



MILLBRAE PLANNING COMMISSION MINUTES

March 14, 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, Commissioners Wong, Quigg, Joh.
3. AGENDA REVIEW: Accepted
4. MINUTES: None
5. 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.
6. OLD BUSINESS: None
7. PUBLIC HEARINGS:

➤ Commissioners: Each gave disclosures regarding Gateway Project in the forthcoming Public Hearing as requested by Assistant City Attorney. Commissioner Wong Recused himself.

- 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 Design Review application with added conditions reviewed from previous approvals to date, April 2018, October 2018 and January 2019 and gives Commission the ability to approve project.

Questions by the Commission: If approval lapses, after one year, and if carried by a permit, it would not need to come back to the commission for an extension. A price and purchase agreement, not a resolution is only needed for additional purchase of property.

Applicant/Developer/Architect presents and answers questions regarding plans for approval with any changes and updates in order to move forward to City Council. The "Art Walk" will also be partially a dog park. Questions regarding signage, shapes and locations, including the BART location of signs. It is noted that plans are renderings and not perfectly accurate at this time.

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 with project and endorses it as a leading transportation hub.

Ken Abreu, CPC Veterans Ministry, views project as critical housing for Veterans.

Marge Colapietro, Millbrae resident and former Mayor, Developers have done a thorough job and have fully complied with requests that have been made. 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. Project is needed to raise funding for schools.

Close Public Comment.

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. Commissioner Wong was recused, no vote.

8. **NEW BUSINESS:** The continuation to review TOD1 for Serra Station scheduled for Monday, March 18, 2019 and Commission will be asked for an amendment to the specific plan.
9. **STAFF UPDATES:** None
10. **COMMISSION COMMENTS:** Commission requests update on the Cell Site Ordinance.
11. **ANNOUNCEMENTS:** Joh-E-Waste Re-Cycling, April 20, 2019, Mills High School.
12. **ADJOURNMENT:** 9:40PM