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1 if a Board Member conducted a site visit
 2 specifically related to the case before the
 3 Board, the Board Member must also disclose such
 4 visit. In either case, the Board Member must
 5 state on the record whether the ex parte
 6 communication and/or site visit will affect the
 7 Board Member's ability to impartially consider
 8 the evidence to be presented regarding the
 9 matter. The Board Member should also state
 10 that his or her decision will be based on
 11 substantial competent evidence and testimony
 12 presented on the record today.

13 Does any Board Member have any such
 14 communication or site visit to disclose at this
 15 time?

16 MR. BEHAR: No.

17 CHAIRPERSON AIZENSTAT: Having heard none,
 18 I'd like to ask, anybody that will be speaking
 19 tonight, with the exception of attorneys, to
 20 please stand up and raise your hand to be sworn
 21 in.

22 (Thereupon, the participants were sworn.)

23 CHAIRPERSON AIZENSTAT: Thank you.

24 The next item would be the Approval of the
 25 Minutes. I'd like to ask if anybody has a

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1 THE SECRETARY: Venny Torre?
 2 MR. TORRE: Yes.
 3 THE SECRETARY: Chip Withers?
 4 MR. WITHERS: Yes.
 5 THE SECRETARY: Rhonda Anderson?
 6 MS. ANDERSON: Yes.
 7 THE SECRETARY: Eibi Aizenstat?
 8 CHAIRPERSON AIZENSTAT: Yes.
 9 Mr. City Attorney, if you would please read
 10 the first item into the record.

11 MR. COLLER: Item E-1, a Resolution of the
 12 City Commission of Coral Gables, Florida
 13 granting conditional use approval pursuant to
 14 Zoning Code Article 4, "Zoning Districts,"
 15 Division 2, "Overlay and Special Purpose
 16 Districts," Section 4-208.A.3(a), "Residential
 17 Infill Regulations," for multi-family building
 18 on property zoned Multi-Family 2 (MF2) legally
 19 described as Lots 18 thru 21, Block 23 of
 20 Douglas Section which is (23, 27, 31, and 35
 21 Sidonia Avenue), including required conditions;
 22 providing for severability, repealer, and an
 23 effective date.

24 Item E-1, public hearing.
 25 CHAIRPERSON AIZENSTAT: Thank you.

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1 motion --
 2 MR. BEHAR: Motion to approve.
 3 CHAIRPERSON AIZENSTAT: Motion to approve.
 4 MR. TORRE: Second.
 5 CHAIRPERSON AIZENSTAT: Second. Any
 6 discussion?
 7 MS. ANDERSON: No. I just have one
 8 correction, on Page 73 Line 22 through 24. It
 9 currently reads, "I just have a couple of
 10 questions that have to do with whether or not I
 11 vote in favor of this," and the word "nothing"
 12 is missing in there. It should say, "I have
 13 just a couple of questions that have nothing to
 14 do with whether or not I vote in favor of
 15 this," and that's it.

16 CHAIRPERSON AIZENSTAT: Noted. Everybody
 17 okay with that?
 18 MR. TORRE: Yes.
 19 MR. BEHAR: Yes.
 20 CHAIRPERSON AIZENSTAT: We have a motion
 21 and a second. Call the roll, please.
 22 THE SECRETARY: Robert Behar?
 23 MR. BEHAR: Yes.
 24 THE SECRETARY: Rene Murai?
 25 MR. MURAI: Yes.

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1 Ramon, before we start, Mario, I'd like to
 2 just ask you a quick question. On the packet
 3 that we got from you, Page 8 lists lobbyist
 4 registration, and I don't know about the rest
 5 of my Board Members, but, on my mine, it's
 6 missing. But just for the record, I want to
 7 confirm that everything is --
 8 MR. GARCIA-SERRA: Sure. My apologies for
 9 that oversight. I'm definitely registered as a
 10 lobbyist for this matter.

11 CHAIRPERSON AIZENSTAT: Okay. Thank you
 12 very much.

13 MR. TRIAS: May I have the PowerPoint,
 14 please.

15 Today's item is a Conditional Use Site
 16 Plan, and the reason is that, as you remember,
 17 some time ago the Commission increased the
 18 density for an area in the North Ponce, if the
 19 projects follow certain rules. One of them is
 20 that the project has to be 20,000 square feet
 21 and there were some others. So that is the
 22 reason this is a Conditional Use.

23 And because of that, it's important to make
 24 sure that the project is designed in such a way
 25 that it follows the objectives of the Infill

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1 requirements. The location is way within the
 2 North Ponce area, which, as you know, has been
 3 the source of significant planning ideas for a
 4 very long time, in fact, for the last thirty
 5 years, and the Infill regulations are the
 6 latest of the regulations that attempt to
 7 create some vision for the future development.
 8 The subject area, as you can see, is 22,000
 9 square feet. It's right in the middle of the
 10 block. And the Zoning is MF2, which is the
 11 typical Zoning of the district.
 12 The request, as I said, is Conditional Use
 13 Site Plan Review, which requires your
 14 recommendation and then Commission approval or
 15 denial.
 16 The properties zoned MF2 may qualify for
 17 this. The significant benefit is that the
 18 density is increased to 100 units per acre,
 19 which is significantly more than the MF2, MF2,
 20 at the maximum, with Med Bonus Level 2, would
 21 be 60. So you can get up to a hundred.
 22 There's also an increase of FAR, to 2.5, and as
 23 I said, it applies to properties that are
 24 20,000 square feet or more.
 25 The project information, as you can see, is

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1 Regulations, and one of the objectives is to
 2 provide housing opportunities, which this does.
 3 Another one is to encourage pedestrian activity
 4 by requiring pedestrian oriented building
 5 design and Site Planning, which this does,
 6 also, by having the liner, by having the
 7 landscape -- the ten feet and so on.
 8 Another one of the objectives is to protect
 9 the landscape and the garden like feel of the
 10 district, which is done through that unified
 11 front yard mostly and the design of the
 12 sidewalk and the design of the right-of-way in
 13 a cohesive landscape design, which the
 14 architect will explain in more detail, and,
 15 finally, that there's a harmonious, and that's
 16 the word in the Code, streetscape design,
 17 which, again, they have achieved.
 18 So those are the objectives, and within
 19 that, the project meets the requirements and
 20 they're not asking for any changes of Zoning or
 21 Land Use, obviously, or any of the other
 22 requirements or the other requests that you may
 23 have seen in the past.
 24 The time line of review, the Development
 25 Review Committee looked at the project in May.

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1 slightly larger than 20,000. It's 22,000
 2 square feet. The FAR, the requested FAR, is
 3 2.34, which is less than the maximum allowed
 4 under the Infill regulations, and the height is
 5 93, which is also a little bit less than the
 6 maximum allowed, and the program is 27 one
 7 bedroom units, 24 two-bedroom units, and the
 8 landscaped open space is 5,718 square feet,
 9 which is more than the 25 percent that would be
 10 required on MF2, slightly more. This is 26
 11 percent. But it is configured and designed in
 12 such a way that it follows the requirements of
 13 the Infill. Parking is 75 spaces.
 14 As you can see, the project is designed
 15 with a liner in the front. In other words, the
 16 parking is not right in the front, which is one
 17 of the ideas behind the Overlay. It also has a
 18 continuous landscaped area of 20 feet or more
 19 in the front, continuous, which was another one
 20 of the requirements of the Overlay that I think
 21 was very beneficial.
 22 And if you look at the Site Plan, I think
 23 it's very clear, and what I would suggest is
 24 also to just be reminded of what the Code says,
 25 in terms of the objectives of the Infill

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1 The Board of Architects reviewed it in October.
 2 The neighborhood meeting happened in November.
 3 And today we are having the first public
 4 hearing.
 5 Letters were sent to property owners, as
 6 required by the notice requirements of the
 7 Zoning Code, within a thousand feet, and that's
 8 the diagram that shows the area, and the public
 9 notification included two letters to property
 10 owners, for the neighborhood meeting, the
 11 required neighborhood meeting, and also for the
 12 Planning & Zoning meeting of tonight. The
 13 property was posted three times, for DRC, Board
 14 of Architects and for tonight's Planning &
 15 Zoning meeting. There were three postings on
 16 the website, DRC, Board of Architects and
 17 Planning & Zoning, and the required newspaper
 18 advertisement for tonight's meeting.
 19 Staff recommends approval with conditions,
 20 and the conditions, we can talk about them
 21 after the presentation in some detail, if you
 22 want to. And there's one change, the
 23 sustainability certification has to be provided
 24 prior to TCO, instead of prior to the building
 25 permit. It's a minor technical change. I

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1 don't think it has a significant effect.
 2 And, now, I believe the architect has a
 3 presentation. Thank you.
 4 CHAIRPERSON AIZENSTAT: Thank you.
 5 MR. GARCIA-SERRA: Good evening, Mr. Chair,
 6 Members of the Board, Mario Garcia-Serra, with
 7 offices at 600 Brickell Avenue. I'm the Zoning
 8 attorney representing the various applicant
 9 entities that are all ultimately owned and
 10 controlled by the Baron family. I'm joined
 11 today by our project architect, Peter
 12 Kiliddjian, as well as my colleague, Lauren
 13 Kahn.
 14 I'll just give you a little background
 15 information on the subject site and what our
 16 requests are, and then Peter will walk you
 17 through the actual proposed building.
 18 The subjective site is a little over half
 19 an acre in size and located on the north side
 20 of Sidonia Avenue, as indicated on the aerial
 21 photography here to my right, at approximately
 22 mid block between Douglas Road and Galiano
 23 Street. The property's Land Use designation is
 24 Multi-Family Medium Density. It is Zoned MF2.
 25 And as Ramon mentioned, it is in the North

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1 landscaped open areas and amenities on the
 2 various floors.
 3 With that said, I'll now ask Peter to
 4 actually walk through the plans and then answer
 5 any questions you might have.
 6 MR. KILIDDJIAN: Good evening, Peter
 7 Kiliddjian, with PPK Architects. We're the
 8 architects for the project, as you heard.
 9 I think, you know, Ramon and Mario have,
 10 you know, described the basics of the project.
 11 Again, an eight-story building. I have to tell
 12 you that the rules and the regulations of the
 13 North Ponce and specifically the Zoning
 14 regulations of the North Ponce really shape
 15 this building. This building has embraced
 16 those regulations. And I commend Staff for
 17 really putting that together, and -- I mean,
 18 and we feel that this is -- you know, this
 19 building does what it needs to do for those
 20 regulations. So we're very happy about that.
 21 Most of the thresholds on this building are
 22 underneath the minimums and maximums of the
 23 regulations. One that was not discussed, we
 24 have additional side setbacks. We're not using
 25 the maximum side setbacks. So the building is

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1 Ponce Residential Infill area.
 2 The four existing apartment buildings on
 3 the property are not historically significant,
 4 and to a great extent are not as economically
 5 viable as they were when they were built 70
 6 years ago. That need to essentially refresh,
 7 let's call it, the North Ponce Apartment
 8 District and have it continue to serve as a
 9 high quality apartment district is why the
 10 North Ponce Residential Infill Regulations were
 11 adopted.
 12 The City continues to need high quality
 13 multi-family housing for the portion of its
 14 population that needs it, such as young
 15 professionals, empty nesters and others who
 16 might be in a transitional stage of their lives
 17 where apartment living is appropriate and
 18 desired.
 19 The building which Peter has designed has
 20 been very well received by City Staff and the
 21 Board of Architects, and I think serves as an
 22 example of what should be realized in the
 23 implementation of these residential Infill
 24 regulations. It's an eight-story building, 51
 25 apartment units, with generous ground floor

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1 not, you know, taking over the site. And,
 2 again, just by using the regulations, we have
 3 been able to create a massing where you have a
 4 two-story volume in the front that addresses
 5 the pedestrian, and then the main body of the
 6 building is pushed back.
 7 There's three -- the first two levels and
 8 the third level are liners for the parking, as
 9 Ramon explained, and even on a 110 foot deep
 10 site, which is quite a challenge to house all
 11 of that parking, we've been able to really
 12 shield the parking from the street, which we
 13 feel, you know, is really good for the
 14 character of the street.
 15 The first three floors, again, house
 16 lobbies, a small leasing office or a building
 17 management office. The second floor houses
 18 apartments. And the third level has the
 19 amenities level, with a small pool deck and a
 20 terrace type arrangement. Levels 4 through 6
 21 are the main typical floorplan, which each have
 22 12 units. The idea here was to have the
 23 corners of the building house units, so all of
 24 the functioning elements of the building are
 25 embedded in the building and not part of any of

1 the facades. So the four facades are truly
2 activated. Level 7 steps back and creates
3 enhanced terraces at the corner, and that's the
4 look that you get with the silhouette of the
5 building. And Level 8 has three penthouse
6 units, two of which -- Level 8 has three
7 penthouse units, two which have decks open to
8 the sky. So those are more preferable units.

9 The building massing and detailing is
10 reminiscent of the buildings from the '20s, the
11 Mediterranean buildings from the '20s and '30s,
12 with a hint of Deco detailing, that's really
13 what we were trying to achieve to kind of
14 create a fresh Mediterranean approach, because
15 this building did have to get the Mediterranean
16 bonus, which it did.

17 Again, we're using architectural elements
18 like parapets, trellises, colonnaded balconies,
19 the use of tile, the use of roof tile, and so
20 on, to really capture that Deco Med style that
21 we feel is the identity of the building.

22 Again, we think and we feel that we have
23 created a design that illustrates, you know,
24 the Med bonus requirements, but most
25 importantly, it incorporates the planning

1 principles that were set forth in the
2 Ordinance.

3 So we're here to answer any questions you
4 may have.

5 CHAIRPERSON AIZENSTAT: Thank you.

6 MR. KILIDDJIAN: Thank you.

7 MR. GARCIA-SERRA: Thank you, Peter.

8 As you can see, much thought has gone into
9 the design of this building. Important to note
10 is that it realizes the purposes of the
11 Residential Infill Regulations without
12 necessarily maximizing all of the development
13 parameters. The building is shorter and has
14 less floor area than what would normally be
15 permitted and has greater landscaped open
16 space, setback and parking than what is
17 normally required.

18 It is well designed, and in some ways, it's
19 a restrained building that will continue to
20 serve the City well and in the same way that
21 the buildings it replaces served the City well
22 for many decades.

23 The City Staff is recommending approval of
24 the Site Plan. We would ask that you follow
25 their recommendation and help us to take this

1 important step forward in making a prosperous
2 future for the North Ponce area.

3 We're in agreement with Staff's
4 recommendations of approval, noting the one
5 correction that they had in the presentation
6 regarding the LEED certification being before
7 TCO, as opposed to before the issuance of a
8 building permit.

9 With that said, Peter, do you want to say
10 anything else or --

11 MR. KILIDDJIAN: No. We're here to answer
12 any questions, really. I think we've done a
13 lot of work. There's a lot of renderings, so,
14 you know, take your time, and if you've got any
15 questions, we're here.

16 CHAIRPERSON AIZENSTAT: Thanks.

17 Before we do that, I'd like to see if -- is
18 there anybody from the public that would like
19 to speak?

20 Jill, do we have anybody signed up at all?

21 THE SECRETARY: No.

22 CHAIRPERSON AIZENSTAT: No?

23 At this point, I'd like to close it to the
24 public. Please come back up.

25 Andy, any questions -- any questions --

1 Rene, sorry. I called you, "Andy." I
2 apologize. Slip of the tongue.

3 MR. TORRE: They look alike.

4 CHAIRPERSON AIZENSTAT: I'm telling you.

5 MR. BEHAR: No. No.

6 CHAIRPERSON AIZENSTAT: Rene, any comments
7 or questions you'd like to ask?

8 MR. MURAI: The front, are those windows,
9 the front facade?

10 MS. ANDERSON: The parking --

11 MR. KILIDDJIAN: Yes, those are -- the
12 fenestration is -- here?

13 MR. MURAI: Yeah, and then the bottom, too,
14 yeah. What are those?

15 MR. KILIDDJIAN: The lobby is behind here.
16 So those are windows. There's a building
17 management office behind here. So that's all
18 windows. These are two apartments. And, then,
19 on the third floor, the parking is shielded --

20 MR. TRIAS: Peter, could you speak into the
21 mike? Yeah.

22 MR. KILIDDJIAN: Yeah. On the first and
23 second floor, we have program in the front, so
24 those are all -- that fenestration is all
25 glazed. And on the third floor, the parking is

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1 shielded with an amenities area, which is a gym
 2 and an exercise area.
 3 MR. MURAI: So the parking is on the third
 4 floor?
 5 MR. KILIDDJIAN: The parking is first,
 6 second and third, yes.
 7 MR. MURAI: All three?
 8 MR. KILIDDJIAN: All three. And from the
 9 front, there's no -- there is no openings to
 10 the parking from the front of the building.
 11 MR. MURAI: On the Site Plan, in the back,
 12 both right and left, for the north, I guess,
 13 those are parking spaces back to back?
 14 MR. KILIDDJIAN: Because of the challenges
 15 of the 110-foot deep site and the fact that we
 16 were taking -- we were having to work with a
 17 30-foot parking setback, we created a series of
 18 tandem parkings, which will be designated to an
 19 individual unit. In other words, for example,
 20 Space 33 and 34 are for Unit, you know, 705
 21 or -- so they're for one individual unit.
 22 That was one of the ways that we were able
 23 to reduce the levels of parking and really
 24 create, you know, a smaller building than we
 25 would have had to.

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1 MS. ANDERSON: No, I know. Without an
 2 alley, you don't have enough --
 3 MR. KILIDDJIAN: Yeah, part of the strategy
 4 here was to embed all of the services deeper in
 5 the building, so they're not on the street or
 6 on the facades of the building. So, you know,
 7 that creates some other challenges, but I think
 8 they're challenges that these urban sites,
 9 really -- you know, all the, you know, trash
 10 and all of them, they're getting used to that
 11 kind of operation.
 12 MS. ANDERSON: All right. Can you show us
 13 on the drawing where this is being embedded,
 14 because our photos are a little smaller than
 15 yours?
 16 MR. KILIDDJIAN: This is --
 17 MR. COLLER: So can I ask you -- because
 18 they can't pick up your speaking, I think if
 19 you put it on the easel, the camera can pick it
 20 up.
 21 MS. ANDERSON: And then we can see it on
 22 the screen.
 23 MR. COLLER: And then we can see it on the
 24 screen. I think that would be a better way to
 25 accomplish it.

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1 CHAIRPERSON AIZENSTAT: While Rene is
 2 looking at it, Rhonda, do you have any
 3 comments?
 4 MS. ANDERSON: Just a few questions. Rene
 5 hit the nail on one of my questions. I was
 6 looking at the servicing for the garbage
 7 facilities.
 8 MR. KILIDDJIAN: Correct.
 9 MS. ANDERSON: Is that large enough for the
 10 Waste Management truck?
 11 MR. KILIDDJIAN: We met with Waste
 12 Management and Waste Management is fine with
 13 the area, and the drawing shows the containers
 14 to scale. And what we will be doing is, we
 15 will be moving those containers to a temporary,
 16 closer upfront, so Waste Management can come in
 17 and out and pick them up.
 18 MS. ANDERSON: Are they going to be driving
 19 in the back --
 20 MR. KILIDDJIAN: No. No, they will be
 21 rolled out.
 22 MS. ANDERSON: They will be pulled out just
 23 -- it's the big containers which roll out?
 24 MR. KILIDDJIAN: These urban sites, you
 25 know, we don't have an alley at --

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1 MR. KILIDDJIAN: So the main trash chute of
 2 the building is in the center of the building,
 3 and the trash area is here, and, basically,
 4 towards the rear of the building. The
 5 containers will be moved here, and then Waste
 6 Management will pick them up from the front
 7 part of the building. They will be in an area
 8 enclosed.
 9 MS. ANDERSON: Okay. Have you discussed
 10 the staging of this with Waste Management, so
 11 it doesn't block as much traffic on the street?
 12 MR. KILIDDJIAN: Again, we met with Waste
 13 Management and they did not have any issues
 14 with it, and, basically -- I think they're used
 15 to that, to doing that. So they did not bring
 16 any obstacles or issues with what we were
 17 doing.
 18 MS. ANDERSON: Is it at all feasible for
 19 them to pull in that driveway? Is there enough
 20 height in that driveway?
 21 MR. KILIDDJIAN: Well, we have a 12-foot
 22 height on the ground level in the parking, and
 23 I don't think the 12-foot is enough. I think
 24 you need 14 or more. So they will be able to
 25 pull into this part of the driveway, but not

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1 inside the building.

2 MS. ANDERSON: Okay. About the parking,

3 does "H" stand for like handicap parking or is

4 that a room that you have there, Number 4 --

5 MR. KILIDDJIAN: "H" is a handicap parking.

6 MS. ANDERSON: Is that also high top?

7 MR. KILIDDJIAN: Yeah. Again, we have 12

8 feet on the ground level. I think the van

9 parking is 98 inches required.

10 MS. ANDERSON: Is that also adjacent to the

11 electric charging station?

12 MR. KILIDDJIAN: Not right now, but that's

13 something that can be arranged.

14 MS. ANDERSON: I mean, because it could

15 bridge the two parking spaces, non-accessible

16 and accessible spaces, so that either vehicle

17 can actually use the charging station.

18 MR. KILIDDJIAN: Yeah, that's a good idea.

19 That's very doable, yeah.

20 MS. ANDERSON: Okay. Visitors parking, I

21 see you have seven spaces along the street,

22 okay. How do you handle the visitors parking

23 inside this building?

24 MR. KILIDDJIAN: Inside the building?

25 Well, the building has about ten percent

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1 Peter mentioned, the City doesn't have a

2 segregated visitor parking requirement. The

3 amount of parking that's required for both, you

4 know, residents and visitors are sort of

5 factored into what the base requirements are of

6 how many spaces per how many units.

7 So, in reality, you know, it's going to be

8 sort of up to operations, the management, to

9 figure out, you know, how much of these spaces

10 do we need for residents and how many do we

11 need for visitors.

12 MS. ANDERSON: Because sometimes people

13 don't think that it's visitor parking, because

14 there's no signs, there's no notice to folks on

15 where they can park, other than on the street.

16 Fortunately, you have -- the buildings in the

17 surrounding area appear to have all of their

18 own parking, so parking demand on that street

19 is not as great as some of the streets with

20 historic buildings.

21 MR. GARCIA-SERRA: Right. What I've seen

22 usually, the spaces are numbered, and, then, by

23 that number, they're either assigned or made

24 visitor.

25 MS. ANDERSON: Mario, I've got a question

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1 additional parking from the required. I think

2 69 are required. We're providing 75. So we're

3 above the requirement.

4 When we do the calculation on the street

5 parking, the existing four buildings have about

6 40 foot of driveway existing now. We're

7 providing about 24 foot of driveway. So,

8 theoretically, you know, we have to meet -- we

9 have to nail that down, but theoretically we

10 should have more space for parking on the

11 street than is there now currently.

12 The visitor parking is built into the

13 parking calculation, the requirements of the

14 City.

15 MS. ANDERSON: How is it marked? Do you

16 have designated spaces or is it first come

17 first served?

18 MR. KILIDDJIAN: Well, right now the tandem

19 spaces will be designated. I'm not a 100

20 percent sure how we will do the visitors, if

21 they need to be designated. We'll follow what

22 the parking requirements are for the City. I'm

23 not a hundred percent sure on that.

24 MR. GARCIA-SERRA: Well, on that issue, in

25 particular, from a legal perspective, like

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1 that maybe you can answer. I was looking at

2 the concurrency page on Tab 6, and it notes

3 that the number of trips the site demands is

4 357, and on Tab 11, the traffic study indicates

5 that there's 278 total in and out daily trips.

6 Why is there a difference in the number?

7 MR. GARCIA-SERRA: You know, I would have

8 to have some familiarity with the City's

9 concurrency management system to tell you how

10 that calculation is done. I will tell you that

11 our traffic consultant's analysis, that's on

12 Tab 11, from Traftech, is done on ITE

13 standards, and it's a trip generation study

14 that is done to determine how much increase

15 there's going to be peak hour trips, and if

16 you're below a certain threshold, you don't

17 have to do any further traffic studies, and

18 that is what we realized here. The threshold

19 is 50 trips, and the increase in the peak trips

20 is 23. So that's why no additional traffic

21 study was required.

22 But how do they get to the number, on the

23 City's concurrency management statement, as

24 opposed to the traffic consultant's, I could

25 not tell you.

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1 MS. ANDERSON: Okay. A couple of other
 2 questions for you. And I was looking at the
 3 Staff conditions.
 4 MR. GARCIA-SERRA: Okay.
 5 MS. ANDERSON: Let me see if I can go back
 6 to that. And in certain areas, they talk about
 7 the drainage and improvements on there, and
 8 having been familiar with that area being an
 9 area of cut through traffic, if speed tables
 10 become necessary -- have you looked at whether
 11 speed is an issue on that street? How is that
 12 going to affect drainage? Who is going to have
 13 a speed table? Where is it going to be
 14 located? Have these issues been looked at?
 15 MR. GARCIA-SERRA: Right now -- they have
 16 been looked at. Right now there is no need,
 17 according to the current analysis, for any sort
 18 of traffic calming device along that block, but
 19 the very last condition of approval, which is
 20 Condition 5-B, requires us to do, after
 21 occupancy, follow-up traffic monitoring and
 22 traffic studies, and, if necessary, traffic
 23 mitigation, for a three-year period, if I
 24 remember correctly, for three years.
 25 And so while it's not being concluded that

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1 course, you know, this is a smaller project
 2 than some of the other ones that have gone
 3 through the process, and so there's somewhat
 4 more sensitivity to costs here and tying
 5 Conditions of Approval to impacts of the actual
 6 project. We are doing the streetscape
 7 improvements in front of our street, and, you
 8 know, for the length of our property. We would
 9 have to also see if there's anything else
 10 proposed for the block and so forth and see
 11 what might be appropriate.
 12 MS. ANDERSON: I do feel it enhances the
 13 value of the building and the street itself and
 14 the ambiance. So I would ask that Staff, you
 15 know, either --
 16 MR. TRIAS: That's a very appropriate
 17 condition, and certainly the landscape
 18 professionals and the City Staff can advise the
 19 applicant on the best design. Within the
 20 context of a Conditional Use, that's a
 21 reasonable request.
 22 MS. ANDERSON: I have no further questions.
 23 CHAIRPERSON AIZENSTAT: Thank you.
 24 Chip.
 25 MR. WITHERS: Thanks.

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1 it's necessary now, as the result of those
 2 subsequent studies, that conclusion is
 3 possible, depending on what the actual
 4 circumstances of the situation is.
 5 MS. ANDERSON: I have another last question
 6 here on the off-site public realm improvements
 7 and contributions. I see there's a dollar
 8 amount. Have you also considered adding trees
 9 on both sides of the street so it kind of
 10 dresses out that section where you --
 11 MR. GARCIA-SERRA: Did you say, trees?
 12 MS. ANDERSON: Pardon?
 13 MR. GARCIA-SERRA: Did you say, adding
 14 trees?
 15 MS. ANDERSON: Trees, right, on both sides.
 16 There's Bridalveils that will be added along
 17 the street on your side of the block. I'm
 18 going to call it your side of the block.
 19 MR. GARCIA-SERRA: Right.
 20 MS. ANDERSON: Have you considered doing
 21 both sides, because I think, you know, it adds
 22 to the ambiance of that building to have
 23 overarching on both sides, not having it empty
 24 on one side and --
 25 MR. GARCIA-SERRA: We could look at it. Of

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1 Does the Art in Public Place Ordinance
 2 apply to residential?
 3 MR. GARCIA-SERRA: Yes.
 4 MR. WITHERS: I thought it was only
 5 Commercial over a million, no?
 6 MR. GARCIA-SERRA: It's any project over a
 7 million dollars, pretty much, in construction
 8 costs, and this is certainly going to be one of
 9 them.
 10 MR. WITHERS: In follow up to the tree
 11 canopy, I don't know if the City -- and maybe
 12 you can help me out, does the City ever Master
 13 Plan areas with street lighting and design?
 14 MR. TRIAS: That's a very good question.
 15 The North Ponce right now is being Master
 16 Planned and implemented for landscape. So
 17 that's why I was saying, they could coordinate
 18 with Staff.
 19 MR. WITHERS: Since we're really not
 20 allowed to look at the property and drive by
 21 it, I don't have it in my mind. Is there a lot
 22 of development going on in Sidonia there or are
 23 you the first one that's basically developing
 24 that block?
 25 MR. GARCIA-SERRA: On Sidonia, in

1 particular, as far as I know, there isn't any
2 approved project or upcoming project. But if
3 you go north or south, there are both, projects
4 in various stages of the development process,
5 one completing construction further to the
6 north and at least two, to the north, that have
7 been approved, and, then, towards the south, a
8 similar situation, probably about -- maybe a
9 couple -- maybe one more there, about three
10 that have already been approved.

11 MR. WITHERS: Okay. So since this whole
12 walkability is the new rave now, you know, I
13 think it would be kind of cool if the City
14 maybe jumped in and said let's start coming up
15 with themes, street lighting, whatever. I'm
16 sure, you know, you don't care what a street
17 light looks like, as long as it's compatible
18 with your property, if you can carry it
19 forward.

20 MR. GARCIA-SERRA: Right.

21 MR. WITHERS: So, you know, you might know,
22 because you're involved with the development
23 side, but I really think -- I would encourage
24 the City to maybe take a look at that, because
25 I didn't see any street lighting or anything in

1 front of this -- in any of the -- do you have
2 anything planned, renderings wise or --

3 MR. KILIDDJIAN: Right now we've completed
4 a photometric, but it's not calling for street
5 lighting right now at this moment. I think
6 that's a very good point.

7 MR. WITHERS: Would that help with the
8 ambiance, the trees and the street lighting and
9 a cute bench? I mean, I just think, for a
10 neighborhood development, it would be a --

11 MR. KILIDDJIAN: One of the requests,
12 actually, on this project is to increase the
13 sidewalks from, I think, five feet to six feet.

14 MR. WITHERS: Right.

15 MR. KILIDDJIAN: So the sidewalks are
16 getting larger. So, you know, this will be the
17 first mid block project that will, you know,
18 have the six foot sidewalk on that street. You
19 know, that will generate future --

20 MR. WITHERS: So it's going to go from a
21 five-foot down to a three-foot on either
22 side --

23 MR. KILIDDJIAN: No. No. No. Six.

24 MR. WITHERS: Six. And what's --

25 MR. KILIDDJIAN: Right now it's a

1 five-foot. It's going to go up to a six.

2 MR. WITHERS: So you're going to have a
3 six-foot, and next to you is going to be
4 five-foot on either side until that's
5 developed?

6 MR. KILIDDJIAN: Until it gets developed,
7 yeah. Until it's developed.

8 MR. WITHERS: That's kind of silly.

9 MR. BEHAR: And then you're dedicating your
10 property to increase the sidewalk?

11 MR. KILIDDJIAN: No, it's from the swale.
12 It's coming from the swale.

13 MR. BEHAR: Oh, okay.

14 MR. WITHERS: And so the Art in Public
15 Place, where are you spending those funds?

16 MR. GARCIA-SERRA: This project, in all
17 likelihood, is just going to be contributing
18 the money to the City's Art in Public Places
19 fund, the one percent of construction cost
20 that's required.

21 You have two options, either contribute to
22 the City's fund or try to incorporate it within
23 the project, and what we've discussed so far
24 has been the contribution.

25 MR. TRIAS: Condition 3-E says that.

1 MR. WITHERS: Okay. Thank you. It's a
2 pretty project.

3 MR. GARCIA-SERRA: Thank you.

4 CHAIRPERSON AIZENSTAT: Thank you.
5 Venny.

6 MR. TORRE: I really like your project and
7 I think in regards to meeting the goals and
8 requirements of the Residential Infill
9 Regulation, it's really a well done project. I
10 like the way you did the liners, so that you
11 don't see the parking, and that's really not
12 something that's commonly seen. So
13 congratulations on that.

14 MR. KILIDDJIAN: Thank you.

15 MR. TORRE: Short of the Conditions of
16 Approval discussion, I'm in favor of approving
17 the project.

18 MR. WITHERS: Yeah.

19 CHAIRPERSON AIZENSTAT: Thank you.
20 Robert.

21 MR. BEHAR: I agree. I think you've done a
22 very good job, given the constraints that the
23 site poses, which is probably one of the -- my
24 comments is, we are now required to have a
25 first layer of parking 30 feet back, which

1 creates a lot of problems when you try to put a
 2 building together like this.
 3 MR. WITHERS: Wait. Wait. Explain that
 4 again. I'm sorry.
 5 MR. BEHAR: The parking must be set back a
 6 minimum of 30 feet.
 7 MR. WITHERS: Right.
 8 MR. BEHAR: What that does, and this a good
 9 example, it really puts a lot of constraints
 10 and makes the parking not as comfortable and as
 11 easy for your residents to use.
 12 MR. WITHERS: Circulate --
 13 MR. BEHAR: To circulate.
 14 MR. WITHERS: Exactly.
 15 MR. BEHAR: So that's something maybe,
 16 perhaps, when we do the future, you know,
 17 re-writing of the Zoning Code, we should look
 18 at.
 19 MR. GARCIA-SERRA: Peter, correct me if I'm
 20 wrong, on this one, if we would have even had a
 21 foot less, we probably would have been in a
 22 difficult situation --
 23 MR. KILIDDJIAN: Yeah, the 110 feet is very
 24 tough to do.
 25 MR. BEHAR: Very tight.

1 My only comment, that -- you know, I like
 2 the building. My only comment really has to do
 3 with the architecture, but, you know, I'm not
 4 on the Board of Architects, so the -- the units
 5 that you have in the corner, think about
 6 putting maybe the living spaces in the corner,
 7 so that you could provide maybe balconies in
 8 the corners on the upper floors, to open it up.
 9 I think that -- instead of having the bedroom
 10 and the bathroom, but that's just a suggestion.
 11 You're going to get better or your client is
 12 going to get better rents if you have, you
 13 know, that public space, but it has nothing to
 14 do with any condition, just a suggestion for
 15 you to look at.
 16 MR. KILIDDJIAN: We'll take it into
 17 consideration.
 18 MR. BEHAR: But the building looks good.
 19 It looks really nice. I think you've done a
 20 great job and I commend you for it and I think
 21 you're going to see a lot more of these
 22 projects coming through, because this is an
 23 area that really needs housing, and I think
 24 this is a great example.
 25 CHAIRPERSON AIZENSTAT: Thank you.

1 MR. KILIDDJIAN: As you know, the parking
 2 standards are set. There's no massaging them.
 3 So that is like a hard number that you have to
 4 work with.
 5 MR. BEHAR: I think the original intent was
 6 good, to have it set back, because I remember I
 7 made a comment about that, but when you
 8 actually put it in practice, it's proven that
 9 it's not as functional. So maybe we need to
 10 revisit that.
 11 MR. TRIAS: Yes, and I want to make it
 12 clear that the project complies. I don't want
 13 to make it seem that they --
 14 MR. BEHAR: No. No. No. I said it
 15 complies. He's doing a great job. I never
 16 said he didn't.
 17 MR. KILIDDJIAN: I think, in architecture,
 18 he's trying to say we have to do a lot of
 19 tricks to make it work. We had to do one way,
 20 two ways, tandem parking --
 21 MR. BEHAR: When you look at this ramp,
 22 it's a one way to go up and one way to go down,
 23 because we tied your hands behind your back.
 24 It's very difficult. So maybe perhaps we
 25 should look at that again.

1 MR. KILIDDJIAN: Thank you very much.
 2 CHAIRPERSON AIZENSTAT: A question for you.
 3 Are there any lifts that are being proposed on
 4 the project at all? Just tandem spaces is the
 5 only --
 6 MR. KILIDDJIAN: Tandem spaces, right, and
 7 I think the idea was to overdesign the parking
 8 from the get-go, because we knew that -- you
 9 know, so we're above the requirement for that
 10 reason. I think the lifts create another issue
 11 with, you know, the operations of the parking.
 12 CHAIRPERSON AIZENSTAT: Is there going to
 13 be a management office on site?
 14 MR. KILIDDJIAN: I think there is going to
 15 be one.
 16 CHAIRPERSON AIZENSTAT: So you have
 17 designated it on your plan as management
 18 office?
 19 MR. KILIDDJIAN: It's building management
 20 office, on the first floor, right next to the
 21 lobby.
 22 CHAIRPERSON AIZENSTAT: Okay. The reason I
 23 ask that is because when Rhonda was talking
 24 about the containers and you were talking about
 25 rolling them out --

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1 MR. KILIDDJIAN: That has to be --

2 CHAIRPERSON AIZENSTAT: You know, who do

3 you coordinate it with, who is going to be

4 doing that?

5 MR. KILIDDJIAN: That has to be, yeah,

6 coordinated with the building management.

7 MR. MURAI: This is a rental building?

8 MR. GARCIA-SERRA: Correct.

9 MR. KILIDDJIAN: Yes.

10 CHAIRPERSON AIZENSTAT: Is the garbage room

11 AC'ed at all or -- is there anything like that

12 or --

13 MR. KILIDDJIAN: I don't know if it has

14 to -- does it have to be? Yeah? If it has to

15 be, it will be. If it has to be, it will be.

16 I'm sorry, I don't --

17 CHAIRPERSON AIZENSTAT: Okay. One

18 question, which I'd like to ask to City Staff,

19 and that is, one of the requirements is, when

20 you're within the GRID, the increase in

21 intensity and density to complete a traffic

22 impact analysis report and provide appropriate

23 traffic mitigation to help offset the impacts,

24 what I see here is an analysis that was done.

25 I just want to make sure Staff is good with

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1 there in the background.

2 CHAIRPERSON AIZENSTAT: Any other

3 questions? No?

4 Would somebody like to make a motion?

5 MR. COLLER: Mr. Chairman, you may have

6 asked for objectors, but I don't remember, so

7 can we just double-check that?

8 CHAIRPERSON AIZENSTAT: I did ask if

9 anybody was here to speak.

10 MR. COLLER: Oh, you did? Okay.

11 CHAIRPERSON AIZENSTAT: And there were

12 none. So we went ahead and closed it.

13 MR. COLLER: Okay.

14 MR. WITHERS: I'll move for approval,

15 Mr. Chairman.

16 MR. TORRE: Second.

17 CHAIRPERSON AIZENSTAT: We have a motion, a

18 second. Is your motion with Staff's

19 recommendations?

20 MR. WITHERS: Yes, it is, Mr. Chairman.

21 CHAIRPERSON AIZENSTAT: Thank you.

22 Any comments? No?

23 MS. ANDERSON: Other than the comments

24 regarding a traffic study, the speed bumps,

25 and, you know, completing the street on both

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1 that and that meets that requirement?

2 MR. TRIAS: We have the consultant from

3 Public Works, if you want to ask the question

4 of him.

5 CHAIRPERSON AIZENSTAT: Yes, I'd like to

6 ask that.

7 MR. HART: Good evening. My name is Chuck

8 Hart, a representative of Public Works. Yes,

9 we have taken a look at the traffic study and

10 it does not show enough trips to warrant a full

11 traffic impact analysis.

12 CHAIRPERSON AIZENSTAT: Okay. So the City

13 is satisfied?

14 MR. HART: We are, yes.

15 CHAIRPERSON AIZENSTAT: Okay. Thank you.

16 MR. MURAI: Who are the principals?

17 MR. GARCIA-SERRA: The principal is a

18 family by the last name of Baron, Lena and

19 Cesar Baron are brother and sister, and, you

20 know --

21 MR. MURAI: I'm sorry, I didn't understand.

22 MR. GARCIA-SERRA: The last name is Baron,

23 B-A-R-O-N, Baron. Lena and Cesar are the

24 brother and sister that are here, and,

25 actually, we're joined by Lena here tonight

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1 sides with the tree canopy.

2 MR. TRIAS: I think the conditions outline

3 that request already, so certainly we'll follow

4 up on that.

5 MS. ANDERSON: Okay.

6 MR. MURAI: I assume that the developer is

7 okay with the conditions?

8 MR. GARCIA-SERRA: Yes.

9 MR. BEHAR: And you're okay with the

10 condition of doing trees on both sides?

11 MR. GARCIA-SERRA: For that, I think what

12 we're doing right now is looking to see what's

13 happening on the block and what the City is

14 proposing as far as the streetscape plan there

15 and so forth, and trying to work to see what we

16 can do that would make sense.

17 MR. TRIAS: The final design of Sidonia has

18 not been finalized yet. So that's part of that

19 discussion. And I think, in the discussion, we

20 will look at both sides and what the

21 opportunities may be.

22 MR. COLLER: And with regard to the

23 developer improving the other side of the

24 street, that's not his street, that's a

25 condition that we need to take a look at a

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1 little bit closer when you're going off-site
 2 onto somebody else's site. So that's an issue
 3 that needs to be looked at.
 4 MR. TRIAS: It would be within the
 5 right-of-way. I assume that that's the
 6 request.
 7 MS. ANDERSON: That is the request, and
 8 being that the City has already looked at the
 9 one side of the street and determined that the
 10 Bridalveil trees would be appropriate there, as
 11 they did up and down, was it, Salzedo, that
 12 that would be a consistent pattern.
 13 MR. TRIAS: Yeah. So the way I would
 14 phrase it is to coordinate with the Landscape
 15 Department on a proper design for both sides of
 16 the street.
 17 MS. ANDERSON: Right. I mean, it's either
 18 putting in money, that we don't know whether or
 19 not -- how it's going to be applied, or at
 20 least completing that section.
 21 MR. TRIAS: Yeah. I mean, right now the
 22 condition is phrased in terms of money, and,
 23 certainly, the amount of money depends on the
 24 design. So that's not finalized.
 25 MR. BEHAR: Would we consider, in lieu of

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1 behind --
 2 MR. KILIDDJIAN: They need to have the
 3 required lighting, which is the one foot
 4 candles. So they will be.
 5 MR. MURAI: So there will be lighting --
 6 MR. KILIDDJIAN: From the building. There
 7 will be something attached to the building.
 8 MR. BEHAR: But those are minimum, just to
 9 meet the Code requirements.
 10 MR. KILIDDJIAN: Yeah, the minimum. The
 11 Code requirement. And we have to make sure it
 12 doesn't spill onto the other properties and so
 13 on. So we have to meet those requirements.
 14 CHAIRPERSON AIZENSTAT: All right. We have
 15 a motion. We have a second. Call the roll
 16 please.
 17 THE SECRETARY: Rene Murai?
 18 MR. MURAI: Yes.
 19 THE SECRETARY: Venny Torre?
 20 MR. TORRE: Yes.
 21 THE SECRETARY: Chip Withers?
 22 MR. WITHERS: Yes.
 23 THE SECRETARY: Rhonda Anderson?
 24 MS. ANDERSON: Yes.
 25 THE SECRETARY: Robert Behar?

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1 doing the contribution, could the art in public
 2 space, can that money be set aside for
 3 landscaping that whole street?
 4 MR. TRIAS: No. No. No.
 5 MR. BEHAR: It cannot be done?
 6 MR. TRIAS: No. No.
 7 CHAIRPERSON AIZENSTAT: Good try.
 8 MR. MURAI: Is there lightning in the
 9 parking lot in the back?
 10 MR. KILIDDJIAN: Is there what, I'm sorry?
 11 MR. MURAI: Lighting.
 12 MR. KILIDDJIAN: Lighting? In the parking?
 13 Yes. There's -- the parking areas are lit.
 14 MR. MURAI: They are lit? In the back of
 15 the building? I don't mean inside. I mean, in
 16 the back of the building, the groundscape.
 17 MR. KILIDDJIAN: I can tell you right now,
 18 because I have the --
 19 MR. GARCIA-SERRA: The rear wall, you're
 20 saying, of the parking garage?
 21 MR. MURAI: Sorry?
 22 MR. GARCIA-SERRA: Are you saying, the rear
 23 wall --
 24 MR. KILIDDJIAN: Lit from the building.
 25 MR. MURAI: The ones that are, you know,

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1 MR. BEHAR: Yes.
 2 THE SECRETARY: Eibi Aizenstat?
 3 CHAIRPERSON AIZENSTAT: Yes.
 4 MR. GARCIA-SERRA: Thank you very much.
 5 MS. ANDERSON: Thank you. Nice project.
 6 MR. KILIDDJIAN: Thank you. Thank you very
 7 much.
 8 MR. MURAI: Mario, say hello to your
 9 father.
 10 MR. GARCIA-SERRA: I will.
 11 CHAIRPERSON AIZENSTAT: Let's give it a
 12 minute. There is no other item, but I'd like
 13 to ask a question.
 14 Chip, one second.
 15 MR. WITHERS: I'm not going anywhere.
 16 CHAIRPERSON AIZENSTAT: Oh, I thought you
 17 were leaving.
 18 Our schedule that was sent, the first
 19 meeting is in January, I think it's on the 8th.
 20 MR. TRIAS: Yes.
 21 CHAIRPERSON AIZENSTAT: Does that give you
 22 enough time to prepare everything with the
 23 holidays coming up? I mean, can we move it one
 24 week later to the 15th or --
 25 MR. TRIAS: We checked, and unfortunately