

<p style="text-align: center;">Page 1</p> <p style="text-align: center;">CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT CORAL GABLES CITY HALL 405 BILTMORE WAY, COMMISSION CHAMBERS CORAL GABLES, FLORIDA WEDNESDAY, DECEMBER 11, 2019, COMMENCING AT 6:02 P.M.</p> <p>Board Members Present: Eibi Aizenstat, Chairman. Robert Behar Rhonda A. Anderson Venny Torre Chip Withers Rene Murai</p> <p>City Staff and Consultants: Ramon Trias, Planning Director Craig Collier, Special Attorney Jill Menendez, Administrative Assistant, Board Secretary Devin Cejas, Deputy Development Services Director/Zoning Official Jennifer Garcia, City Planner Ana Restrepo, Principal Planner Melissa De Zayas, Senior Multimodal Transportation Engineer Chuck Hart, Transportation Consultant</p> <p>ALSO PARTICIPATING: Mario Garcia-Serra, Esq. Peter Kiliddjian, Architect</p>	<p style="text-align: center;">Page 2</p> <p>1 THEREUPON: 2 (The following proceedings were held.) 3 CHAIRPERSON AIZENSTAT: Okay. If everybody 4 will please take a seat, I'd like to get the 5 meeting started. 6 Good evening. I'd like to call the meeting 7 to order. I'd like to ask everybody to please 8 either silence their phones or turn off their 9 phones or if anybody has any pagers, to do the 10 same. 11 MR. BEHAR: Pagers? 12 CHAIRPERSON AIZENSTAT: Pagers. 13 MS. ANDERSON: They still exist. 14 CHAIRPERSON AIZENSTAT: The Board is 15 comprised of seven members. Four Member of the 16 Board shall constitute a quorum and the 17 affirmative vote of four members shall be 18 necessary for the adoption of any motion. If 19 only four Board Members are present, an 20 applicant may request and be entitled to a 21 continuance to the next regularly scheduled 22 meeting of the Board. If a matter is continued 23 due to a lack of quorum, the Chairperson or 24 Secretary of the Board may set a special 25 meeting to consider such a matter. In the</p>
<p style="text-align: center;">Page 3</p> <p>1 event that four votes are not obtained, an 2 applicant may request a continuance or allow an 3 application to proceed to the City Commission 4 without a recommendation. 5 Lobbyist Registration and Disclosure: Any 6 person who acts as a lobbyist pursuant to the 7 City of Coral Gables Ordinance Number 2006-11 8 must register with the City Clerk prior to 9 engaging in lobbying activities or 10 presentations before City Staff, Boards, 11 Committees and/or the City Commission. A copy 12 of the Ordinance is available in the Office of 13 the City Clerk. Failure to register and 14 provide proof of registration shall prohibit 15 your ability to present to the Board. 16 As Chair, I now officially call the City of 17 Coral Gables Planning & Zoning Board meeting of 18 December 11, 2019 to order. The time is 6:02. 19 Jill, if you could please call the roll. 20 THE SECRETARY: Rhonda Anderson? 21 MS. ANDERSON: Here. 22 THE SECRETARY: Robert Behar? 23 MR. BEHAR: Here. 24 THE SECRETARY: Rene Murai? 25 MR. MURAI: Here.</p>	<p style="text-align: center;">Page 4</p> <p>1 THE SECRETARY: Venny Torre? 2 MR. TORRE: Here. 3 THE SECRETARY: Maria Velez? 4 Chip Withers? 5 MR. WITHERS: Here. 6 THE SECRETARY: Eibi Aizenstat? 7 CHAIRPERSON AIZENSTAT: Here. 8 Notice regarding ex parte communication. 9 Please be advised that this Board is a 10 quasi-judicial board and the items on the 11 agenda are quasi-judicial in nature which 12 requires Board Members to disclose all ex parte 13 communication and site visits. An ex parte 14 communication is defined as any contact, 15 communication, conversation, correspondence, 16 memorandum or other written or verbal 17 communication that takes place outside a public 18 hearing between a member of the public and a 19 member of a quasi-judicial board regarding 20 matters to be heard by the Board. 21 If anyone made any contact with a Board 22 Member regarding an issue before the Board, the 23 Board Member must state on the record the 24 existence of the ex parte communication and the 25 party who originated the communication. Also,</p>

<p style="text-align: right;">Page 5</p> <p>1 if a Board Member conducted a site visit</p> <p>2 specifically related to the case before the</p> <p>3 Board, the Board Member must also disclose such</p> <p>4 visit. In either case, the Board Member must</p> <p>5 state on the record whether the ex parte</p> <p>6 communication and/or site visit will affect the</p> <p>7 Board Member's ability to impartially consider</p> <p>8 the evidence to be presented regarding the</p> <p>9 matter. The Board Member should also state</p> <p>10 that his or her decision will be based on</p> <p>11 substantial competent evidence and testimony</p> <p>12 presented on the record today.</p> <p>13 Does any Board Member have any such</p> <p>14 communication or site visit to disclose at this</p> <p>15 time?</p> <p>16 MR. BEHAR: No.</p> <p>17 CHAIRPERSON AIZENSTAT: Having heard none,</p> <p>18 I'd like to ask, anybody that will be speaking</p> <p>19 tonight, with the exception of attorneys, to</p> <p>20 please stand up and raise your hand to be sworn</p> <p>21 in.</p> <p>22 (Thereupon, the participants were sworn.)</p> <p>23 CHAIRPERSON AIZENSTAT: Thank you.</p> <p>24 The next item would be the Approval of the</p> <p>25 Minutes. I'd like to ask if anybody has a</p>	<p style="text-align: right;">Page 6</p> <p>1 motion --</p> <p>2 MR. BEHAR: Motion to approve.</p> <p>3 CHAIRPERSON AIZENSTAT: Motion to approve.</p> <p>4 MR. TORRE: Second.</p> <p>5 CHAIRPERSON AIZENSTAT: Second. Any</p> <p>6 discussion?</p> <p>7 MS. ANDERSON: No. I just have one</p> <p>8 correction, on Page 73 Line 22 through 24. It</p> <p>9 currently reads, "I just have a couple of</p> <p>10 questions that have to do with whether or not I</p> <p>11 vote in favor of this," and the word "nothing"</p> <p>12 is missing in there. It should say, "I have</p> <p>13 just a couple of questions that have nothing to</p> <p>14 do with whether or not I vote in favor of</p> <p>15 this," and that's it.</p> <p>16 CHAIRPERSON AIZENSTAT: Noted. Everybody</p> <p>17 okay with that?</p> <p>18 MR. TORRE: Yes.</p> <p>19 MR. BEHAR: Yes.</p> <p>20 CHAIRPERSON AIZENSTAT: We have a motion</p> <p>21 and a second. Call the roll, please.</p> <p>22 THE SECRETARY: Robert Behar?</p> <p>23 MR. BEHAR: Yes.</p> <p>24 THE SECRETARY: Rene Murai?</p> <p>25 MR. MURAI: Yes.</p>
<p style="text-align: right;">Page 7</p> <p>1 THE SECRETARY: Venny Torre?</p> <p>2 MR. TORRE: Yes.</p> <p>3 THE SECRETARY: Chip Withers?</p> <p>4 MR. WITHERS: Yes.</p> <p>5 THE SECRETARY: Rhonda Anderson?</p> <p>6 MS. ANDERSON: Yes.</p> <p>7 THE SECRETARY: Eibi Aizenstat?</p> <p>8 CHAIRPERSON AIZENSTAT: Yes.</p> <p>9 Mr. City Attorney, if you would please read</p> <p>10 the first item into the record.</p> <p>11 MR. COLLER: Item E-1, a Resolution of the</p> <p>12 City Commission of Coral Gables, Florida</p> <p>13 granting conditional use approval pursuant to</p> <p>14 Zoning Code Article 4, "Zoning Districts,"</p> <p>15 Division 2, "Overlay and Special Purpose</p> <p>16 Districts," Section 4-208.A.3(a), "Residential</p> <p>17 Infill Regulations," for multi-family building</p> <p>18 on property zoned Multi-Family 2 (MF2) legally</p> <p>19 described as Lots 18 thru 21, Block 23 of</p> <p>20 Douglas Section which is (23, 27, 31, and 35</p> <p>21 Sidonia Avenue), including required conditions;</p> <p>22 providing for severability, repealer, and an</p> <p>23 effective date.</p> <p>24 Item E-1, public hearing.</p> <p>25 CHAIRPERSON AIZENSTAT: Thank you.</p>	<p style="text-align: right;">Page 8</p> <p>1 Ramon, before we start, Mario, I'd like to</p> <p>2 just ask you a quick question. On the packet</p> <p>3 that we got from you, Page 8 lists lobbyist</p> <p>4 registration, and I don't know about the rest</p> <p>5 of my Board Members, but, on my mine, it's</p> <p>6 missing. But just for the record, I want to</p> <p>7 confirm that everything is --</p> <p>8 MR. GARCIA-SERRA: Sure. My apologies for</p> <p>9 that oversight. I'm definitely registered as a</p> <p>10 lobbyist for this matter.</p> <p>11 CHAIRPERSON AIZENSTAT: Okay. Thank you</p> <p>12 very much.</p> <p>13 MR. TRIAS: May I have the PowerPoint,</p> <p>14 please.</p> <p>15 Today's item is a Conditional Use Site</p> <p>16 Plan, and the reason is that, as you remember,</p> <p>17 some time ago the Commission increased the</p> <p>18 density for an area in the North Ponce, if the</p> <p>19 projects follow certain rules. One of them is</p> <p>20 that the project has to be 20,000 square feet</p> <p>21 and there were some others. So that is the</p> <p>22 reason this is a Conditional Use.</p> <p>23 And because of that, it's important to make</p> <p>24 sure that the project is designed in such a way</p> <p>25 that it follows the objectives of the Infill</p>

<p style="text-align: right;">Page 9</p> <p>1 requirements. The location is way within the</p> <p>2 North Ponce area, which, as you know, has been</p> <p>3 the source of significant planning ideas for a</p> <p>4 very long time, in fact, for the last thirty</p> <p>5 years, and the Infill regulations are the</p> <p>6 latest of the regulations that attempt to</p> <p>7 create some vision for the future development.</p> <p>8 The subject area, as you can see, is 22,000</p> <p>9 square feet. It's right in the middle of the</p> <p>10 block. And the Zoning is MF2, which is the</p> <p>11 typical Zoning of the district.</p> <p>12 The request, as I said, is Conditional Use</p> <p>13 Site Plan Review, which requires your</p> <p>14 recommendation and then Commission approval or</p> <p>15 denial.</p> <p>16 The properties zoned MF2 may qualify for</p> <p>17 this. The significant benefit is that the</p> <p>18 density is increased to 100 units per acre,</p> <p>19 which is significantly more than the MF2. MF2,</p> <p>20 at the maximum, with Med Bonus Level 2, would</p> <p>21 be 60. So you can get up to a hundred.</p> <p>22 There's also an increase of FAR, to 2.5, and as</p> <p>23 I said, it applies to properties that are</p> <p>24 20,000 square feet or more.</p> <p>25 The project information, as you can see, is</p>	<p style="text-align: right;">Page 10</p> <p>1 slightly larger than 20,000. It's 22,000</p> <p>2 square feet. The FAR, the requested FAR, is</p> <p>3 2.34, which is less than the maximum allowed</p> <p>4 under the Infill regulations, and the height is</p> <p>5 93, which is also a little bit less than the</p> <p>6 maximum allowed, and the program is 27 one</p> <p>7 bedroom units, 24 two-bedroom units, and the</p> <p>8 landscaped open space is 5,718 square feet,</p> <p>9 which is more than the 25 percent that would be</p> <p>10 required on MF2, slightly more. This is 26</p> <p>11 percent. But it is configured and designed in</p> <p>12 such a way that it follows the requirements of</p> <p>13 the Infill. Parking is 75 spaces.</p> <p>14 As you can see, the project is designed</p> <p>15 with a liner in the front. In other words, the</p> <p>16 parking is not right in the front, which is one</p> <p>17 of the ideas behind the Overlay. It also has a</p> <p>18 continuous landscaped area of 20 feet or more</p> <p>19 in the front, continuous, which was another one</p> <p>20 of the requirements of the Overlay that I think</p> <p>21 was very beneficial.</p> <p>22 And if you look at the Site Plan, I think</p> <p>23 it's very clear, and what I would suggest is</p> <p>24 also to just be reminded of what the Code says,</p> <p>25 in terms of the objectives of the Infill</p>
<p style="text-align: right;">Page 11</p> <p>1 Regulations, and one of the objectives is to</p> <p>2 provide housing opportunities, which this does.</p> <p>3 Another one is to encourage pedestrian activity</p> <p>4 by requiring pedestrian oriented building</p> <p>5 design and Site Planning, which this does,</p> <p>6 also, by having the liner, by having the</p> <p>7 landscape -- the ten feet and so on.</p> <p>8 Another one of the objectives is to protect</p> <p>9 the landscape and the garden like feel of the</p> <p>10 district, which is done through that unified</p> <p>11 front yard mostly and the design of the</p> <p>12 sidewalk and the design of the right-of-way in</p> <p>13 a cohesive landscape design, which the</p> <p>14 architect will explain in more detail, and,</p> <p>15 finally, that there's a harmonious, and that's</p> <p>16 the word in the Code, streetscape design,</p> <p>17 which, again, they have achieved.</p> <p>18 So those are the objectives, and within</p> <p>19 that, the project meets the requirements and</p> <p>20 they're not asking for any changes of Zoning or</p> <p>21 Land Use, obviously, or any of the other</p> <p>22 requirements or the other requests that you may</p> <p>23 have seen in the past.</p> <p>24 The time line of review, the Development</p> <p>25 Review Committee looked at the project in May.</p>	<p style="text-align: right;">Page 12</p> <p>1 The Board of Architects reviewed it in October.</p> <p>2 The neighborhood meeting happened in November.</p> <p>3 And today we are having the first public</p> <p>4 hearing.</p> <p>5 Letters were sent to property owners, as</p> <p>6 required by the notice requirements of the</p> <p>7 Zoning Code, within a thousand feet, and that's</p> <p>8 the diagram that shows the area, and the public</p> <p>9 notification included two letters to property</p> <p>10 owners, for the neighborhood meeting, the</p> <p>11 required neighborhood meeting, and also for the</p> <p>12 Planning & Zoning meeting of tonight. The</p> <p>13 property was posted three times, for DRC, Board</p> <p>14 of Architects and for tonight's Planning &</p> <p>15 Zoning meeting. There were three postings on</p> <p>16 the website, DRC, Board of Architects and</p> <p>17 Planning & Zoning, and the required newspaper</p> <p>18 advertisement for tonight's meeting.</p> <p>19 Staff recommends approval with conditions,</p> <p>20 and the conditions, we can talk about them</p> <p>21 after the presentation in some detail, if you</p> <p>22 want to. And there's one change, the</p> <p>23 sustainability certification has to be provided</p> <p>24 prior to TCO, instead of prior to the building</p> <p>25 permit. It's a minor technical change. I</p>

<p style="text-align: right;">Page 13</p> <p>1 don't think it has a significant effect.</p> <p>2 And, now, I believe the architect has a</p> <p>3 presentation. Thank you.</p> <p>4 CHAIRPERSON AIZENSTAT: Thank you.</p> <p>5 MR. GARCIA-SERRA: Good evening, Mr. Chair,</p> <p>6 Members of the Board, Mario Garcia-Serra, with</p> <p>7 offices at 600 Brickell Avenue. I'm the Zoning</p> <p>8 attorney representing the various applicant</p> <p>9 entities that are all ultimately owned and</p> <p>10 controlled by the Baron family. I'm joined</p> <p>11 today by our project architect, Peter</p> <p>12 Kiliddjian, as well as my colleague, Lauren</p> <p>13 Kahn.</p> <p>14 I'll just give you a little background</p> <p>15 information on the subject site and what our</p> <p>16 requests are, and then Peter will walk you</p> <p>17 through the actual proposed building.</p> <p>18 The subjective site is a little over half</p> <p>19 an acre in size and located on the north side</p> <p>20 of Sidonia Avenue, as indicated on the aerial</p> <p>21 photography here to my right, at approximately</p> <p>22 mid block between Douglas Road and Galiano</p> <p>23 Street. The property's Land Use designation is</p> <p>24 Multi-Family Medium Density. It is Zoned MF2.</p> <p>25 And as Ramon mentioned, it is in the North</p>	<p style="text-align: right;">Page 14</p> <p>1 Ponce Residential Infill area.</p> <p>2 The four existing apartment buildings on</p> <p>3 the property are not historically significant,</p> <p>4 and to a great extent are not as economically</p> <p>5 viable as they were when they were built 70</p> <p>6 years ago. That need to essentially refresh,</p> <p>7 let's call it, the North Ponce Apartment</p> <p>8 District and have it continue to serve as a</p> <p>9 high quality apartment district is why the</p> <p>10 North Ponce Residential Infill Regulations were</p> <p>11 adopted.</p> <p>12 The City continues to need high quality</p> <p>13 multi-family housing for the portion of its</p> <p>14 population that needs it, such as young</p> <p>15 professionals, empty nesters and others who</p> <p>16 might be in a transitional stage of their lives</p> <p>17 where apartment living is appropriate and</p> <p>18 desired.</p> <p>19 The building which Peter has designed has</p> <p>20 been very well received by City Staff and the</p> <p>21 Board of Architects, and I think serves as an</p> <p>22 example of what should be realized in the</p> <p>23 implementation of these residential Infill</p> <p>24 regulations. It's an eight-story building, 51</p> <p>25 apartment units, with generous ground floor</p>
<p style="text-align: right;">Page 15</p> <p>1 landscaped open areas and amenities on the</p> <p>2 various floors.</p> <p>3 With that said, I'll now ask Peter to</p> <p>4 actually walk through the plans and then answer</p> <p>5 any questions you might have.</p> <p>6 MR. KILIDDJIAN: Good evening, Peter</p> <p>7 Kiliddjian, with PPK Architects. We're the</p> <p>8 architects for the project, as you heard.</p> <p>9 I think, you know, Ramon and Mario have,</p> <p>10 you know, described the basics of the project.</p> <p>11 Again, an eight-story building. I have to tell</p> <p>12 you that the rules and the regulations of the</p> <p>13 North Ponce and specifically the Zoning</p> <p>14 regulations of the North Ponce really shape</p> <p>15 this building. This building has embraced</p> <p>16 those regulations. And I commend Staff for</p> <p>17 really putting that together, and -- I mean,</p> <p>18 and we feel that this is -- you know, this</p> <p>19 building does what it needs to do for those</p> <p>20 regulations. So we're very happy about that.</p> <p>21 Most of the thresholds on this building are</p> <p>22 underneath the minimums and maximums of the</p> <p>23 regulations. One that was not discussed, we</p> <p>24 have additional side setbacks. We're not using</p> <p>25 the maximum side setbacks. So the building is</p>	<p style="text-align: right;">Page 16</p> <p>1 not, you know, taking over the site. And,</p> <p>2 again, just by using the regulations, we have</p> <p>3 been able to create a massing where you have a</p> <p>4 two-story volume in the front that addresses</p> <p>5 the pedestrian, and then the main body of the</p> <p>6 building is pushed back.</p> <p>7 There's three -- the first two levels and</p> <p>8 the third level are liners for the parking, as</p> <p>9 Ramon explained, and even on a 110 foot deep</p> <p>10 site, which is quite a challenge to house all</p> <p>11 of that parking, we've been able to really</p> <p>12 shield the parking from the street, which we</p> <p>13 feel, you know, is really good for the</p> <p>14 character of the street.</p> <p>15 The first three floors, again, house</p> <p>16 lobbies, a small leasing office or a building</p> <p>17 management office. The second floor houses</p> <p>18 apartments. And the third level has the</p> <p>19 amenities level, with a small pool deck and a</p> <p>20 terrace type arrangement. Levels 4 through 6</p> <p>21 are the main typical floorplan, which each have</p> <p>22 12 units. The idea here was to have the</p> <p>23 corners of the building house units, so all of</p> <p>24 the functioning elements of the building are</p> <p>25 embedded in the building and not part of any of</p>

<p style="text-align: right;">Page 17</p> <p>1 the facades. So the four facades are truly</p> <p>2 activated. Level 7 steps back and creates</p> <p>3 enhanced terraces at the corner, and that's the</p> <p>4 look that you get with the silhouette of the</p> <p>5 building. And Level 8 has three penthouse</p> <p>6 units, two of which -- Level 8 has three</p> <p>7 penthouse units, two which have decks open to</p> <p>8 the sky. So those are more preferable units.</p> <p>9 The building massing and detailing is</p> <p>10 reminiscent of the buildings from the '20s, the</p> <p>11 Mediterranean buildings from the '20s and '30s,</p> <p>12 with a hint of Deco detailing, that's really</p> <p>13 what we were trying to achieve to kind of</p> <p>14 create a fresh Mediterranean approach, because</p> <p>15 this building did have to get the Mediterranean</p> <p>16 bonus, which it did.</p> <p>17 Again, we're using architectural elements</p> <p>18 like parapets, trellises, colonnaded balconies,</p> <p>19 the use of tile, the use of roof tile, and so</p> <p>20 on, to really capture that Deco Med style that</p> <p>21 we feel is the identity of the building.</p> <p>22 Again, we think and we feel that we have</p> <p>23 created a design that illustrates, you know,</p> <p>24 the Med bonus requirements, but most</p> <p>25 importantly, it incorporates the planning</p>	<p style="text-align: right;">Page 18</p> <p>1 principles that were set forth in the</p> <p>2 Ordinance.</p> <p>3 So we're here to answer any questions you</p> <p>4 may have.</p> <p>5 CHAIRPERSON AIZENSTAT: Thank you.</p> <p>6 MR. KILIDDJIAN: Thank you.</p> <p>7 MR. GARCIA-SERRA: Thank you, Peter.</p> <p>8 As you can see, much thought has gone into</p> <p>9 the design of this building. Important to note</p> <p>10 is that it realizes the purposes of the</p> <p>11 Residential Infill Regulations without</p> <p>12 necessarily maximizing all of the development</p> <p>13 parameters. The building is shorter and has</p> <p>14 less floor area than what would normally be</p> <p>15 permitted and has greater landscaped open</p> <p>16 space, setback and parking than what is</p> <p>17 normally required.</p> <p>18 It is well designed, and in some ways, it's</p> <p>19 a restrained building that will continue to</p> <p>20 serve the City well and in the same way that</p> <p>21 the buildings it replaces served the City well</p> <p>22 for many decades.</p> <p>23 The City Staff is recommending approval of</p> <p>24 the Site Plan. We would ask that you follow</p> <p>25 their recommendation and help us to take this</p>
<p style="text-align: right;">Page 19</p> <p>1 important step forward in making a prosperous</p> <p>2 future for the North Ponce area.</p> <p>3 We're in agreement with Staff's</p> <p>4 recommendations of approval, noting the one</p> <p>5 correction that they had in the presentation</p> <p>6 regarding the LEED certification being before</p> <p>7 TCO, as opposed to before the issuance of a</p> <p>8 building permit.</p> <p>9 With that said, Peter, do you want to say</p> <p>10 anything else or --</p> <p>11 MR. KILIDDJIAN: No. We're here to answer</p> <p>12 any questions, really. I think we've done a</p> <p>13 lot of work. There's a lot of renderings, so,</p> <p>14 you know, take your time, and if you've got any</p> <p>15 questions, we're here.</p> <p>16 CHAIRPERSON AIZENSTAT: Thanks.</p> <p>17 Before we do that, I'd like to see if -- is</p> <p>18 there anybody from the public that would like</p> <p>19 to speak?</p> <p>20 Jill, do we have anybody signed up at all?</p> <p>21 THE SECRETARY: No.</p> <p>22 CHAIRPERSON AIZENSTAT: No?</p> <p>23 At this point, I'd like to close it to the</p> <p>24 public. Please come back up.</p> <p>25 Andy, any questions -- any questions --</p>	<p style="text-align: right;">Page 20</p> <p>1 Rene, sorry. I called you, "Andy." I</p> <p>2 apologize. Slip of the tongue.</p> <p>3 MR. TORRE: They look alike.</p> <p>4 CHAIRPERSON AIZENSTAT: I'm telling you.</p> <p>5 MR. BEHAR: No. No.</p> <p>6 CHAIRPERSON AIZENSTAT: Rene, any comments</p> <p>7 or questions you'd like to ask?</p> <p>8 MR. MURAI: The front, are those windows,</p> <p>9 the front facade?</p> <p>10 MS. ANDERSON: The parking --</p> <p>11 MR. KILIDDJIAN: Yes, those are -- the</p> <p>12 fenestration is -- here?</p> <p>13 MR. MURAI: Yeah, and then the bottom, too,</p> <p>14 yeah. What are those?</p> <p>15 MR. KILIDDJIAN: The lobby is behind here.</p> <p>16 So those are windows. There's a building</p> <p>17 management office behind here. So that's all</p> <p>18 windows. These are two apartments. And, then,</p> <p>19 on the third floor, the parking is shielded --</p> <p>20 MR. TRIAS: Peter, could you speak into the</p> <p>21 mike? Yeah.</p> <p>22 MR. KILIDDJIAN: Yeah. On the first and</p> <p>23 second floor, we have program in the front, so</p> <p>24 those are all -- that fenestration is all</p> <p>25 glazed. And on the third floor, the parking is</p>

<p style="text-align: right;">Page 21</p> <p>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.</p>	<p style="text-align: right;">Page 22</p> <p>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 --</p>
<p style="text-align: right;">Page 23</p> <p>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. COLLIER: 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. COLLIER: And then we can see it on the 24 screen. I think that would be a better way to 25 accomplish it.</p>	<p style="text-align: right;">Page 24</p> <p>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</p>

<p style="text-align: right;">Page 25</p> <p>1 inside the building.</p> <p>2 MS. ANDERSON: Okay. About the parking,</p> <p>3 does "H" stand for like handicap parking or is</p> <p>4 that a room that you have there, Number 4 --</p> <p>5 MR. KILIDDJIAN: "H" is a handicap parking.</p> <p>6 MS. ANDERSON: Is that also high top?</p> <p>7 MR. KILIDDJIAN: Yeah. Again, we have 12</p> <p>8 feet on the ground level. I think the van</p> <p>9 parking is 98 inches required.</p> <p>10 MS. ANDERSON: Is that also adjacent to the</p> <p>11 electric charging station?</p> <p>12 MR. KILIDDJIAN: Not right now, but that's</p> <p>13 something that can be arranged.</p> <p>14 MS. ANDERSON: I mean, because it could</p> <p>15 bridge the two parking spaces, non-accessible</p> <p>16 and accessible spaces, so that either vehicle</p> <p>17 can actually use the charging station.</p> <p>18 MR. KILIDDJIAN: Yeah, that's a good idea.</p> <p>19 That's very doable, yeah.</p> <p>20 MS. ANDERSON: Okay. Visitors parking, I</p> <p>21 see you have seven spaces along the street,</p> <p>22 okay. How do you handle the visitors parking</p> <p>23 inside this building?</p> <p>24 MR. KILIDDJIAN: Inside the building?</p> <p>25 Well, the building has about ten percent</p>	<p style="text-align: right;">Page 26</p> <p>1 additional parking from the required. I think</p> <p>2 69 are required. We're providing 75. So we're</p> <p>3 above the requirement.</p> <p>4 When we do the calculation on the street</p> <p>5 parking, the existing four buildings have about</p> <p>6 40 foot of driveway existing now. We're</p> <p>7 providing about 24 foot of driveway. So,</p> <p>8 theoretically, you know, we have to meet -- we</p> <p>9 have to nail that down, but theoretically we</p> <p>10 should have more space for parking on the</p> <p>11 street than is there now currently.</p> <p>12 The visitor parking is built into the</p> <p>13 parking calculation, the requirements of the</p> <p>14 City.</p> <p>15 MS. ANDERSON: How is it marked? Do you</p> <p>16 have designated spaces or is it first come</p> <p>17 first served?</p> <p>18 MR. KILIDDJIAN: Well, right now the tandem</p> <p>19 spaces will be designated. I'm not a 100</p> <p>20 percent sure how we will do the visitors, if</p> <p>21 they need to be designated. We'll follow what</p> <p>22 the parking requirements are for the City. I'm</p> <p>23 not a hundred percent sure on that.</p> <p>24 MR. GARCIA-SERRA: Well, on that issue, in</p> <p>25 particular, from a legal perspective, like</p>
<p style="text-align: right;">Page 27</p> <p>1 Peter mentioned, the City doesn't have a</p> <p>2 segregated visitor parking requirement. The</p> <p>3 amount of parking that's required for both, you</p> <p>4 know, residents and visitors are sort of</p> <p>5 factored into what the base requirements are of</p> <p>6 how many spaces per how many units.</p> <p>7 So, in reality, you know, it's going to be</p> <p>8 sort of up to operations, the management, to</p> <p>9 figure out, you know, how much of these spaces</p> <p>10 do we need for residents and how many do we</p> <p>11 need for visitors.</p> <p>12 MS. ANDERSON: Because sometimes people</p> <p>13 don't think that it's visitor parking, because</p> <p>14 there's no signs, there's no notice to folks on</p> <p>15 where they can park, other than on the street.</p> <p>16 Fortunately, you have -- the buildings in the</p> <p>17 surrounding area appear to have all of their</p> <p>18 own parking, so parking demand on that street</p> <p>19 is not as great as some of the streets with</p> <p>20 historic buildings.</p> <p>21 MR. GARCIA-SERRA: Right. What I've seen</p> <p>22 usually, the spaces are numbered, and, then, by</p> <p>23 that number, they're either assigned or made</p> <p>24 visitor.</p> <p>25 MS. ANDERSON: Mario, I've got a question</p>	<p style="text-align: right;">Page 28</p> <p>1 that maybe you can answer. I was looking at</p> <p>2 the concurrency page on Tab 6, and it notes</p> <p>3 that the number of trips the site demands is</p> <p>4 357, and on Tab 11, the traffic study indicates</p> <p>5 that there's 278 total in and out daily trips.</p> <p>6 Why is there a difference in the number?</p> <p>7 MR. GARCIA-SERRA: You know, I would have</p> <p>8 to have some familiarity with the City's</p> <p>9 concurrency management system to tell you how</p> <p>10 that calculation is done. I will tell you that</p> <p>11 our traffic consultant's analysis, that's on</p> <p>12 Tab 11, from Traftech, is done on ITE</p> <p>13 standards, and it's a trip generation study</p> <p>14 that is done to determine how much increase</p> <p>15 there's going to be peak hour trips, and if</p> <p>16 you're below a certain threshold, you don't</p> <p>17 have to do any further traffic studies, and</p> <p>18 that is what we realized here. The threshold</p> <p>19 is 50 trips, and the increase in the peak trips</p> <p>20 is 23. So that's why no additional traffic</p> <p>21 study was required.</p> <p>22 But how do they get to the number, on the</p> <p>23 City's concurrency management statement, as</p> <p>24 opposed to the traffic consultant's, I could</p> <p>25 not tell you.</p>

<p style="text-align: right;">Page 29</p> <p>1 MS. ANDERSON: Okay. A couple of other</p> <p>2 questions for you. And I was looking at the</p> <p>3 Staff conditions.</p> <p>4 MR. GARCIA-SERRA: Okay.</p> <p>5 MS. ANDERSON: Let me see if I can go back</p> <p>6 to that. And in certain areas, they talk about</p> <p>7 the drainage and improvements on there, and</p> <p>8 having been familiar with that area being an</p> <p>9 area of cut through traffic, if speed tables</p> <p>10 become necessary -- have you looked at whether</p> <p>11 speed is an issue on that street? How is that</p> <p>12 going to affect drainage? Who is going to have</p> <p>13 a speed table? Where is it going to be</p> <p>14 located? Have these issues been looked at?</p> <p>15 MR. GARCIA-SERRA: Right now -- they have</p> <p>16 been looked at. Right now there is no need,</p> <p>17 according to the current analysis, for any sort</p> <p>18 of traffic calming device along that block, but</p> <p>19 the very last condition of approval, which is</p> <p>20 Condition 5-B, requires us to do, after</p> <p>21 occupancy, follow-up traffic monitoring and</p> <p>22 traffic studies, and, if necessary, traffic</p> <p>23 mitigation, for a three-year period, if I</p> <p>24 remember correctly, for three years.</p> <p>25 And so while it's not being concluded that</p>	<p style="text-align: right;">Page 30</p> <p>1 it's necessary now, as the result of those</p> <p>2 subsequent studies, that conclusion is</p> <p>3 possible, depending on what the actual</p> <p>4 circumstances of the situation is.</p> <p>5 MS. ANDERSON: I have another last question</p> <p>6 here on the off-site public realm improvements</p> <p>7 and contributions. I see there's a dollar</p> <p>8 amount. Have you also considered adding trees</p> <p>9 on both sides of the street so it kind of</p> <p>10 dresses out that section where you --</p> <p>11 MR. GARCIA-SERRA: Did you say, trees?</p> <p>12 MS. ANDERSON: Pardon?</p> <p>13 MR. GARCIA-SERRA: Did you say, adding</p> <p>14 trees?</p> <p>15 MS. ANDERSON: Trees, right, on both sides.</p> <p>16 There's Bridalveils that will be added along</p> <p>17 the street on your side of the block. I'm</p> <p>18 going to call it your side of the block.</p> <p>19 MR. GARCIA-SERRA: Right.</p> <p>20 MS. ANDERSON: Have you considered doing</p> <p>21 both sides, because I think, you know, it adds</p> <p>22 to the ambiance of that building to have</p> <p>23 overarching on both sides, not having it empty</p> <p>24 on one side and --</p> <p>25 MR. GARCIA-SERRA: We could look at it. Of</p>
<p style="text-align: right;">Page 31</p> <p>1 course, you know, this is a smaller project</p> <p>2 than some of the other ones that have gone</p> <p>3 through the process, and so there's somewhat</p> <p>4 more sensitivity to costs here and tying</p> <p>5 Conditions of Approval to impacts of the actual</p> <p>6 project. We are doing the streetscape</p> <p>7 improvements in front of our street, and, you</p> <p>8 know, for the length of our property. We would</p> <p>9 have to also see if there's anything else</p> <p>10 proposed for the block and so forth and see</p> <p>11 what might be appropriate.</p> <p>12 MS. ANDERSON: I do feel it enhances the</p> <p>13 value of the building and the street itself and</p> <p>14 the ambiance. So I would ask that Staff, you</p> <p>15 know, either --</p> <p>16 MR. TRIAS: That's a very appropriate</p> <p>17 condition, and certainly the landscape</p> <p>18 professionals and the City Staff can advise the</p> <p>19 applicant on the best design. Within the</p> <p>20 context of a Conditional Use, that's a</p> <p>21 reasonable request.</p> <p>22 MS. ANDERSON: I have no further questions.</p> <p>23 CHAIRPERSON AIZENSTAT: Thank you.</p> <p>24 Chip.</p> <p>25 MR. WITHERS: Thanks.</p>	<p style="text-align: right;">Page 32</p> <p>1 Does the Art in Public Place Ordinance</p> <p>2 apply to residential?</p> <p>3 MR. GARCIA-SERRA: Yes.</p> <p>4 MR. WITHERS: I thought it was only</p> <p>5 Commercial over a million, no?</p> <p>6 MR. GARCIA-SERRA: It's any project over a</p> <p>7 million dollars, pretty much, in construction</p> <p>8 costs, and this is certainly going to be one of</p> <p>9 them.</p> <p>10 MR. WITHERS: In follow up to the tree</p> <p>11 canopy, I don't know if the City -- and maybe</p> <p>12 you can help me out, does the City ever Master</p> <p>13 Plan areas with street lighting and design?</p> <p>14 MR. TRIAS: That's a very good question.</p> <p>15 The North Ponce right now is being Master</p> <p>16 Planned and implemented for landscape. So</p> <p>17 that's why I was saying, they could coordinate</p> <p>18 with Staff.</p> <p>19 MR. WITHERS: Since we're really not</p> <p>20 allowed to look at the property and drive by</p> <p>21 it, I don't have it in my mind. Is there a lot</p> <p>22 of development going on in Sidonia there or are</p> <p>23 you the first one that's basically developing</p> <p>24 that block?</p> <p>25 MR. GARCIA-SERRA: On Sidonia, in</p>

<p style="text-align: right;">Page 33</p> <p>1 particular, as far as I know, there isn't any</p> <p>2 approved project or upcoming project. But if</p> <p>3 you go north or south, there are both, projects</p> <p>4 in various stages of the development process,</p> <p>5 one completing construction further to the</p> <p>6 north and at least two, to the north, that have</p> <p>7 been approved, and, then, towards the south, a</p> <p>8 similar situation, probably about -- maybe a</p> <p>9 couple -- maybe one more there, about three</p> <p>10 that have already been approved.</p> <p>11 MR. WITHERS: Okay. So since this whole</p> <p>12 walkability is the new rave now, you know, I</p> <p>13 think it would be kind of cool if the City</p> <p>14 maybe jumped in and said let's start coming up</p> <p>15 with themes, street lighting, whatever. I'm</p> <p>16 sure, you know, you don't care what a street</p> <p>17 light looks like, as long as it's compatible</p> <p>18 with your property, if you can carry it</p> <p>19 forward.</p> <p>20 MR. GARCIA-SERRA: Right.</p> <p>21 MR. WITHERS: So, you know, you might know,</p> <p>22 because you're involved with the development</p> <p>23 side, but I really think -- I would encourage</p> <p>24 the City to maybe take a look at that, because</p> <p>25 I didn't see any street lighting or anything in</p>	<p style="text-align: right;">Page 34</p> <p>1 front of this -- in any of the -- do you have</p> <p>2 anything planned, renderings wise or --</p> <p>3 MR. KILIDDJIAN: Right now we've completed</p> <p>4 a photometric, but it's not calling for street</p> <p>5 lighting right now at this moment. I think</p> <p>6 that's a very good point.</p> <p>7 MR. WITHERS: Would that help with the</p> <p>8 ambiance, the trees and the street lighting and</p> <p>9 a cute bench? I mean, I just think, for a</p> <p>10 neighborhood development, it would be a --</p> <p>11 MR. KILIDDJIAN: One of the requests,</p> <p>12 actually, on this project is to increase the</p> <p>13 sidewalks from, I think, five feet to six feet.</p> <p>14 MR. WITHERS: Right.</p> <p>15 MR. KILIDDJIAN: So the sidewalks are</p> <p>16 getting larger. So, you know, this will be the</p> <p>17 first mid block project that will, you know,</p> <p>18 have the six foot sidewalk on that street. You</p> <p>19 know, that will generate future --</p> <p>20 MR. WITHERS: So it's going to go from a</p> <p>21 five-foot down to a three-foot on either</p> <p>22 side --</p> <p>23 MR. KILIDDJIAN: No. No. No. Six.</p> <p>24 MR. WITHERS: Six. And what's --</p> <p>25 MR. KILIDDJIAN: Right now it's a</p>
<p style="text-align: right;">Page 35</p> <p>1 five-foot. It's going to go up to a six.</p> <p>2 MR. WITHERS: So you're going to have a</p> <p>3 six-foot, and next to you is going to be</p> <p>4 five-foot on either side until that's</p> <p>5 developed?</p> <p>6 MR. KILIDDJIAN: Until it gets developed,</p> <p>7 yeah. Until it's developed.</p> <p>8 MR. WITHERS: That's kind of silly.</p> <p>9 MR. BEHAR: And then you're dedicating your</p> <p>10 property to increase the sidewalk?</p> <p>11 MR. KILIDDJIAN: No, it's from the swale.</p> <p>12 It's coming from the swale.</p> <p>13 MR. BEHAR: Oh, okay.</p> <p>14 MR. WITHERS: And so the Art in Public</p> <p>15 Place, where are you spending those funds?</p> <p>16 MR. GARCIA-SERRA: This project, in all</p> <p>17 likelihood, is just going to be contributing</p> <p>18 the money to the City's Art in Public Places</p> <p>19 fund, the one percent of construction cost</p> <p>20 that's required.</p> <p>21 You have two options, either contribute to</p> <p>22 the City's fund or try to incorporate it within</p> <p>23 the project, and what we've discussed so far</p> <p>24 has been the contribution.</p> <p>25 MR. TRIAS: Condition 3-E says that.</p>	<p style="text-align: right;">Page 36</p> <p>1 MR. WITHERS: Okay. Thank you. It's a</p> <p>2 pretty project.</p> <p>3 MR. GARCIA-SERRA: Thank you.</p> <p>4 CHAIRPERSON AIZENSTAT: Thank you.</p> <p>5 Venny.</p> <p>6 MR. TORRE: I really like your project and</p> <p>7 I think in regards to meeting the goals and</p> <p>8 requirements of the Residential Infill</p> <p>9 Regulation, it's really a well done project. I</p> <p>10 like the way you did the liners, so that you</p> <p>11 don't see the parking, and that's really not</p> <p>12 something that's commonly seen. So</p> <p>13 congratulations on that.</p> <p>14 MR. KILIDDJIAN: Thank you.</p> <p>15 MR. TORRE: Short of the Conditions of</p> <p>16 Approval discussion, I'm in favor of approving</p> <p>17 the project.</p> <p>18 MR. WITHERS: Yeah.</p> <p>19 CHAIRPERSON AIZENSTAT: Thank you.</p> <p>20 Robert.</p> <p>21 MR. BEHAR: I agree. I think you've done a</p> <p>22 very good job, given the constraints that the</p> <p>23 site poses, which is probably one of the -- my</p> <p>24 comments is, we are now required to have a</p> <p>25 first layer of parking 30 feet back, which</p>

<p style="text-align: right;">Page 37</p> <p>1 creates a lot of problems when you try to put a</p> <p>2 building together like this.</p> <p>3 MR. WITHERS: Wait. Wait. Explain that</p> <p>4 again. I'm sorry.</p> <p>5 MR. BEHAR: The parking must be set back a</p> <p>6 minimum of 30 feet.</p> <p>7 MR. WITHERS: Right.</p> <p>8 MR. BEHAR: What that does, and this a good</p> <p>9 example, it really puts a lot of constraints</p> <p>10 and makes the parking not as comfortable and as</p> <p>11 easy for your residents to use.</p> <p>12 MR. WITHERS: Circulate --</p> <p>13 MR. BEHAR: To circulate.</p> <p>14 MR. WITHERS: Exactly.</p> <p>15 MR. BEHAR: So that's something maybe,</p> <p>16 perhaps, when we do the future, you know,</p> <p>17 re-writing of the Zoning Code, we should look</p> <p>18 at.</p> <p>19 MR. GARCIA-SERRA: Peter, correct me if I'm</p> <p>20 wrong, on this one, if we would have even had a</p> <p>21 foot less, we probably would have been in a</p> <p>22 difficult situation --</p> <p>23 MR. KILIDDJIAN: Yeah, the 110 feet is very</p> <p>24 tough to do.</p> <p>25 MR. BEHAR: Very tight.</p>	<p style="text-align: right;">Page 38</p> <p>1 MR. KILIDDJIAN: As you know, the parking</p> <p>2 standards are set. There's no massaging them.</p> <p>3 So that is like a hard number that you have to</p> <p>4 work with.</p> <p>5 MR. BEHAR: I think the original intent was</p> <p>6 good, to have it set back, because I remember I</p> <p>7 made a comment about that, but when you</p> <p>8 actually put it in practice, it's proven that</p> <p>9 it's not as functional. So maybe we need to</p> <p>10 revisit that.</p> <p>11 MR. TRIAS: Yes, and I want to make it</p> <p>12 clear that the project complies. I don't want</p> <p>13 to make it seem that they --</p> <p>14 MR. BEHAR: No. No. No. I said it</p> <p>15 complies. He's doing a great job. I never</p> <p>16 said he didn't.</p> <p>17 MR. KILIDDJIAN: I think, in architecture,</p> <p>18 he's trying to say we have to do a lot of</p> <p>19 tricks to make it work. We had to do one way,</p> <p>20 two ways, tandem parking --</p> <p>21 MR. BEHAR: When you look at this ramp,</p> <p>22 it's a one way to go up and one way to go down,</p> <p>23 because we tied your hands behind your back.</p> <p>24 It's very difficult. So maybe perhaps we</p> <p>25 should look at that again.</p>
<p style="text-align: right;">Page 39</p> <p>1 My only comment, that -- you know, I like</p> <p>2 the building. My only comment really has to do</p> <p>3 with the architecture, but, you know, I'm not</p> <p>4 on the Board of Architects, so the -- the units</p> <p>5 that you have in the corner, think about</p> <p>6 putting maybe the living spaces in the corner,</p> <p>7 so that you could provide maybe balconies in</p> <p>8 the corners on the upper floors, to open it up.</p> <p>9 I think that -- instead of having the bedroom</p> <p>10 and the bathroom, but that's just a suggestion.</p> <p>11 You're going to get better or your client is</p> <p>12 going to get better rents if you have, you</p> <p>13 know, that public space, but it has nothing to</p> <p>14 do with any condition, just a suggestion for</p> <p>15 you to look at.</p> <p>16 MR. KILIDDJIAN: We'll take it into</p> <p>17 consideration.</p> <p>18 MR. BEHAR: But the building looks good.</p> <p>19 It looks really nice. I think you've done a</p> <p>20 great job and I commend you for it and I think</p> <p>21 you're going to see a lot more of these</p> <p>22 projects coming through, because this is an</p> <p>23 area that really needs housing, and I think</p> <p>24 this is a great example.</p> <p>25 CHAIRPERSON AIZENSTAT: Thank you.</p>	<p style="text-align: right;">Page 40</p> <p>1 MR. KILIDDJIAN: Thank you very much.</p> <p>2 CHAIRPERSON AIZENSTAT: A question for you.</p> <p>3 Are there any lifts that are being proposed on</p> <p>4 the project at all? Just tandem spaces is the</p> <p>5 only --</p> <p>6 MR. KILIDDJIAN: Tandem spaces, right, and</p> <p>7 I think the idea was to overdesign the parking</p> <p>8 from the get-go, because we knew that -- you</p> <p>9 know, so we're above the requirement for that</p> <p>10 reason. I think the lifts create another issue</p> <p>11 with, you know, the operations of the parking.</p> <p>12 CHAIRPERSON AIZENSTAT: Is there going to</p> <p>13 be a management office on site?</p> <p>14 MR. KILIDDJIAN: I think there is going to</p> <p>15 be one.</p> <p>16 CHAIRPERSON AIZENSTAT: So you have</p> <p>17 designated it on your plan as management</p> <p>18 office?</p> <p>19 MR. KILIDDJIAN: It's building management</p> <p>20 office, on the first floor, right next to the</p> <p>21 lobby.</p> <p>22 CHAIRPERSON AIZENSTAT: Okay. The reason I</p> <p>23 ask that is because when Rhonda was talking</p> <p>24 about the containers and you were talking about</p> <p>25 rolling them out --</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. KILIDDJIAN: That has to be --</p> <p>2 CHAIRPERSON AIZENSTAT: You know, who do</p> <p>3 you coordinate it with, who is going to be</p> <p>4 doing that?</p> <p>5 MR. KILIDDJIAN: That has to be, yeah,</p> <p>6 coordinated with the building management.</p> <p>7 MR. MURAI: This is a rental building?</p> <p>8 MR. GARCIA-SERRA: Correct.</p> <p>9 MR. KILIDDJIAN: Yes.</p> <p>10 CHAIRPERSON AIZENSTAT: Is the garbage room</p> <p>11 AC'ed at all or -- is there anything like that</p> <p>12 or --</p> <p>13 MR. KILIDDJIAN: I don't know if it has</p> <p>14 to -- does it have to be? Yeah? If it has to</p> <p>15 be, it will be. If it has to be, it will be.</p> <p>16 I'm sorry, I don't --</p> <p>17 CHAIRPERSON AIZENSTAT: Okay. One</p> <p>18 question, which I'd like to ask to City Staff,</p> <p>19 and that is, one of the requirements is, when</p> <p>20 you're within the GRID, the increase in</p> <p>21 intensity and density to complete a traffic</p> <p>22 impact analysis report and provide appropriate</p> <p>23 traffic mitigation to help offset the impacts,</p> <p>24 what I see here is an analysis that was done.</p> <p>25 I just want to make sure Staff is good with</p>	<p style="text-align: right;">Page 42</p> <p>1 that and that meets that requirement?</p> <p>2 MR. TRIAS: We have the consultant from</p> <p>3 Public Works, if you want to ask the question</p> <p>4 of him.</p> <p>5 CHAIRPERSON AIZENSTAT: Yes, I'd like to</p> <p>6 ask that.</p> <p>7 MR. HART: Good evening. My name is Chuck</p> <p>8 Hart, a representative of Public Works. Yes,</p> <p>9 we have taken a look at the traffic study and</p> <p>10 it does not show enough trips to warrant a full</p> <p>11 traffic impact analysis.</p> <p>12 CHAIRPERSON AIZENSTAT: Okay. So the City</p> <p>13 is satisfied?</p> <p>14 MR. HART: We are, yes.</p> <p>15 CHAIRPERSON AIZENSTAT: Okay. Thank you.</p> <p>16 MR. MURAI: Who are the principals?</p> <p>17 MR. GARCIA-SERRA: The principal is a</p> <p>18 family by the last name of Baron, Lena and</p> <p>19 Cesar Baron are brother and sister, and, you</p> <p>20 know --</p> <p>21 MR. MURAI: I'm sorry, I didn't understand.</p> <p>22 MR. GARCIA-SERRA: The last name is Baron,</p> <p>23 B-A-R-O-N, Baron. Lena and Cesar are the</p> <p>24 brother and sister that are here, and,</p> <p>25 actually, we're joined by Lena here tonight</p>
<p style="text-align: right;">Page 43</p> <p>1 there in the background.</p> <p>2 CHAIRPERSON AIZENSTAT: Any other</p> <p>3 questions? No?</p> <p>4 Would somebody like to make a motion?</p> <p>5 MR. COLLER: Mr. Chairman, you may have</p> <p>6 asked for objectors, but I don't remember, so</p> <p>7 can we just double-check that?</p> <p>8 CHAIRPERSON AIZENSTAT: I did ask if</p> <p>9 anybody was here to speak.</p> <p>10 MR. COLLER: Oh, you did? Okay.</p> <p>11 CHAIRPERSON AIZENSTAT: And there were</p> <p>12 none. So we went ahead and closed it.</p> <p>13 MR. COLLER: Okay.</p> <p>14 MR. WITHERS: I'll move for approval,</p> <p>15 Mr. Chairman.</p> <p>16 MR. TORRE: Second.</p> <p>17 CHAIRPERSON AIZENSTAT: We have a motion, a</p> <p>18 second. Is your motion with Staff's</p> <p>19 recommendations?</p> <p>20 MR. WITHERS: Yes, it is, Mr. Chairman.</p> <p>21 CHAIRPERSON AIZENSTAT: Thank you.</p> <p>22 Any comments? No?</p> <p>23 MS. ANDERSON: Other than the comments</p> <p>24 regarding a traffic study, the speed bumps,</p> <p>25 and, you know, completing the street on both</p>	<p style="text-align: right;">Page 44</p> <p>1 sides with the tree canopy.</p> <p>2 MR. TRIAS: I think the conditions outline</p> <p>3 that request already, so certainly we'll follow</p> <p>4 up on that.</p> <p>5 MS. ANDERSON: Okay.</p> <p>6 MR. MURAI: I assume that the developer is</p> <p>7 okay with the conditions?</p> <p>8 MR. GARCIA-SERRA: Yes.</p> <p>9 MR. BEHAR: And you're okay with the</p> <p>10 condition of doing trees on both sides?</p> <p>11 MR. GARCIA-SERRA: For that, I think what</p> <p>12 we're doing right now is looking to see what's</p> <p>13 happening on the block and what the City is</p> <p>14 proposing as far as the streetscape plan there</p> <p>15 and so forth, and trying to work to see what we</p> <p>16 can do that would make sense.</p> <p>17 MR. TRIAS: The final design of Sidonia has</p> <p>18 not been finalized yet. So that's part of that</p> <p>19 discussion. And I think, in the discussion, we</p> <p>20 will look at both sides and what the</p> <p>21 opportunities may be.</p> <p>22 MR. COLLER: And with regard to the</p> <p>23 developer improving the other side of the</p> <p>24 street, that's not his street, that's a</p> <p>25 condition that we need to take a look at a</p>

<p style="text-align: right;">Page 45</p> <p>1 little bit closer when you're going off-site</p> <p>2 onto somebody else's site. So that's an issue</p> <p>3 that needs to be looked at.</p> <p>4 MR. TRIAS: It would be within the</p> <p>5 right-of-way. I assume that that's the</p> <p>6 request.</p> <p>7 MS. ANDERSON: That is the request, and</p> <p>8 being that the City has already looked at the</p> <p>9 one side of the street and determined that the</p> <p>10 Bridalveil trees would be appropriate there, as</p> <p>11 they did up and down, was it, Salzedo, that</p> <p>12 that would be a consistent pattern.</p> <p>13 MR. TRIAS: Yeah. So the way I would</p> <p>14 phrase it is to coordinate with the Landscape</p> <p>15 Department on a proper design for both sides of</p> <p>16 the street.</p> <p>17 MS. ANDERSON: Right. I mean, it's either</p> <p>18 putting in money, that we don't know whether or</p> <p>19 not -- how it's going to be applied, or at</p> <p>20 least completing that section.</p> <p>21 MR. TRIAS: Yeah. I mean, right now the</p> <p>22 condition is phrased in terms of money, and,</p> <p>23 certainly, the amount of money depends on the</p> <p>24 design. So that's not finalized.</p> <p>25 MR. BEHAR: Would we consider, in lieu of</p>	<p style="text-align: right;">Page 46</p> <p>1 doing the contribution, could the art in public</p> <p>2 space, can that money be set aside for</p> <p>3 landscaping that whole street?</p> <p>4 MR. TRIAS: No. No. No.</p> <p>5 MR. BEHAR: It cannot be done?</p> <p>6 MR. TRIAS: No. No.</p> <p>7 CHAIRPERSON AIZENSTAT: Good try.</p> <p>8 MR. MURAI: Is there lightning in the</p> <p>9 parking lot in the back?</p> <p>10 MR. KILIDDJIAN: Is there what, I'm sorry?</p> <p>11 MR. MURAI: Lighting.</p> <p>12 MR. KILIDDJIAN: Lighting? In the parking?</p> <p>13 Yes. There's -- the parking areas are lit.</p> <p>14 MR. MURAI: They are lit? In the back of</p> <p>15 the building? I don't mean inside. I mean, in</p> <p>16 the back of the building, the groundscape.</p> <p>17 MR. KILIDDJIAN: I can tell you right now,</p> <p>18 because I have the --</p> <p>19 MR. GARCIA-SERRA: The rear wall, you're</p> <p>20 saying, of the parking garage?</p> <p>21 MR. MURAI: Sorry?</p> <p>22 MR. GARCIA-SERRA: Are you saying, the rear</p> <p>23 wall --</p> <p>24 MR. KILIDDJIAN: Lit from the building.</p> <p>25 MR. MURAI: The ones that are, you know,</p>
<p style="text-align: right;">Page 47</p> <p>1 behind --</p> <p>2 MR. KILIDDJIAN: They need to have the</p> <p>3 required lighting, which is the one foot</p> <p>4 candles. So they will be.</p> <p>5 MR. MURAI: So there will be lighting --</p> <p>6 MR. KILIDDJIAN: From the building. There</p> <p>7 will be something attached to the building.</p> <p>8 MR. BEHAR: But those are minimum, just to</p> <p>9 meet the Code requirements.</p> <p>10 MR. KILIDDJIAN: Yeah, the minimum. The</p> <p>11 Code requirement. And we have to make sure it</p> <p>12 doesn't spill onto the other properties and so</p> <p>13 on. So we have to meet those requirements.</p> <p>14 CHAIRPERSON AIZENSTAT: All right. We have</p> <p>15 a motion. We have a second. Call the roll</p> <p>16 please.</p> <p>17 THE SECRETARY: Rene Murai?</p> <p>18 MR. MURAI: Yes.</p> <p>19 THE SECRETARY: Venny Torre?</p> <p>20 MR. TORRE: Yes.</p> <p>21 THE SECRETARY: Chip Withers?</p> <p>22 MR. WITHERS: Yes.</p> <p>23 THE SECRETARY: Rhonda Anderson?</p> <p>24 MS. ANDERSON: Yes.</p> <p>25 THE SECRETARY: Robert Behar?</p>	<p style="text-align: right;">Page 48</p> <p>1 MR. BEHAR: Yes.</p> <p>2 THE SECRETARY: Eibi Aizenstat?</p> <p>3 CHAIRPERSON AIZENSTAT: Yes.</p> <p>4 MR. GARCIA-SERRA: Thank you very much.</p> <p>5 MS. ANDERSON: Thank you. Nice project.</p> <p>6 MR. KILIDDJIAN: Thank you. Thank you very</p> <p>7 much.</p> <p>8 MR. MURAI: Mario, say hello to your</p> <p>9 father.</p> <p>10 MR. GARCIA-SERRA: I will.</p> <p>11 CHAIRPERSON AIZENSTAT: Let's give it a</p> <p>12 minute. There is no other item, but I'd like</p> <p>13 to ask a question.</p> <p>14 Chip, one second.</p> <p>15 MR. WITHERS: I'm not going anywhere.</p> <p>16 CHAIRPERSON AIZENSTAT: Oh, I thought you</p> <p>17 were leaving.</p> <p>18 Our schedule that was sent, the first</p> <p>19 meeting is in January, I think it's on the 8th.</p> <p>20 MR. TRIAS: Yes.</p> <p>21 CHAIRPERSON AIZENSTAT: Does that give you</p> <p>22 enough time to prepare everything with the</p> <p>23 holidays coming up? I mean, can we move it one</p> <p>24 week later to the 15th or --</p> <p>25 MR. TRIAS: We checked, and unfortunately</p>

<p style="text-align: right;">Page 49</p> <p>1 the following week the Historic Preservation</p> <p>2 Board meets here, so it cannot be done the</p> <p>3 15th.</p> <p>4 CHAIRPERSON AIZENSTAT: And we can't swap</p> <p>5 out dates?</p> <p>6 MR. TRIAS: We could try. We could chat</p> <p>7 with them and see --</p> <p>8 CHAIRPERSON AIZENSTAT: It's just, I don't</p> <p>9 know how much work you have with projects and</p> <p>10 so forth that are coming before us.</p> <p>11 MR. TRIAS: No, and I hear you, and I</p> <p>12 understand your concerns. Certainly, if we</p> <p>13 could change it, I would recommend that, but</p> <p>14 unfortunately that's --</p> <p>15 CHAIRPERSON AIZENSTAT: Yeah, I just don't</p> <p>16 want to put the City Staff and everybody, you</p> <p>17 know --</p> <p>18 MR. BEHAR: And that's my concern, as well,</p> <p>19 that you may have -- during the holiday, a lot</p> <p>20 of work to be done and not enough time, but</p> <p>21 it's up to Staff. I mean, if you feel</p> <p>22 comfortable, we keep it like that.</p> <p>23 MR. TRIAS: Mr. Chairman, we should keep it</p> <p>24 like it is, I think.</p> <p>25 CHAIRPERSON AIZENSTAT: Just if you would</p>	<p style="text-align: right;">Page 50</p> <p>1 take a look at it.</p> <p>2 MR. MURAI: Robert, that's not our problem.</p> <p>3 That's their problem.</p> <p>4 CHAIRPERSON AIZENSTAT: You want quality,</p> <p>5 though, and --</p> <p>6 MR. TRIAS: But thank you very much. Thank</p> <p>7 you.</p> <p>8 CHAIRPERSON AIZENSTAT: Thank you.</p> <p>9 All right. I'd like to wish everybody</p> <p>10 Happy Holidays, a healthy and a happy New Year.</p> <p>11 The meeting is adjourned. Thank you.</p> <p>12 (Thereupon, the meeting was concluded at 6:50</p> <p>13 p.m.)</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 51</p> <p>1 C E R T I F I C A T E</p> <p>2</p> <p>3 S T A T E O F F L O R I D A :</p> <p>4 S S .</p> <p>5 C O U N T Y O F M I A M I - D A D E :</p> <p>6</p> <p>7</p> <p>8</p> <p>9 I, NIEVES SANCHEZ, Court Reporter, and a Notary</p> <p>10 Public for the State of Florida at Large, do hereby</p> <p>11 certify that I was authorized to and did</p> <p>12 stenographically report the foregoing proceedings and</p> <p>13 that the transcript is a true and complete record of my</p> <p>14 stenographic notes.</p> <p>15</p> <p>16 DATED this 23rd day of December, 2019.</p> <p>17</p> <p>18 S I G N A T U R E O N F I L E</p> <p>19 _____</p> <p>20 N I E V E S S A N C H E Z</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	