site 6B; and

WHEREAS, pursuant to Resolution No. 19-29 enacted by the City Council on March 26, 2019, the City Council partially approved a Design Review Permit for site 6B, with the exception of outside materials; and

WHEREAS, the City Council finds that the outside materials for Site 6B (the "Structure"), presented at the April 2, 2019 meeting of the City Council, as well as the design of the plaza improvements to include a water feature, the sign program, the monument, or the artwork ("Improvements") is consistent with the City's General Plan, Zoning Code, and the Millbrae Station Area Specific Plan and has determined that the partial approval of the Structure is categorically exempt per Section 15301 Class 1, (e) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, this City Council, having considered the evidence received at the public hearing duly noticed, desires to recommend approval of a Design Review Permit for the Structure and the Improvements in the manner proposed and referenced above, as modified during the Council's consideration at the hearing, and in accordance with the following findings:

Design Review Permit:

- a. The architectural, landscaping, and general appearance of the proposed building or structure and grounds are in keeping with the character of the neighborhood;**

The Structure and the Improvements have been designed to be consistent with the development standards as adopted in the Millbrae Station Area Specific Plan, has been designed to promote pedestrian activity adjacent to the Millbrae Intermodal Station, especially along Garden Lane, a pedestrian only, retail corridor between buildings 5A and 6A, and has been designed in an architectural manner to promote visual interest, articulation of building facades, varying use of materials and color, and provide public gathering spaces, consistent with good urban design principles. The Structure and Improvements are designed to be compatible in scale with the other buildings on the site and with those of adjacent properties, and are compatible with the features, size, scale and proportion, and massing, in general.

- b. The project complies with all applicable development regulations;**

The project has been designed compliant with the development standards of the Millbrae Station Area Specific Plan and has obtained a Development Agreement pursuant to Ordinance # 769.

- c. The project will not cause a significant visual impact to neighboring views from principal rooms of a residence (unless it is proven by the applicant that there is no other viable or cost-effective alternative);**

The proposed Structure and the Improvements have been designed to comply with the design guidelines of the Millbrae Station Area Specific Plan and is not located within proximity to residential uses to cause any visual impacts to neighboring views from principal rooms of a residence.

- d. The proposal is not detrimental to the orderly, harmonious and safe development of the city and will not impair the desirability of investment or occupation in the neighborhood in which the building or structure is proposed to be erected.**

The project includes a mix of uses including residential, retail, and office uses which will allow people to live and work in proximity to public transit in an attractive environment that includes ground floor open space and retail businesses. The enclosed parking in two of the buildings ensures an attractive, high quality development that minimizes the presence of vehicles and provides ground floor open spaces for the use of residents and workers of the development and the general public. These factors allow for an orderly, harmonious, and safe development and therefore will not impact the desirability of investment or occupation in the neighborhood. Furthermore, the project includes the

establishment of East Station Road to provide shuttle stops near the Millbrae Station, a new Garden Lane which will maintain public access to Aviator Avenue.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF MILLBRAE

1. The recitals set forth above are true and correct and are hereby incorporated herein by this reference and full set forth in their entirety.
2. The approval of the Design Review Permit for the Structure and the Improvements will not be detrimental to the public health, safety, and general welfare.
3. The approval of the Design Review Permit for the Structure and Improvements does not: (1) trigger the need for subsequent environmental review pursuant to Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines; (2) require major revisions of the Final EIR for the Millbrae Station Area Specific Plan due to new or substantially increased significant environmental effects; or (3) result in any substantial changes with respect to the circumstances under which the project will be undertaken that would require major revisions of the Final EIR due to new or substantially increased significant environmental impacts; and there has been no discovery of new information of substantial importance that would trigger or require major revisions of the Final EIR due to new or substantially increased significant environmental effects.
4. This resolution shall be effective immediately.

REGULARLY PASSED AND ADOPTED this 2nd day of April, 2019.

Mayor

ATTEST:

City Clerk