



MILLBRAE PLANNING COMMISSION MINUTES

January 7, 2019

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

REGULAR MEETING: 7:00 p.m.

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL:** Present: Chair Davis, Vice-Chair Fung and Commissioners Quigg, Joh and Wong.
3. **AGENDA REVIEW:** No changes
4. **MINUTES:** None.
5. **PUBLIC COMMUNICATION:** None.
6. **OLD BUSINESS:** None.
7. **PUBLIC HEARINGS:**
 - a. **797 SANTA MARGARITA:** DISCRETIONARY USE PERMIT to allow a wireless telecommunications facility and related equipment for commercial purposes on private property within the public right of way in the Open Space (O) Zoning District. (Continued from the December 3, 2018 Planning Commission Hearing) (Public Hearing)

Senior Planning Fielding presented the project and staff recommendation.

Applicant Presentation: Applicant presented the project to the public and Planning Commission.

Commission Questions, Comments and Discussion: Commissioners requested clarification from applicant regarding a City Agreement for use of streetlight poles for small cell installations. Applicant stated that Verizon has master license agreements with other cities that allow them to install small cell sites at streetlight pole locations. Verizon would be willing to consider this for Millbrae, but developing the agreement can take upwards of one year. Director stated staff has met with applicant to discuss future designs where small cell sites are installed within streetlight poles. The current project has nothing to do with a streetlight pole master agreement at this time. Staff plans to work with the City Manager and legal counsel to develop master agreement for streetlight installations. Staff plans to conduct community outreach for updated wireless communication design guidelines and ordinance in Spring, 2019. Commissioner Wong asked whether small cell applications could be batched together. City Attorney advised that there are state and federal laws that constrain ability to batch applications together but staff can work with applicant for an agreement to do this if applicant approves.

Public Comment: Comments received from two citizens concerned with aesthetics, noise, health, loss of property values and fire risk. (Names of commenters available upon request). Public comment closed.

Applicant Response: For the proposed specific site, small cell facilities, in general, do not cause any additional fire risk. Electrical lines cause more fires. Required to meet state and federal requirements on fire prevention. Electrical power of small cell site is less than a blow dryer.

Commission Questions and Discussion: Joh expressed concerns over precedence for sites of future small cell sites if this one is approved. Asked if company can come back and add more equipment at the approved site and precedence for other small cell site carriers on one pole.

Staff noted that each small cell site project is unique and will be evaluated to meet the findings for each site. Approval of one design and location does not mean all sites are the same. City Attorney noted that the City is constrained by federal and state laws. The proposed small cell site needs to meet the findings: visually and aesthetically not significant. RF

emissions and health impacts are regulated by the Federal Communications Commission (FCC). Property values and health are considered secondary impacts. Conditions of approval include maintenance of the small cell site and co-location.

Commissioners questioned distance of small cell antennae site from residential buildings, height of equipment above sidewalk and when new ordinance will be developed. City Attorney informed Commission that there are time constraints on approving submitted applications and staff cannot wait for new ordinance. Commissioners discussed health concerns, the preference for an overall small cell site installation comprehensive plan and equipment shrouding. Discussed alternative site to the proposed subject location. Staff noted that the proposed site visually was more camouflaged with the dense vegetation behind it, then other alternative sites.

Commissioners requested that a condition of approval be added for the applicant to provide staff a report every 4 years to address how new small cell technology designs can reduce aesthetic impact of the approved site. Commissioners would like staff to consider incentive for applicants to limit number of sites and smaller equipment size in return for approval of more sites. Commissioners stated that approval of this application would not set a precedence because this particular site is unique due to the its Open Space zoning district designation, neighboring properites are within a low density zoning district, the closed residence is 80 feet away from the proposed installation site, existing vegetation, the location, and the that the site is partially obscured from visibility by existing trees mitigating visual impacts.

Commissioner Joh motioned to approve with conditions, seconded by Fung. Approved 4-1 (Wong deny). Chair Davis stated there is a 10-day appeal period.

8. **STAFF UPDATES:** The City has approved new Administrator position and the new person will be assisting with preparation and organization at next Planning Commission meeting. Tomorrow there will be a study session on Gateway (TOD #2) project and also the new Chevron Station project will be reviewed at City Council. Serra Station (TOD #1) is scheduled for study session with City Council on January 22, 2019. Next Planning Commission meeting is scheduled for January 24, 2019.
9. **NEW BUSINESS:** None.
10. **COMMISSION COMMENTS:** Commissioner Quigg noted that she liked the new exterior color of the Indian Restaurant on Broadway owner should be commended. Commissioner Joh noted that the small cell site design guidelines update is important and should be prioritized in the 2018-19 Planning Commission Workplan.
11. **ANNOUNCEMENTS:** Commissioner Fung noted the upcoming Lunar New Year parade and festival from 10:00 AM to 4:00 PM on March 2, 2019. Festival to be held next to the Millbrae Library. Chair Davis announced "A Gatsby Affair" 2nd Annual Millbrae Education Foundation Gala to be held from 6 PM to Midnight at the Hilton SFO in Burlingame on March 2, 2019 to support Millbrae schools.
12. **ADJOURNMENT:** 11:40 pm