



MILLBRAE PLANNING COMMISSION MINUTES March 18, 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:** Request "Action", "Combination" and/or "Key" comments in future minutes depending on specific or on-going detailed projects. Details not needed as PC meetings are on M.C.T.V.

2/4/2019 - Motioned by Fung to approve, Seconded by Wong Passed 5-0.

3/4/2019 – Motioned by Quigg to approve, Seconded by Davis. Passed 4-0, with Joh Abstention as she did not attend.

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 Serra Station Project in the forthcoming Public Hearing as requested by Assistant City Attorney.
- a. **SERRA STATION PROJECT:** Planning Commission review of DESIGN REVIEW PERMIT and MASTER MILLBRAE 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. **(Continued from 3/11/19 Planning Commission meeting)**
- b. **MILLBRAE STATION AREA SPECIFIC PLAN AMENDMENT:** Specific Plan Amendment to approve amendment to the Millbrae Station Area Specific Plan (MSASP). The proposed amendment would revise Figure 5-3, on Page 5.12 of the MSASP. The revision would remove the designation of "Transition to Single Family Neighborhoods", as denoted on Figure 5-3 (map), located on the north side of proposed California Drive between El Camino Real and the BART/Caltrain railway tracks. (Public Hearing).

Noted that Design Review for 7a & b will be reviewed together and remarks can be made on both, but actions need to be separate.

Brad Misner, Community Development Director, presented staff report as continued discussion from previous meetings. Re-submittal of 45 degree angle setback as it applies to R-2 building **Not** R-1 building. To help with transition, Millbrae Serra Station developers will pay to build sound wall and improvements during construction for Hemlock neighborhood. It is requested that signage needs to be visible from all directions. Discussion of public art preference of water feature should possibly have seating. Staff recommends Resolution 19-05 be approved.

Applicant comments and presentation: Samples of colors, tiles, new lighting and fixtures were provided. There will be a 12 foot "screen wall" along the entirety of California Drive and 15 foot on Hemlock side with difference due to grade change. Presented

new lighting and fixtures to view that will conform to plan.

Commissioners Comments: 45 Degree plane is to reduce scale. Sign should face North and/or El Camino Real and should read vertically. Galleria Lobby for leased retail space will be entire ground floor. Lighting concerns which include "dead" space along California Drive extension, Bart platform and pedestrian safety and out coves should also have lighting. A safety review will be signed off by police/sheriff department. The "screen wall" should have no access to Hemlock per neighborhood request and is temporary until the permanent wall is constructed.

Public Comments:

Christina DuCote', 500 Hemlock Resident: Concerned about physical and visual impact to her property. Brought up several previous issues. Commission should make considerations to eliminate previous "poor development" and "partial zoning" with examples given. Hotel balcony and temporary wall concerns which would eliminate partial use of her property that she uses every day.

Robert DuCote', 500 Hemlock Resident: Thanked the staff. Wants to be advised of new items that are discovered and when it requires new discussion. He indicated that details and their rights matter. Also the 45 degree angle is important.

Applicant/Staff Response: Changes have been and are being made due to staff and neighborhood recommendations and requests.

Constancio Rodriguez, Hemlock Resident: Questions regarding balcony and 45 degree angle.

Conditions of Resolution 19-04: Continue to have conversation due to monetary and/or direct impact of projects.

Commissioner Joh motioned to approve Resolution 19-04 (MSSP), Seconded by Commissioner Quigg. Passed 4-1. Not approved by Commissioner Wong. Chair advised 10-day right to appeal.

Public Comments-None-Closed

Commission Comments Continued: More clarification needed then questions asked via plan renderings per page. Prefer "Welcome" sign to be in median not on developer's property. Commercial space seems limited. Project 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.

Commissioner Joh motioned to recommend to City Council, Seconded by Commissioner Quigg. (MSASP) No Amendments occurred and request to add conditions #17 through 27 for approval before going to City Council. #27 shall only be between MMS which will give flexibility and minimize length of time for the temporary wall. #17 (2nd paragraph) change wording to clarify. #20 who is responsible for restoration of neighborhood? Possible weekly/monthly construction meeting is not needed. #21-Timeline plan. #23 Right of Entry on Hemlock and who to contact during construction. Add #2 Full Agreement by Neighborhood & Developer only if specific and flexible. 2 walls needed and agreed upon by staff.

Resolution 19-05. Passed 4-1. Not approved by Commissioner Wong. In accordance, no appeal, with provisions.

- c. **985 LARKSPUR DRIVE:** DESIGN REVIEW PERMIT to allow the demolition and construction of a two-story residence and side SETBACK and FAR EXCEPTION to allow less than the minimum required second floor side setback and more than the allowed floor area ratio of a residence in the Single-Family Residential (R-1) Zoning District (Public Hearing).

Sam Fielding, Senior Planner presented the Project.

Applicant, Ronald Perner (Architect) Building requested expansion of additional bedroom and space on ground floor due to father-in-law's disabilities. 3 years prior, easement was moved for the entire neighborhood. Bahen-Owner, has also been waiting 3 years for approval.

Commission Comments: Need to add 2 retaining walls/terrace and backyard grading. The easements are empty and no utilities want to use it. Lot area is more than 30% slope and would an exception be needed if the lot was flat? With current proposal 2 car parking spaces are requested and needed, but some landscaping would need to be eliminated. Asked if it would be possible to build a smaller home, which would not need an exception? What would be considered a hardship?

Public Comments: None-Closed.

Commissioner Discussion: The rear slope and easement hardships consider the mass of the building is too large and requests the applicant redesign to reduce the FAR square footage. Staff agreed to review resubmitted plans to determine whether requirements of Commission are met before returning to Planning Commission for approval.

Commissioner Fung motioned to continue, Seconded by Joh. Passed 5-0 to be continued.

- d. **13 CAMINO ALTO:** DESIGN REVIEW PERMIT to allow a two-story addition to a single-family residence and SETBACK EXCEPTION request to allow less than the minimum required second floor setbacks, of a single-family residence in the Single-Family Residential (R-1) Zoning District. (Public Hearing).

Sam Fielding presented the project and staff recommendations. Request exception, 2nd floor west side front portion and approval of resolution. No exception on ground floor.

Applicant, who represents homeowner, house had prior fire damage and is in disarray, which led to the front stair and garage change but will keep with the architectural style along with adding extensive landscaping. Materials are intended to be "maintenance resistant".

Public Comments: None. Closed.

Commission Comments: Zoning questions regarding allowances and setbacks were asked. What are specific materials being used? To Staff: What are the requirements to request an exception and what to avoid unless there is a hardship or a design concern. It is at the risk of the applicant to proceed with the request and decision to approve the exception is at the discretion of the Commission. It is agreed that in this case the second floor exception was warranted due to architectural design of the existing and neighboring residences.

Commissioner Quigg motioned to approve, seconded by Joh. Approved 5-0. Commissioner Quigg amends her Motion to set forth with conditions and exceptions. Chair Davis stated there is a 10-day appeal period.

- e. **316 JUANITA AVENUE:** DESIGN REVIEW PERMIT to allow a second-story addition to a single-family residence and a SETBACK EXCEPTION REQUEST to allow less than the minimum required second floor setbacks, of a single-family residence in the Single-Family (R-1) Zoning District. (Public Hearing)

Sam Fielding presented project and staff recommendations for design review permit: Overview with side set back will match existing design as a split level and will match homes in the neighborhood. Permit for previous ADU, will be clarified in staff report.

Applicant, Chen: Second floor addition and setback will be built on existing foundation, that matches with existing design and will be structurally stable.

Commission Comments: As there are no hardships indicated, can it be designed without exceptions and no violations?

Public Comments: None. Closed.

Commission Discussion: Recommended the project be continued for redesign to provide a more symmetrical second floor design and meet the required 7 foot second floor side setback on the southwest side of the building, as required.

Commissioner Fung motioned to continue, seconded by Quigg. 5-0 to continue for re-design. Delete Southwest side setback exception and create a more symmetrical design.

8. NEW BUSINESS: None
9. STAFF UPDATES: None
10. COMMISSION COMMENTS: Asked about ADU status update. There is no *ADU* Ordinance at this time. Staff is following California State Guidelines and is in process of drafting a city ordinance.
11. ANNOUNCEMENTS: None
12. ADJOURNMENT: 12:20AM