



MILLBRAE PLANNING COMMISSION MINUTES "Special Meeting" March 11, 2019

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

REGULAR MEETING: 7:00 p.m.

1. Commissioner Davis Called meeting to order 7:05 PM
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:** Present: Chair Davis, Vice Chair-Fung, and Commissioners Wong, Quigg, Joh and Jung.
4. **AGENDA REVIEW:** Accepted
5. **MINUTES:** None
6. **PUBLIC COMMUNICATION:** Resources are available in Cantonese or Mandarin if a translator is needed. Commission questioned how does that work? Instant or via through transmission of broadcast.

Ron Raquel -- Quality of Life and traffic concerns on Millbrae Ave and ECR. Correspondence sent and received by Commission regarding "rush" through the process.

Nathan Chan – Vote and Support San Mateo County Supervisors Senate Bill 50 due to "present and future" plans.

7. **OLD BUSINESS:** None
8. **PUBLIC HEARINGS:**

MILLBRAE SERRA STATION PROJECT: 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.

Community Development Director Brad Misner presented the Design Review Application previously reviewed and agreed upon April and November 2018. Staff recommends we open the hearing to public and receive applicant testimony and comments, but continue to Monday, March 18, 2019, with the plans that commission vote on will be plans submitted for the permit. Staff will then submit resolution including findings and conditions of approval.

- All North face balconies removed which previously faced Hemlock. Non-Compliance with 45 degree set back.
- Build 12 foot temporary noise, dust and disruption barrier during construction.
- New drawing/renderings of R1 and R2 Buildings. Change of balconies to north of El Camino Real and windows that pertain to residential buildings.

Developers (Republic Millbrae LLC) and Project Applicants presented project, plans and changes. Two 10-Story Apartment Buildings and One 9-Story Office Building with Retail Space. Various details and changes. Softer Color Palette and texture (story boards

provided), Loading area off street, Public Art, Bicycle areas, Building Signage.

Commission comments regarding agreements with Hemlock residents. 15 foot setback and 45 degree angle. Specific Plan amendments.

City Attorney is acceptance of plan.

9. PUBLIC COMMENTS:

- Millie Coogan: Millbrae Resident: Housing is needed. Set back looks nicer. Balconies still show on floors 1-6. Buffer will possibly lose 10ft of property.
- Rob and Christina DuCote: 500 Hemlock – Buffer wall will lose 10 ft. of property. Remove balconies 1-6. Documentation coming forward. Appreciates Compromise.
- Constancio Rodriguez: Hemlock Millbrae Resident: Thanked Staff, Applicants and Neighbors. Heading in right direction-materials are better. Signage change is “weird” with one word on each side.
- Marge Colapietro: Resident of Millbrae and former Mayer: Impressed with specific efforts for satisfaction of neighbors. Signage concerns.
- John Chang: Millbrae Resident: Does building reflect the 48% Asian Population? Roof top represent Millbrae? Concerned about more crime at night, with less traffic.
- Laura Cannon: 510 Hemlock Millbrae Resident: Realizes economic benefit. Have not received any formal written agreement only verbal. Please have agreement in writing and what is agreed upon is followed.

End of Public Comment

Additional Commission Comments: Pictures and comparison of 45 Degree angle. The status of balconies. Comparison of new and old drawings, numerous questions asked. Applicant will repair, but not responsible for the fix but will pay for fix of temporary and permanent wall, as they can only work on their side of the project. Will the transportation plan align with general plan? Parking and traffic regarding Serra Ave. Concerns regarding signage, size and final location. Retail is “active” use space. Inquiries of lighting plan, asked to comply. Commission thanks the neighbors for working with Developers.

Quigg motioned to continue until Monday, March 18, 2019, seconded by Fung. Passed by 5-0 for continuance.

10. **NEW BUSINESS:** None

11. **STAFF UPDATES:** None

12. **COMMISSION COMMENTS:** Translation issues; Staff will give some consideration and work through it via background or otherwise. Reminder of “Special Meeting” on Thursday, March 14, 2019 at 7:00PM for Gateway TOD2.

13. **ANNOUNCEMENTS:** Joh:_E-Cycling, April 20, 2019 Mills High School; Fung: Thank you for Support of Chinese Business. Raised funds for SEL program. Interesting that Developers were at Chinese New Year talking about their projects.

15. **ADJOURNMENT:** 10:30PM