



**MILLBRAE CITY COUNCIL
MINUTES
April 2, 2019**

CALL TO ORDER MILLBRAE CITY COUNCIL

Vice Mayor Holober called the meeting to order at 7:06 p.m.

ROLL CALL: Mayor Wayne J. Lee, Vice Mayor Reuben D. Holober, Councilmembers Ann Schneider, Anne Oliva, and Gina Papan.

Mayor Lee joined the meeting via teleconference from 6402 E. High Tree Lane in Orange, California.

CONTINUATION OF THE MATTER REGARDING THE DESIGN REVIEW FOR THE GATEWAY AT MILLBRAE STATION PROJECT FROM THE MARCH 26, 2019 CITY COUNCIL MEETING

GATEWAY AT MILLBRAE STATION PROJECT: Approval of revised materials and colors for the hotel (Site 6B) on the Gateway at Millbrae Station project located at 200 Rollins Road. Additionally, staff further recommends reviewing and approving a master sign program, city monument signage, public art (including a water feature within the BART plaza), and barrier details

City Manager Williams stated that as a result of action and direction of the City Council last week which resulted in the continuation of the item this evening, there was discussion on the hotel materials, public art, signage, monument sign, the Rollins Road barrier and landscaping, as well as the addition of a water feature in the BART plaza. City Manager Williams spoke specifically about the hotel materials. The direction of the Council was to come back with materials that provided a significant upgrade in the look of the hotel building. Only one material sample was secured from the architect. As staff, we would like to continue this discussion on materials for the hotel to the first meeting in May, as staff has not had the opportunity to vet the materials and look at an array of materials to achieve the objective of providing an upgrade to the appearance of the hotel.

Council asked if the Developer will be able to go forward to get permits and engineering drawings while waiting another month for a decision on the exterior materials of the hotel. City Manager Williams said this does not impact the issuance of permits nor the timing of bringing the project to completion.

Kelly Erardi, Senior Vice President of Republic Urban Properties, stated that last week the Council gave direction to come back and thus we worked hard to bring back solutions. From a standpoint of looking at an array of materials, they have samples and their architect made a special trip from San Diego to be here tonight.

Council directed the Developer to proceed with the presentation.

Community Director Misner presented the report.

Applicant Erardi introduced Scott McGill, architect for the Marriott Inn. Architect McGill thanked the Council for taking the time to review the hotel materials and passed out some sample materials to the Council. He said that the materials are difficult to photograph as the colors come off either more yellow

or more brown. The materials are cedar in dark brown, light gray, or ash and trespas in an Italian Walnut finish.

Council inquired about the lighting for the hotel bridge. Architect McGill responded that the lighting would be on the very top and the whole glass house structure on top would be glowing.

For the hotel exterior materials, Councilmember Papan stated that she is looking for something more chic, high end, and elegant. Councilmember Schneider stated that this looks like a blend between modern and traditional. Architect McGill responded that the hotel has a velvety finish giving it a richer look. Councilmember Oliva asked Councilmember Papan to provide an example of the more elegant material she is looking for. City Manager Williams responded that there are thousands of different materials. He was just in San Diego and wanted to use a hotel as an example. It has some stone veneer and other materials. Architect McGill said last week we heard that we need to change out the material. This is the first I have heard that we need to do a design charrette. City Manager Williams said this is the gateway, the entrance. This is going to be visible and project an image for the City. Councilmember Oliva said she appreciates that, but she would like to see examples because elegance is subjective.

Councilmember Schneider said she likes Mediterranean stucco. She agrees with the City Manager that this is what people are going to see when flying in from the airport. She likes the red. She requested that once the materials start coming in, a display be set up in the City Hall lobby so we can look at the materials ahead of time. City Manager Williams responded that it is staff's job to review the materials and he will consider her request.

Mayor Lee stated that Council needs to give direction on the feel and the look of the hotel they want. He said he understands Councilmembers Oliva and Papan's frustration. He doesn't think the hotel fits in with the other buildings.

Vice Mayor Holober stated that we want something that will draw people as it is right by the entrance. At the same time it needs to integrate with the other buildings. Councilmember Oliva asked if the Developer can come up with something different and a material that they don't use on other Residence Inns. Architect McGill responded that there are half a dozen other materials he can think of and they can definitely look into this.

City Manager Williams said that he has an example to show Council; a picture of a building in Little Italy in San Diego and the materials of this building are a combination of stone, trespas, and porcelain. A picture was shown to the Council on the overhead screen. Council said they are confident that staff will find something.

Applicant Erardi said that the feedback on the hotel is very valuable. The Planning Commission has approved the project and staff has recommended it. From the standpoint of uniqueness, there is a bridge. He said they will work with staff and focus on those ideas that still need to be addressed.

Applicant Erardi proceeded to discuss the Gateway sign. He said this is the signage after several study sessions, working with staff, and listening to Council comments. The Planning Commission approved the Gateway sign in the median on Millbrae Avenue. Some of the trees were moved from the dog paseo closer to the East. The Gateway sign being here blends with the existing architecture and allows us to have the marquee sign on our building and it allows room for five trees that Council requested in the area.

Applicant Erardi said that ultimately Millbrae Avenue will be widened to accommodate the sign. Council stated that they had no information about Millbrae Avenue being widened. Applicant Erardi said the median will be widened. Council said they have not been informed about any widening. City Manager Williams said that Millbrae Avenue will not be widened. Assistant City Attorney Conneran said that there will be some turn lane changes.

Councilmember Papan said that our City emblem must be bigger so it is not competing with the other emblems. Mayor Lee said we already have emblems on the other side. Emblems should be on one side, not in both places. Vice Mayor Holober said he wants to see the other ideas that were provided at the Planning Commission meeting. Applicant Erardi said the second iteration shown to the Planning Commission had the Gateway sign on the corner of Millbrae Avenue and Rollins Road. The Planning Commission said it got crowded. They liked the Gateway sign and our marquee sign to have its own presence. It evolved to the Gateway sign on the median on Millbrae Avenue.

Vice Mayor Holober asked for the Council's choice of having the Gateway sign in the median versus the corner of Millbrae Avenue. Council consensus was to have the Gateway sign in the median.

Councilmember Papan voiced her concerns about the lighting of the sign. Deputy City Manager/Public Works Director Lim said that the current design of the City's monument signs are lighted by solar panel Light Emitting Diode (LED) lights. Councilmember Papan asked how can we make the lighting more dramatic. City Manager Williams asked is there an electric conduit in that median? Deputy City Manager Lim responded that he would need to check on that. We might not have the voltage needed for a big sign; Staff will look into this.

Council consensus is that the Gateway sign should be lower, the lighting should be enhanced, and irrigation should be installed to keep the median looking good. Vice Mayor Holober said for the record that everyone has agreed that the sign will be in the median and the red "M" design is the preferred design as opposed to the other vertical sign.

Begin public comment.

Marge Colapietro, Millbrae resident, said that the landscaping in the median was taken out because people were throwing their trash in the median and asked Council to consider doing the lettering on the Gateway sign the same way as the Millbrae Theater.

End public comment.

Applicant Erardi summarized the Council direction as follows:

1. Sign height should be 15 to 18 feet.
2. The Developer will work on lighting to make it vibrant.
3. The only logo that is to be on the sign is the City logo.
4. Millbrae is to be on both sides of the sign.
5. Make the letters as big and bold as possible
6. Keep letters in the same position as the current Millbrae signs.

At 8:55 p.m. Vice Mayor Holober asked the Council for direction to continue past 9:00 p.m. It was the consensus of the Council to continue discussions until 10:00 p.m.

Applicant Erardi introduced Landscape Architect Glick and Art Consultant Simon. Landscape Architect Glick said that based on the Council's recommendations they put together a simplified site plan with five key major art pieces. Art consultant Simon talked about the mural and dog walk paseo. The Developer distributed pictures for the Council to look at. The Developer presented the art piece shaped like a dog.

Council moved on to the water feature. Landscape Architect Glick said the fountain would have a pelican fishing and about four feet down the fish would be swimming towards him. It will be illuminated from within. Council asked for the water feature to be placed where people can congregate and sit around. Council asked for a concrete seating area along the bottom of the fountain. Councilmember Papan suggested to use a bear as the animal instead of the pelican. Council had consensus for a seating area and different types of lighting.

Regarding the art screen, Council discussed integrating all rail travel and aviation as well. Art Consultant Simon said that would be easy to integrate.

Regarding the sculptural gateway art Council asked the Developer to work with staff to make sure it is not plain. City Manager Williams said it could evolve into a lantern type concept.

Council moved on to the sculpture concept. Vice Mayor Holober and Councilmember Schneider stated that they like the horse. Councilmember Papan said she does not like the horse. Mayor Lee said nobody in the City has any connection to horses. Art Consultant Simon said the artist will come up with something transportation themed, possibly a bicycle and a motorcycle, if the Council does not like the horse.

Regarding the sculpture with interactive pillars, Applicant Erardi said they can come back for some specific direction.

At 10:19 p.m. Vice Mayor Holober asked the Council for direction to continue to 11:00 p.m. It was the consensus of the Council to continue discussions until 11:00 p.m. At 10:19 p.m. Council took a short break and resumed at 10:24 p.m.

Landscape Architect Glick asked the Council for questions on Plan UD.05. Councilmember Papan said she does not like the yellow. Vice Mayor Holober said no yellows. The Developer distributed pavement samples to the Council. Vice Mayor Holober asked is there recycling, composting, as well as garbage? Landscape Architect Glick responded in the affirmative. Vice Mayor Holober asked if the lights are LEDs and are they bright enough. Landscape Architect Glick responded yes.

Council moved on to signage. Applicant Erardi said that every sign conforms to City ordinance. Councilmember Papan said she does not like the signage on the entrance (Master Sign Program – Page 9); it is too cluttered and distracting. Community Development Director Misner stated that we can have the color of the business signage which is the same as the entrance signage and shop signage. Then off those colors, the tenant would have their own logo.

Council agreed to take out the colors on page 14 also. Councilmember Schneider asked if there are going to be any "You are here" signs. Vice Mayor Holober said this is a good idea. Applicant Erardi asked if Council is requesting a directory. We did not plan on any directories, but we can probably do one somewhere down Garden Lane. Councilmember Papan asked if there is some connectivity with BART. Applicant Erardi responded that their wayfinding staff are working with BART to integrate.

At 11:00 p.m. Mayor Lee asked if the meeting is being extended past 11:00 p.m. Vice Mayor Holober asked do we need to? Mayor Lee responded that we still need to talk about signage for the shops. Vice Mayor Holober asked the Council if they wanted to continue the meeting.

Mayor Lee said we told people we would end at 9:00 p.m. and it is now 11:00 p.m. I want to go on record saying that we were supposed to end at 9:00 p.m. and we did not end at 9:00 p.m. Vice Mayor Holober said that we did open up an opportunity for public comment and we did not receive any speaker slips.

Mayor Lee asked if there is a misprint on page 38 of the Master Sign Program which references awnings. Applicant Erardi said it is reading out of the sign ordinance, there is a small canopy at the entrance of the office building on page 22. Applicant Erardi responded that there are some canopies. City Manager Williams said the canopy is an architectural element. You happen to be attaching a sign to the canopy. Council agreed to remove the reference to awnings.

Mayor Lee stated that on page 28 he likes the top rendering. He said he does not like the light boxes. Councilmember Papan said she prefers the top rendering on page 28.

Vice Mayor Holober said the items coming back to Council on May 14 are the hotel building material, the vertical art screen, the animal on the fountain, and the landscaping and final design for the monument in the center median.

Upon a motion/second by Schneider/Oliva the Council voted unanimously to approve the signage, public art, city monument signage, bike racks, and updated Rollins Road barrier.

The other items discussed (hotel building material, the vertical art screen, the animal on the fountain, the landscaping, and the final design for the monument in the center median) are continued to the May 14 City Council meeting.

ADJOURN CITY COUNCIL

There being no further business to discuss, the City Council adjourned at 11:20 p.m.

The video recording of the meeting is available on the Millbrae Community Television Youtube website. You can click on the link below to view the recording of the entire meeting.

<https://www.youtube.com/watch?v=drc6gkeFnlk>

/s/
Elena Suazo
City Clerk

/s/
Wayne J. Lee
Mayor