



3



4

SITE PLAN – AS PRESENTED TO PZB



5

REVISED SITE PLAN



1537 San
Remo

6

ELEVATION



7

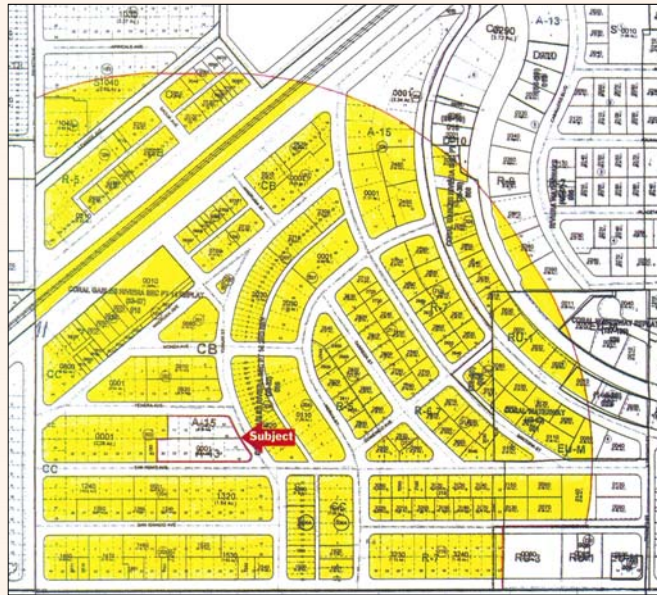
REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2:
ZONING MAP AMENDMENT

REQUEST #3:
MIXED USE SITE PLAN

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LETTERS TO PROPERTY OWNERS (1,500 FT)

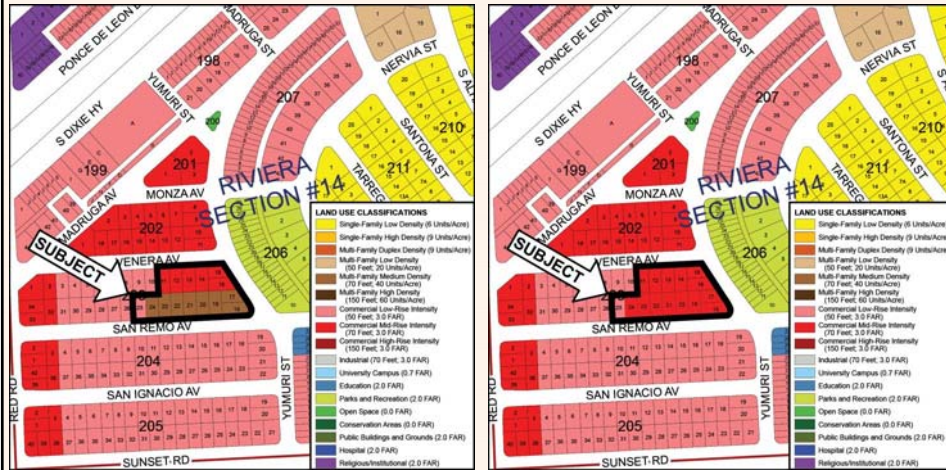


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PUBLIC NOTIFICATION

3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, SEPTEMBER PZB, OCTOBER PZB
4 TIMES	PROPERTY POSTING DRC, BOA, SEPTEMBER PZB, OCTOBER PZB
5 TIMES	WEBSITE POSTING DRC, BOA, SEPTEMBER PZB, OCTOBER PZB, FEBRUARY CC
2 TIMES	NEWSPAPER ADVERTISEMENT SEPTEMBER PZB, OCTOBER PZB

REQUEST #1: COMPREHENSIVE PLAN MAP



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STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE COMPREHENSIVE PLAN MAP AMENDMENT COMPLIES WITH THE FINDINGS OF FACT.

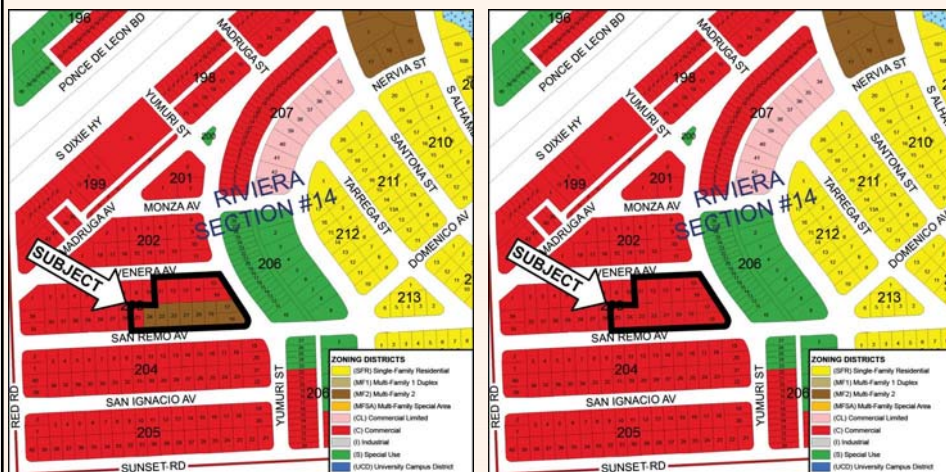
THE STANDARDS FOR THE PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT ARE SATISFIED.

REQUEST #1: COMPREHENSIVE PLAN MAP

PLANNING AND ZONING BOARD RECOMMENDATION:

APPROVAL; A MOTION TO APPROVE PASSED 5-0.

REQUEST #2: ZONING MAP



REQUEST #2: ZONING MAP

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE ZONING MAP AMENDMENT COMPLIES
WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED
ZONING MAP AMENDMENT ARE SATISFIED.

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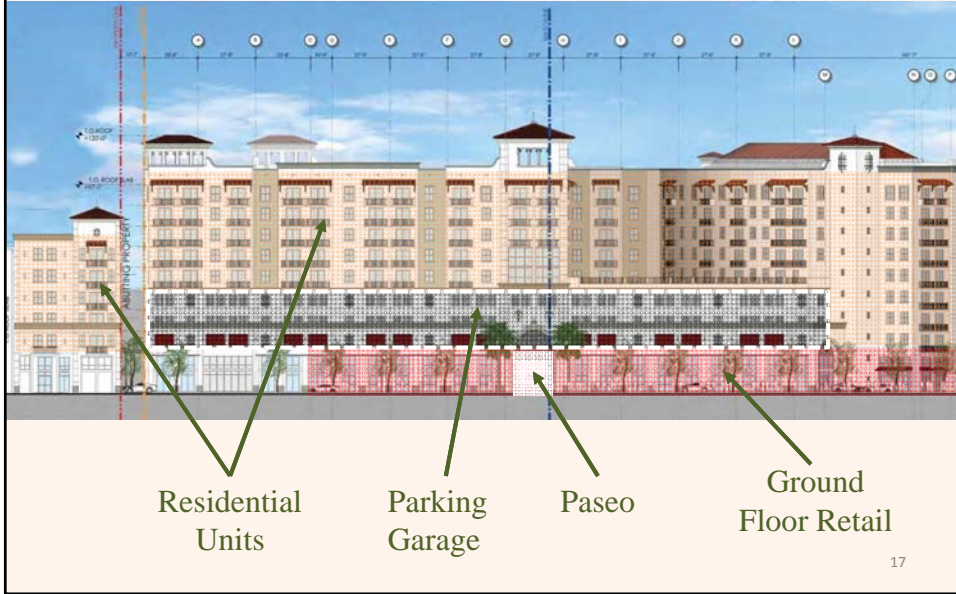
REQUEST #2: ZONING MAP

PLANNING AND ZONING BOARD RECOMMENDATION:

APPROVAL; A MOTION TO APPROVE PASSED
5-0.

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REQUEST #3: MIXED USE SITE PLAN



REQUEST #3: MIXED USE SITE PLAN



REQUEST #3: MIXED USE SITE PLAN

PROJECT SUMMARY:

- SITE AREA: 77,612 SF (1.78 ACRES)
- INTENSITY: 3.49 FAR (271,589 SF)
- GROUND FLOOR COMMERCIAL: 11,325 SF
- RESIDENTIAL DENSITY: 189 UNITS (106 U/A)
- HEIGHT: 97' / 10 STORIES
- GROUND FLOOR OPEN SPACE: 14,631 SF (19%)
- REQUIRED PARKING
(WITH SHARED PARKING): 336 SPACES
- PROVIDED PARKING
(WITH SHARED PARKING): 356 SPACES

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REQUEST #3: MIXED USE SITE PLAN

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS.**

THE SITE PLAN **COMPLIES** WITH THE FINDINGS OF FACT.

THE STANDARDS FOR SITE PLAN APPROVAL ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

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COMPREHENSIVE PLAN CONSISTENCY

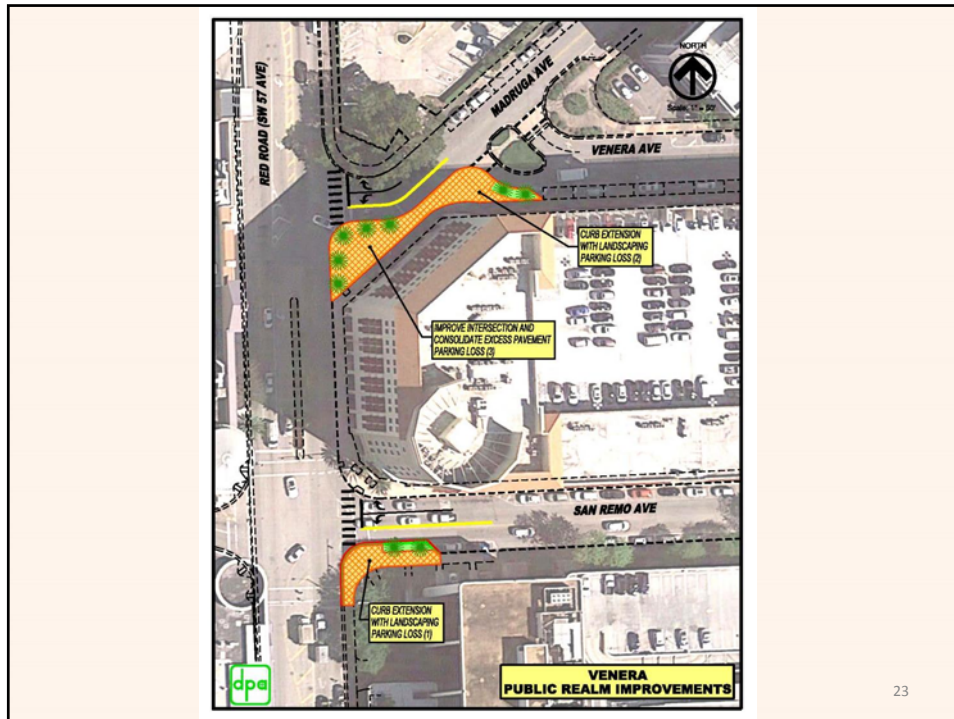
STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

REQUEST #3: MIXED USE SITE PLAN

PLANNING AND ZONING BOARD RECOMMENDATION:

APPROVAL, WITH CONDITIONS; A MOTION TO APPROVE WITH STAFF'S RECOMMENDED CONDITIONS PASSED 5-0.

AS A PART OF THE MOTION THE BOARD REQUESTED THAT THE APPLICANT CONTRIBUTE ADDITIONAL FUNDS FOR PUBLIC IMPROVEMENTS.



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CONDITIONS OF APPROVAL:

1. Site Plan modifications:

- a. The Venera and San Remo Avenues streetscape design shall be updated to include the following:
 - i. Streetscape improvements with street trees and additional landscape on both sides of Venera and San Remo Avenues, between Red Road and Yumuri.
 - ii. Removed proposed bulb-outs across from project loading area and garage entrance.
 - iii. Mid-block crosswalks at project's paseo entrances.
 - iv. Improved intersection and consolidation of excess pavement to create a small public space on Madruga and Red Road.
 - v. Curb extensions with shade trees at the intersections of San Remo/Red Road and Venera/Madruga.
- b. Adjust the design of the ground floor in the southwest portion of the proposed building to increase the frontage activity along the San Remo sidewalk.
- c. Increase the ground frontage activity for Phase II (1537 San Remo Avenue) and submit to the Board of Architects for preliminary approval prior to Second Reading.

CONDITIONS OF APPROVAL:

2. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with the submitted plans.
3. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission.

CONDITIONS OF APPROVAL:

4. **Prior to issuance of the first Building Permit, Applicant shall:**
 - a. **Neighborhood Master Planning Contribution.**
 - b. **Contribute for emergency vehicle signal preemption technology.**
 - c. **Submit for additional reviews by Board of Architects and Zoning.**
 - d. **Provide Signage Plan.**
 - e. **Ensure that parking garage design addresses pedestrian access and screening of parking garage openings.**
 - f. **Design the ground floor to optimize pedestrian activity and retail success.**
 - g. **Design loading and service to minimize effects on pedestrian realm.**

CONDITIONS OF APPROVAL:

- 4. Prior to issuance of the first Building Permit, Applicant shall:**
 - g. Provide a construction staging plan to the Building Division, maintaining pedestrian and vehicular access around William Kerdyk J. Park.**
 - h. Obtain approval for all traffic flow modifications.**
 - i. Obtain Commission approval of an encroachment plan.**
 - j. Provide a bond for restoration of the property.**
 - k. Provide a bond for all off-site improvements.**
 - l. Provide construction notices for all properties within 1,000 feet.**
 - m. Provide bicycle amenities, including future bike sharing.**
 - n. Reserve space for future car sharing facilities.**
 - o. Provide electric car-charging stations.**

CONDITIONS OF APPROVAL:

- 5. Prior to issuance of the first Certificate of Occupancy, Applicant shall:**
 - a. Complete the undergrounding of all utilities.**
 - b. Upgrade utilities services as needed.**
 - c. Complete all Art in Public Places requirements.**
 - d. Complete all traffic improvements.**
 - e. Complete all right-of-way improvements.**
 - f. Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and Owner.**

CONDITIONS OF APPROVAL:

6. Following the issuance of the first Certificate of Occupancy, Applicant shall:
 - a. Obtain LEED Silver certification within two years.
 - a. Perform monitoring studies within one year and construct or pay for any required physical livability improvements.



Venera

COMPREHENSIVE PLAN MAP
AMENDMENT
ZONING MAP AMENDMENT
MIXED USE SITE PLAN

CITY COMMISSION
FEBRUARY 13, 2018

