

MILLBRAE SPECIAL PLANNING COMMISSION

MEETING AGENDA

January 22, 2026

7:00 P.M.

In Person Meeting Location:

Millbrae Council Chambers
621 Magnolia Avenue
Millbrae, California

Teleconference via

Zoom: <https://us02web.zoom.us/j/81212851606>
For dial-in comments, call 1-669-900-9128
Meeting ID: 812 1285 1606

THIS MEETING WILL BE HELD IN-PERSON in accordance with the Ralph M. Brown Act and limitations prescribed by State law. To maximize transparency and public access, while the primary meeting takes place in the Millbrae City Council Chambers location, members of the public may attend in person at the Millbrae Council Chamber, at the teleconference location by Zoom or by phone. If technical issues arise with Zoom or the phone dial-in option, the Special Planning Commission meeting will continue unless the meeting is being held pursuant to the provisions of Assembly Bill 2449 for appointed Commissioners. The meeting will be broadcast live on the Millbrae Community Television Cable Channel 27 or on www.mctv.tv

Members of the public are encouraged to provide comments. To maximize time for public comment, speakers are subject to a 3-minute time limit unless otherwise determined by the Chair.

PUBLIC COMMENT: *In person speakers will be called first, followed by virtual attendees.*

In person speakers to fill out a speaker request slip and turn it into City Staff.

Virtual attendees can participate by joining the Special Planning Commission meeting via Zoom: for web, visit <https://zoom.us/>, select "Join a Meeting" and enter Meeting ID: 812 1285 1606. Use the "Raise Hand" feature to request to speak. For dial-in comments, call 1-669-900-9128, enter Meeting ID: 812 1285 1606, and press *6 to request to speak.

MATERIALS RELATED TO AN AGENDA ITEM THAT ARE SUBMITTED TO THE PLANNING COMMISSION AFTER DISTRIBUTION OF THE AGENDA PACKET ARE AVAILABLE FOR PUBLIC INSPECTION IN THE PLANNING DIVISION AT 621 MAGNOLIA AVENUE, MILLBRAE, CA 94030, MONDAY-FRIDAY FROM 8:30 A.M. TO 5:00 P.M.

CALL TO ORDER THE MILLBRAE SPECIAL PLANNING COMMISSION MEETING

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

LAND ACKNOWLEDGEMENT

The Millbrae Planning Commission acknowledges that we occupy the unceded ancestral, traditional, and contemporary homeland of the Ramaytush Ohlone peoples, who are the original inhabitants of the San Francisco Peninsula. We wish to pay our respects to the Ancestors and Relatives of the Ramaytush Community and to affirm their sovereign rights as First Peoples. We recognize that the Ramaytush Ohlone have lived in harmony with nature for millennia, and that to achieve a truly ecologically sustainable future for Millbrae, we must embrace Indigenous traditional ecological knowledge in how we care for the city's lands, waters, and all its people. We will continue to uplift and foster a meaningful relationship with the Ramaytush Ohlone community, and we encourage all to visit www.ramaytush.org to learn more about the Ramaytush Ohlone people.

1. AGENDA REVIEW

2. APPROVAL OF MINUTES

- [Regular Meeting Minutes of December 15, 2025 - ACTION](#)

3. PUBLIC COMMUNICATION

Reserved for persons wishing to comment on any item not appearing on the agenda. 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. Although we welcome and encourage public communication, the views or information presented by the speakers are not necessarily the views of the Council or the members of the public in Millbrae.

4. PUBLIC HEARING

NOTICE TO THE PUBLIC: Persons who wish to speak on matters set for PUBLIC HEARING will be heard when the presiding officer calls for comments from those persons who are in support of or in opposition thereto. After oral testimony has been given, the hearing is closed unless continued to another time and brought to Planning Commission level for discussion and action. Normally no further oral testimony is permitted unless requested and allowed by the Planning Commission.

- [5 El Camino Real \(APN #024-334-130\):](#) A public hearing to consider a Conditional Use Permit amendment application to allow for the continued use and exterior remodel that includes replacement of fuel storage tanks, installation of new fuel dispensers, and canopy with signage at an existing fueling and service station with convenience store (formerly 76 Station) zoned Residential Mixed Use (RMU) within the Millbrae Station Area Specific Plan. – ACTION

The project is eligible for exemption pursuant to CEQA Guidelines Section 15061(b)(3) as the continued operation of the fueling and service station is covered by the common sense exemption where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment

[ATTACHMENT 1: Resolution with Exhibit A, Conditions of Approval](#)

[ATTACHMENT 2: Project Description](#)

[ATTACHMENT 3: Architectural Renderings](#)

[ATTACHMENT 4: Project Plans](#)

[ATTACHMENT 5: Color & Materials Example](#)

ATTACHMENT 6: CEQA Exemption

5. NEW BUSINESS

6. STAFF UPDATES

7. PLANNING COMMISSIONER ANNOUNCEMENTS
ADJOURN PLANNING COMMISSION