



MILLBRAE PLANNING COMMISSION MINUTES "SPECIAL MEETING" March 14, 2019

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

REGULAR MEETING: 7:00 p.m.

1. Commissioner Davis Called meeting to order 7:00 PM
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:** Present: Chair Davis, Co-Chair-Fung, and Commissioners Wong, Quigg, Joh.
4. **AGENDA REVIEW:** Accepted
5. **MINUTES:** None
6. **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.
7. **OLD BUSINESS:** None
8. **PUBLIC HEARINGS:**
 - Commissioners: Each gave disclosures regarding Gateway Project in the forthcoming Public Hearing requested by Assistant City Attorney.
 - a. **GATEWAY AT MILLBRAE STATION PROJECT:** Planning Commission review of a DESIGN REVIEW PERMIT application to consider design aspects of the Gateway at Millbrae Station-Transit Oriented Development (TOD) project pursuant to Millbrae Municipal Code (MMC) 10.05.2500 C. The applicant, Republic Millbrae LLC., obtained approval of a Development Agreement (Ordinance 769) to develop a TOD project consisting of: 1) (Site 5A) - a six-story building with 151,583 square feet of offices on the top three floors over three levels of parking, with 22,534 square feet of ground floor retail; 2) (Site 5B) - 300 market rate housing units and 20 units affordable to moderate-income persons, in a seven-story building with parking on the first two floors and 13,749 square feet of ground floor retail; 3) (Site 6A) - 80 affordable units in a five-story building; and 4) (Site 6B) a 164-room hotel and 7,840 square feet of ground floor retail in a five-story building on a site located north of Millbrae Avenue, east of the rail lines on the Millbrae BART site and south of the Highline Canal and Bayside Manor neighborhood in the Transit-Oriented Development (TOD) Zoning District of the Millbrae Station Area Specific Plan (MSASP). (Public Hearing)

Community Development Director Brad Misner presented the Design Review application which allows the Planning Commission the ability to approve the project, with possible added conditions and continue or deny the project. Reviewed previous approvals to date, April 2018, October 2018 and January 2019 which included Design, Architecture, Art and Signage, Landscaping and was brought up to date on changes.

Questions by the Commission regarding Approval for one year, if it lapses, would it have to come back to the commission for an extension. Not, if it's carried by a permit. Regarding the additional purchase of property or is a resolution needed. From the City Attorney a price and purchase agreement is needed from City Council. How will the ground floor space be utilized?

Applicant/Developer/Architect presents and answers questions regarding plans for approval with any changes and updates in order to move forward to City Council. Design, materials, landscaping and neighbor concerns. "Art Walk" will also be partially a dog park. Signage, shapes and locations, also the BART location. Galleria and TDM (Transportation Demand Management) Not retail, but transportation options (bikes, BART, etc.). Noted that plans are renderings and not perfectly accurate.

Public Comments:

Nathan Chan, Millbrae resident, Supportive and impressed by changes and Noted that Millbrae needs affordable housing.

Stephen Yeh, Millbrae resident, would like project to "go ahead" and be approved.

Alex Melendez, Housing Leadership Council of San Mateo County, Supports to move forward, and endorses as a Leading Transportation Hub.

Ken Abreu, CPC Veterans Ministry, Views it as critical Housing for Veterans.

Marge Colapietro, Millbrae resident and former Mayor, Developers have done thorough job and have fully complied with requests that have been made. Inquire about "building movement"? Signage should be lateral as otherwise it would be distracting and unsafe.

Margaret Fung, Millbrae Resident, Vitality Commissioners, Project will be vibrant and will bring lots of property tax Why only a 3 star hotel, as the El Rancho will be gone and needs to be replaced. Need to raise funding for schools.

Close Public Comment.

Commission Comments Continued: More Clarification needed then questions via plan renderings per page. Prefer "Welcome" sign to be in median not on developer's property. Commercial space can be more and better as it seems limited. Needs to move forward as quickly as possible.

Commissioner Quigg motioned to approve Resolution 19-03, seconded by Joh to proceed forward. Passed 3-1. Not approved by Commissioner Fung. Chair advised 10-day right to appeal.

- 9. **NEW BUSINESS:** None
- 10. **STAFF UPDATES:** Scheduled again on Monday, March 18, 2019, the continuation review of TOD1 for Serra Station as the Commission will be asked for an amendment to the specific plan to address the 45 degree angle along with 3 other residential projects.
- 11. **COMMISSION COMMENTS:** Can there can be an update on the Cell Site Ordinance?
- 12. **ANNOUNCEMENTS:** Joh-E-Waste Re-Cycling, April 20, 2019, Mills High School.
- 13. **ADJOURNMENT:** 9:40P.M.