



Loma Prieta Chapter serving San Mateo, Santa Clara & San Benito Counties

February 12, 2018

Members of City Council
City of Millbrae
c/o Angela Louis, City Clerk
621 Magnolia Avenue
Millbrae, CA. 94030

Re: Upcoming City Council meeting to review Serra Station Proposal

Honorable Mayor Papan and Members of the City Council:

Thank you for providing the opportunity for the Sierra Club Loma Prieta Chapter Sustainable Land Use Committee (SLU) to comment on the proposed Serra Station proposal. As an environmental organization working towards reducing local greenhouse gas emissions, we encourage the development of higher density, mixed-use development near major transit stations.

To evaluate this development, we used our *Guidelines for Residential and Mixed Used Development* (copy attached). These Guidelines include a Scoresheet on pages 5 & 6 which evaluates and scores the various features of a project. We consider 50 points (out of a maximum possible score of 88) a minimum for consideration for supporting a project. After reviewing the Plans and meeting with the developer, the Serra proposal received a total of 59 points; however, many of those points were for features that were given to us verbally by the developer, but are not yet final until they are included in either the Plans or the Development Agreement. To date, the Development Agreement has not been finalized, so until there is a written agreement, we can not consider supporting this development, but we do have the following comments.

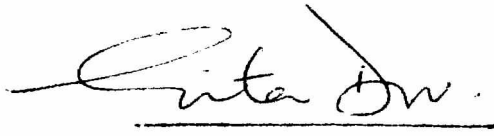
We are pleased (based on the plans and verbal assurances by the developer) that the proposal prospectively includes:

1. At least 15% affordable units*
 2. More than 80 units per acre
 3. More than 15,000 sf of ground floor retail
 4. Is located in a Plan Bay Area Priority Development Area (PDA)
 5. Includes pedestrian-friendly sidewalks and intersections
 6. Includes public open space
 7. Will include a monitored Transportation Demand Management (TDM) plan
 8. Will contribute fees to maintain and upgrade off-site public parks
 9. Will include rooftop gardens and sustainable landscaping
 10. Will be a bird-friendly design to minimize bird strikes*
 11. Will include public benefits (school shuttle* and public galleria)
 12. Will reclaim Serra Avenue as a pedestrian priority street*
 13. Will include car and bike share spaces on-site*
 14. Will provide bike repair shop in garage*
 15. Will provide shared, unbundled parking*
 16. Will be LEED Silver or better sustainable design*
 17. Will include low impact development techniques to control storm water runoff*
 18. Will include grey water systems*
 19. Will provide transit passes for residents and require incentives for leased businesses to do the same*
- Must be included in the Development Agreement or in Conditions of Approval to be considered for support by the Sierra Club.

Issues that the Sierra Club is particularly concerned about include:

1. The developer is asking to exceed the parking maximums by 115%. We feel that, with shared and unbundled parking, they should be able to reduce the parking to at least 80% or less of the allowed maximum. The City Council should ask the developer to justify his request for 115% of maximum and to justify how more parking aligns with the proposed TDM plan. We urge the Council to recommend a lower parking ratio.
2. The levels of affordability for the 15% affordable units are not yet determined. Per RHNA, the greatest need is for very-low and low income units, not moderate or above. We urge the Council to recommend the lower income levels.
3. The length of time commitment to transit passes and to which transit agencies has not been determined. We urge the Council to recommend ongoing bulk transit passes¹ for Caltrain and SamTrans as part of the standard lease for a minimum of five years.
4. Wiring for electric charging stations is to be roughed in, but there is no commitment to actually install any charging stations. We urge the Council to recommend 10% minimum of the parking to include Class 2 or better charging stations².
5. Residential Permit Parking Program: It is important to implement and especially important to enforce a parking permit program, paid for by the Station Area developments, to protect residents from overflow parking and suggest that this be a mandatory contribution for all developers. This is also increasingly important as CalTrain, BART, and airport traffic increases.
6. All of the positive aspects of the development listed (1-19) above should be included in the Development Agreement or as a Condition of Approval. We urge the Council to require that all the developer's promises be codified in the development agreement and ensure that these are in fact executed.

Respectfully submitted:



Gita Dev
Gladwyn D'Sousa
Co-chairs, Sustainable Land Use Committee
Sierra Club Loma Prieta Chapter (SCLP)

cc: Tom Madalena, Associate Community Development Director
James Eggers, Executive Director SCLP
Mike Ferriera, Chair, Conservation Committee, SCLP

Attachment: *Guidelines for Residential and Mixed Use Projects*

¹ CalTrain offers bulk discount passes to both employers and housing projects at a deep discount. The discounted ticket price is 10% of retail pricing when all employees or all residents of a complex are given discounted passes. SamTrans also offers bulk discounts.

² California saw a 37% increase in EV purchases in 2016. A new program funded through the California Energy Commission has the goal to expand the number of electric vehicle charging stations in California. This \$2 million financing program provides incentives to small business owners and landlords to install electric vehicle charging stations for employees, clients and tenants. "[Treasurer Launches Innovative Program to Finance Electric Vehicle Charging Stations Throughout California](#)"