



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. PLEDGE OF ALLEGIANCE:

2. ROLL CALL: Present: Chair Davis, Vice Chair-Fung, and Commissioners Wong, Quigg, Joh

3. AGENDA REVIEW: Accepted

4. MINUTES: None

5. PUBLIC COMMUNICATION:

If translator is needed, resources are available in Cantonese or Mandarin. Commission questioned how it works through transmission of broadcast or instant.

Ron Raquel – Concerns of quality of life and traffic on Millbrae Ave and ECR per correspondence received and sent by Commission regarding "rush" of process of projects (TOD's).

Nathan Chan- Asked for Vote and Support of San Mateo County Supervisors Senate Bill 50 (Housing development).

6. OLD BUSINESS: None

7. 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 to open the hearing to public and receive applicant testimony and comments. Request to move hearing to March 18, 2019 for Commission to vote on plans, for design review permit, at which time the Resolution will also be submitted.

- All North face balconies to be removed which previously faced Hemlock due to non-compliance with 45 degree set back. Request new drawings/renderings of R1 and R2 with balcony and window changes to north of El Camino that pertain to residential buildings.
- Need to build 12 foot temporary noise, dust and disruption barrier during construction.

Developers and applicants presented various details, plans and changes, concerning colors, loading areas, public art,

bicycle parking areas and signage. Discuss loading area that needs to be off the street, public art, bicycle areas and signage.

8. PUBLIC COMMENTS:

- Millie Coogan: Millbrae Resident: Housing is needed in Millbrae. Setback looks nicer. Balconies still show on floors 1-6.
- Rob and Christina DuCote: 500 Hemlock – Buffer wall will lose 10 ft. of property during construction. Appreciates Compromise.
- Constancio Rodriguez: Hemlock Millbrae Resident: Thanked Staff, Applicants and Neighbors for hard work. New materials presented 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.
- John Chang: Millbrae Resident: Does the roof top represent Millbrae? Concerned about more crime at night, with less traffic being present.
- Laura Cannon: 510 Hemlock Millbrae Resident: Realizes economic benefit. Have not received any formal written agreement only verbal from city and developers regarding development. Requesting details of the agreement in writing.

End of Public Comment

Commission Comments: Commission indicated a desire to see status and comparison of new and old drawings regarding 45 degree angle and balconies for levels 1-6. Applicant will pay and repair temporary and permanent wall, but can only work on city side of project. Commission noted concerns regarding signage size and final location, also regarding parking and traffic on Serra Ave. It is noted that retail is “active” use space.

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

9. **NEW BUSINESS:** None

10. **STAFF UPDATES:** None

11. **COMMISSION COMMENTS:** Staff will give consideration regarding translation issues and work on plan for implementation. Reminder of “Special Meeting” on Thursday, March 14, 2019 at 7:00PM regarding Gateway TOD2.

12. **ANNOUNCEMENTS:** Joh: E-Cycling, April 20, 2019 Mills High School; Fung: Thank you for Support of Peninsula Chinese Business Association (PCBA). Funds being raised funds for SEL program.

13. **ADJOURNMENT:** 10:30PM