MUNICIPAL PLANNING BOARD

MINUTES JANUARY 21, 2014

MEETING INFORMATION

Location

City Council Chambers
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

8:30 a.m.

Members Present

Jennifer S. Tobin, Chairperson [4/4]

Jason Searl, Vice-Chairperson [4/4]

Karen Anderson [4/4]

Stuart Buchanan [4/4]

Bakari Burns [4/4]

Laurence Lewis [4/4]

Scott Martin, [3/4]

Scott Skidelsky [4/4]

Tyrone Smith, OCPS – Non-Voting [3/4]

Members Absent

Maria Sanquirico, [1/4]

OPENING SESSION

- Jennifer Tobin, Chairperson, called the meeting to order at 8:35 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of December 17, 2013.

Board member Anderson MOVED approval of the Municipal Planning Board Meeting Minutes of December 17, 2013, as written. Board member Skidelsky SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- None

PUBLIC COMMENTS

- No speaker requests were received for items on the Consent Agenda.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, GUAVA STREET R-O-W ABANDONMENT

Applicant:	Borron J. Owen, Jr., Esq.
Owner:	Adventist Health System/Sunbelt, Inc. (Florida Hospital)
Location:	Between McRae Ave. and Sanitarium Ave., north of E. King St. and south of E. Evans St. (±0.07 acres).
District:	3
Project Planner:	Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
ABN2013-00005*	Request to abandon the remaining section of Guava St. preparatory to redeveloping the property for a 7-story parking garage.
	Recommended Action: Approval of the request, subject to the conditions in the staff report.

2. RECOMMENDED APPROVAL, DERMODY PROPERTIES

Applicant: Eugene Preston – Partner, East Region

Owner: Walter Sonne

Location: Subject properties are located on the northwest corner of Narcoossee Rd. and McCoy Rd. The northern four parcels are subject to the annexation and GMP amendment and all five parcels are subject to the zoning amendment (±30 acres).

District: 1

Project Planner: Michelle Beamon, (407-246-3145, michelle.beamon@cityoforlando.net)

A) ANX2013-00012* Annex the subject properties (northern four parcels);

B) GMP2013-00028* Assign the Airport Support District Medium Intensity future land use designation (northern four parcels); and

C) ZON2013-00027* Initial zoning of PD/AN to allow for an industrial center (all five parcels).

Recommended Action: Approval of the requests, subject to the conditions in the staff report.

3. RECOMMENDED APPROVAL, MCDONALD'S LAKE FRED

Applicant: Nicole Mahler, P.E. – CPH, Inc.

Owner: Ramon Santos – McDonald's USA, Inc.

Location: 4066 S. Semoran Blvd., located north of Pershing Ave., east of Dixie Belle Dr., west of S. Semoran Blvd., and south of Lake Margaret Dr. (±0.90 acres).

District: 1

Project Planner: Michaëlle Petion, (407-246-3837, michaelle.petion@cityoforlando.net)

CUP2013-00016** Conditional Use request to allow a double lane drive-through for the remodeling of a McDonald's restaurant.

Recommended Action: Approval of the request, subject to the conditions in the staff report.

4. RECOMMENDED APPROVAL, ADVANCING THE KINGDOM CHURCH EXPANSION

Applicant/Owner: Pastor Clarence Oliver, President – Advancing the Kingdom Ministries, Inc.

Location: 601 Columbia St., located at the northwest and northeast corners of Columbia St. and Avondale Ave., south of Raleigh St. and east of S. Parramore Ave. (±1.27 acres).

District: 6

Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

CUP2013-00017** Conditional Use request to expand an existing church in the Holden Heights neighborhood.

Recommended Action: Approval of the request, subject to the conditions in the staff report.

5. RECOMMENDED APPROVAL, WEBSTER PROPERTY

Applicant/Owner: Luz D. Nivar-Gonzalez

Location: 1148 Webster Ave., located south of Webster Ave., north of Delridge Ave., and east of Neptune Dr. (±0.226 acres).

District: 3

Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

A) GMP2013-00029* Assign the Residential Low Intensity future land use designation; and

B) ZON2013-00028* Initial zoning of R-1AA/W and R-1AA/W/RP.

Recommended Action: Approval of the requests, subject to the conditions in the staff report.

6. RECOMMENDED APPROVAL, THE MARKETPLACE

Applicant: Marie Boyle – Palkiper Real Estate Services

Owner: Lake Nona Holdings, LLC

Location: 6250 Narcoossee Rd., located west of Narcoossee Rd., between Old Goldenrod Rd. and LeeVista Blvd. (±30.52 acres).

District: 1

Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

MPL2013-00037** Master Plan approval to construct a multi-phased office and retail park and associated parking.

Recommended Action: Approval of the request, subject to the conditions in the staff report.

7. RECOMMENDED APPROVAL, THE VILLAGE AT LEEVISTA PHASE II

Applicant/Owner: Charles McNulty – TRC Holdings, LLC

Location: 6310 Hazeltine National Dr. located south of Hazeltine National Dr., west of T P C Blvd., north of SR 528 and east of S. Semoran Blvd. (±10.4 acres).

District: 2

Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

MPL2013-00038** Master Plan approval for the construction of two warehouse buildings, 30,000 sq. ft. each. This is Phase II of The Village at LeeVista development.

Recommended Action: Approval of the request, subject to the conditions in the staff report.

8. RECOMMENDED APPROVAL, DICK'S SPORTING GOODS AT FASHION SQUARE MALL

Applicant: Robert J. Lochrane, P.E. – Lochrane Engineering, Inc.

Owner: UP Fieldgate US Investments – East Colonial, LLC

Location: Subject property is located on SR 50 just north of Downtown and adjacent to the Fashion Square Mall DRI. The site is north of Colonial Dr. (SR 50), east of Maguire Blvd., west of Herndon Ave., and south of Park Lake St. (±5.12 acres).

District: 3

Project Planner: Fabian De La Espriella (407-246-3292, fabian.delaespriella@cityoforlando.net)

MPL2013-00039** Master Plan approval to allow for the construction of a commercial retail store and a restaurant.

Recommended Action: Approval of the request, subject to the conditions in the staff report.

9. RECOMMENDED DEFERRAL, ADDENDUM TO ORLANDO HEALTH PD AMENDMENT

Applicant/Owner: Karl W. Hodges – Orlando Health, Inc.

Location: South of Gore St., north of Kaley St., west of Orange Ave., and east of Atlanta Ave. (±65 acres).

District: 4

Project Planner: Karl Wielecki (407-246-2726, karl.wielecki@cityoforlando.net)

ZON2013-00005** Request for an additional amendment to the Orlando Health Planned Development (PD) ordinance to allow the installation of a pedestrian bridge outside the boundaries of its PD.

Recommended Action: Deferral of the request, per the applicant's request.

10. RECOMMENDED DEFERRAL, ADDENDUM TO ORLANDO MEDICAL PLAZA PD AMENDMENT

Applicant: Thomas Winters, Jr.

Owner: 1405 S. Orange Avenue Partnership

Location: 1405 S. Orange Ave., located south and west of E. Copeland Dr., north of Fernwood St., and east of S. Orange Ave. (±2.10 acres).

District: 4

Project Planner: Karl Wielecki (407-246-2726, karl.wielecki@cityoforlando.net)

ZON2013-00007** Request for an additional amendment to the Orlando Medical Plaza Planned Development ordinance to allow the installation of a pedestrian bridge over Orange Ave., connecting this project to the Orlando Regional Medical Center building at Orlando Health.

Recommended Action: Deferral of the request, per the applicant's request.

The following Board members declared conflict of interest on some items:

1) Searl – Item #1 (ABN2013-00005) – Guava Street R-O-W Abandonment
2) Lewis – Item #6 (MPL2013-00037) – The Marketplace
3) Skidelsky – Item #11 (ZON2013-00029) – Downtown Sports & Entertainment District (SED)

The appropriate conflict forms were filed with the Board secretary.

Board member Burns moved APPROVAL of the CONSENT AGENDA. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained on Item #1; Lewis abstained on Item #6).

REGULAR AGENDA

11. RECOMMENDED APPROVAL, DOWNTOWN SPORTS & ENTERTAINMENT DISTRICT (SED)

Applicant:	Greg Lee – Baker Hostetler
Owner:	City of Orlando
Location:	East of Division Ave., north of Church St., west of I-4, and south of Central Blvd. (±7.82 acres).
District:	5
Project Planner:	Bruce Hossfield (407-246-3355, bruce.hossfield@cityoforlando.net)
ZON2013-00029**	Request to assign zoning of Planned Development/Traditional City/Parramore Heritage Overlay (PD/T/PH). *Recommended Action: Approval of the request, subject to the conditions in the staff report.*

This item was presented by Bruce Hossfield, Senior Planner, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Mr. Hossfield described the site plan, proposed zoning, project designs, project phasing and proposed planned development (PD) conditions. He then presented Mr. Jason Burton, who continued with the second part of the presentation.

Mr. Burton, Chief Planner, Community Planning Studio, City Planning Division, continued with the proposed PD conditions discussing the sign program, the national precedents for sports entertainment, urban design, and staff recommendations. He clarified that this request was just to set up a PD with conditions and that each phase would come back to the Board with the specific details of that site plan. Mr. Burton also stated that this was a unique Sports Entertainment District and Staff wanted it to look like the other national precedents, i.e. LA Live; Kansas City Power and Light; Victory Park in Dallas, etc. He added that because of its uniqueness, it could be distinguished from other major projects within the City.

Chairperson Tobin opened the hearing to the public.

Mr. Gregory D. Lee, Baker & Hostetler Law Firm, 200 S. Orange Ave., Suite 2300, Orlando, spoke on behalf of the applicant SED Development, LLC. He stated that they had several applications that would be submitted in order to build this project. The first one was the planned development rezoning. The second one was a Master Plan application for Phase 1, which was already in process. There would be specific parcel master plans (SPMPs) for each of the 3 phases (Phase 1, Phase 2A and Phase 2B). Mr. Lee stated that they had some minor points of clarification in the staff report that they would like to request. These would be some changes to some of the sections dealing with transportation. Also, a request to permit the applicant to engage in further dialogue regarding certain issues with the signage. Mr. Lee stated they would be requesting approval with the ability to work with the Planning Division Manager in order to address several other items that would be more appropriate to discuss as they get further into the design of the project.

Mr. Lee's clarifications were as follows:

1) On page 15 of the Staff Report, Section 9 – "Parking Stall Design Requirements" – they would like to identify that this should apply to regular parking stalls. He added that they had a couple of irregular parking stalls and would like to have some flexibility. He stated that this request was reviewed with the Transportation staff and didn't believe there were any issues.

2) On page 17 of the Staff Report, Section 25 – "Monitoring and Modeling" – rephrase the paragraph to read: "Within one year of completion of Phase I, and within two years of completion of Phase II, the applicant shall coordinate monitoring and modeling of the site's traffic operations, which may include modification (additions or deletions) of the above transportation requirements, should trips exceed those shown in the traffic study."

3) On page 24 of the Staff Report, under the heading "Transportation" – this section relates to utilities and was not intended to be for transportation.

Mr. Lee stated there were seven (7) items related to signage that they would like to discuss with City staff. Although this was a PD zoning application, because it was a unique and complicated project, there were some conditions and language in the Staff Report that they would like to clarify with Staff as they finalize the design. These are listed below:

1) There is signage inside the plaza that faces both east and west.
2) They want entertainment uses not just to be limited to sports related uses.
3) Consider other suitable materials in lieu of sod, as they engage in demolition and construction.
4) Issue of permanent signage on the pedestrian bridge internal to the project.
5) Conditions and parameters regarding the frequency of the office sign. Currently there is a digital sign on the office building and the Staff Report limits the frequency of which that digital sign can change. There may be certain circumstances where it would be appropriate for the sign to change more frequently. The main concern is the interim condition dealing with the time period which the office would be constructed prior to when the hotel would be constructed. Once the hotel is constructed, this sign will be screened on I-4.
6) Sound and light totems are intended to operate 24 hours, 7 days a week, not just when Church St. is closed.
7) Make some adjustments to the overall signage package on certain aspects of the project.

Mr. Lee requested that the Board approve the Staff Report giving the applicant the ability to work on some of these minor clarifications with the Planning Division Manager, Dean Grandin. If after discussion with City staff it is deemed that an amendment would be necessary, this would then be presented before the Board for review and recommendations. He also requested the three previous mentioned adjustments be made to the Staff Report.

In regards to Mr. Lee's comment that the signage inside the plaza faces both east and west, Mr. Burton clarified that City staff does recognize that the signage that's facing the plaza faces east and west and believes there is no need to change the conditions. Mr. Burton stated that entertainment uses were not necessarily related to just sports uses, thus clarifying that these conditions didn't need to be revised either. In regards to using other material besides sod, he stated that Staff was in agreement with that and added that they could change the wording to say "minimum requirement of sod or other types of material acceptable to the Planning Official." In regards to the permanent signage on the pedestrian bridge, Staff would defer that discussion towards the ability to finalize the Master Sign Program before the PD goes to Council. In regards to the frequency of the Office Sign changing once every 24 hours, there might be a special event or other related type of condition that Staff might want to tailor some specific regulations for other types of uses and there will need to be discussion with Mr. Grandin in regards to finalizing that condition. And in regards to the sound and light totems that were not within the right-of-way, but along the plaza and across the street to the Amway Center Plaza, Staff recognized that those could operate 24/7 as digital screens. Mr. Burton stated that the conditions in the Staff Report for the Master Sign Program talk about the gobo signs that are shown upon the street right-of-way stating these would only happen while that street was closed, but those totems could operate all the time essentially. He stated this might be a misunderstanding and that Staff was fine with that condition as well.

Ms. Myra Monreal, Transportation Planning Division Manager, Economic Development Dept., addressed the parking stall comment in question. She stated that Staff reviewed this with the applicant. The condition provides the requirements for the minimum size for parking stall. The intent for this condition was for it to be a standard parking stall. The Land Development Code does have a provision from where there may be compact spaces. Ms. Monreal believed the applicant did not want to preclude themselves from using that provision on the Code and stated Staff was in agreement with that.

Mr. Burton stated that the City Transportation Engineer who manages a lot of the special street operations, maintenance and traffic for special events at the Amway Center, wanted that condition added. He was concerned since this project was large enough to be a development of regional impact, and in the applicant's regard, there are some specific conditions in the Staff Report for how special events are handled on this particular site. The parking garage, the plaza, the pedestrian movements between the parking garage and the plaza and that street are required to have a police officer stationed to monitor pedestrian flow before and after special events. This condition may not be necessary in the future depending on how it operates in the future. He wanted the ability to look at all those transportation conditions after a year of the first phase being open, to see if they needed to be modified at all for the operations for special events. Staff agreed with applicant that this would be after the completion of Phase 2A and 2B of the project, and that two years following the completion of that project there would be a monitoring modeling study to make sure that no trips were exceeded on the particular site, at which time, should they exceed, Staff could look at other types of alternatives, look at the impacts that are actually happening on the project to see if there are some common sense things that need to be done to rectify the situation on that particular project or a transportation condition that Staff may have not foreseen. Some of the language is very similar to a DRI level type of project. This would just recognize the ability to go back and look at the conditions to see if there is anything additional or less that needs to be done with the project in the future.

Mr. Grandin added that historically the City of Orlando did not allow signage on bridges throughout the city. There is only one sign which is on I-4 identifying the City of Orlando. This will be an issue that will need further discussion with the Mayor and the Commissioners, since it is a major policy issue to whether they want to have signs over their right-of-ways. This is not a bridge on private property; it is over the new public street (Pine Street). Mr. Grandin stated that it is a unique enough project where it might be appropriate, but this project needs to be distinguished from any other project in the City of Orlando.

Mr. Buchanan noted that City staff should clarify this concept in the Staff Report because other owners in the downtown area might think they may be able to lease the advertising space for millions of dollars.

Mr. Lee stated that Mr. Buchanan had a valid concern, and that temporary signage was permitted in special occasions. This would be an interior right-of-way leading to a larger project. Mr. Lee noted that while they may put temporary signage up, they were concerned with the hard line definition of permanent signage. They had an electronic board up on the walk way that was only utilized on an irregular basis for special events, which would be subject to approval just as the temporary signage permit needs to be approved by the City. Mr. Lee stated they would like to have some flexibility so that if they come back with a signage package and an overall plan, they would have the ability to work it out without having to do an amendment towards zoning. There will be multiple opportunities, particularly the drafting of the PD ordinance and the development agreement where they might be able to include some of those restrictions that would hopefully address these concerns. This would maybe avoid the danger of setting a precedent that could create complications on other projects.

Mr. Allen Harden, 4913 Chuluota Rd., Orlando 32820, spoke in representation of the Orlando Union Rescue Mission (hereinafter referred to as "the Mission") located at 1521 W. Washington St. Mr. Harden stated that the Mission was a non-profit organization that received no assistance from the government. He indicated that they housed homeless men that when coming to the Mission, they would line up on the side-walk by the Police Station. At the present this poses no problems, but in the future they would be lining up by the residential tower once this project is finalized. The Orlando Magic indicated to Mr. Harden that they intend to spend an excess of $200,000,000 to build an entertainment complex, virtually on top of the Mission. They also indicated to Mr. Harden that they do not plan to invest in the work or the facility of the Mission, or to relocate them to a more suitable location. Mr. Harden requested to be a part of any on-going change and any approvals in the future. He also requested that the City of Orlando, prior to the approval of this enormous project overshadowing them, would give the Mission assurances that any on-going changes approved for subject project would have no adverse effect on the Mission's ability to continue to conduct their work. He additionally requested that the City of Orlando give the Mission the assurance that their work, services, ministry functions and access to their building and property would not be limited or altered by construction of subject project, or by sidewalk closings, street closings, utility outages or some other impairment not currently foreseen that would reduce or eliminate their ability to conduct routine daily operations, holiday gatherings, or public feeding, now or at any time in the future. He concluded commenting that it was a great idea in regards to the signage, and that once the applicant puts up their big signs, he would be the first to request a sign on the corner of their property on Central in order to rent it out to the community and help support the Mission.

Mr. Jose Datil, 712 W. Anderson St., CEO of the Historical Pioneer Restoration, stated that he was not opposed to the project, but wanted things to change in favor of the community. He was concerned about the need of more security and cameras around the perimeters due to crime. He was also concerned about the traffic issues. He additionally

requested the City and the applicant take consideration of the social issues like the homeless shelter. Mr. Datil mentioned some of the establishments that have been there for over 25 years like Paradise Café, and stated that most of these people are elderly and need to be relocated to a place where they can continue to do business. Mr. Datil indicated having a problem with Mr. Skidelsky being on the Board because he had a conflict of interest, since he was the president of a construction company and should not be voting on this matter.

Chairperson Tobin clarified that Mr. Skidelsky did announce that he had a conflict of interest and would not vote on the matter.

Mr. Allen again addressed the Board and stated that the Magic indicated they would not make an investment in the Mission and that on a business perspective they did not think it was in their best interest to relocate the Mission. Mr. Allen stated they would like to have a good working relationship and that the Magic would embrace the Mission and not hope for it to go away. Mr. Allen is in favor of the project but was worried about collateral damage to the Mission while the Magic accomplished their goals. He stated that the Magic offered to purchase the property, but had not made an amount offer. He also stated that if they sold the property, they'd have nowhere to go. He hopes the City of Orlando will ensure that the Mission can continue to operate there.

Ms. Carolyn Ragans, 6333 Cheryl St., Orlando, 32819, stated she was there because of a news article published on Friday (January 17, 2014) that stated there was not a lot of consideration to the community around this development. She was also concerned about the transportation issues. Ms. Ragans requested that the planning of the project be placed on hold until the developer and the Mission could seriously talk and find an alternative for the Mission.

Chairperson Tobin requested Staff take response of some concerns raised by Mr. Harden with respect to construction coordination and similar types of issues from a logistical stand point.

Mr. Lee stated that the Orlando Magic and he personally feel that the Orlando Union Rescue Mission does provide an incredible service to the community. Mr. Lee indicated he had met with Mr. Allen and his Board and several members of his staff on multiple occasions over the past two years. He has extensively communicated with them about what they could do to work together to either purchase the property or build a new facility. He stated that they did exchange numbers and did have detailed conversations. Unfortunately they were not able to come to terms. Mr. Lee stated they are both saddened by that, but up until today, they both had a very congenial and respectful working relationship on how they have handled the situation. He stated he speaks to Mr. Allen fairly regularly on behalf of this project and on behalf of the Magic. He indicated that he was moved enough after taking a tour of the facility and he even made a personal contribution to the Mission. The Orlando Magic has given millions of dollars to this community for a variety of programs, including homelessness. They intend to meet the Code, the City's development guidelines, and to be good neighbors to the Mission. He told Mr. Allen and the Mission staff leading up to their purchase contract approval in other meetings that they would be happy to proactively sit down and review their elevations and site plans when they were complete and when their designs were a little farther along. In regards to Ms. Ragans' comments about the transportation issues, they will continue to work with City staff to address those. Mr. Lee stated he did not feel there should be a hold up to continue dialogue with the Mission as Ms. Ragans suggested, as they have engaged in dialogue for a long time and unfortunately have not been able to come to terms. He respectfully requested approval of the project, subject to the two items that were discussed earlier in his presentation.

Mr. Burton stated that as they develop the maintenance of traffic operations for this particular site, they would take into consideration the pedestrian movements going to the Mission. When dealing with major construction projects, the maintenance of traffic operations items need to be coordinated with the adjacent neighbors. Therefore, the Mission will have a similar type of coordination with all the construction that happens adjacent to that particular site.

Chairperson Tobin closed the public hearing.

Ms. Tobin clarified that neither the Board nor City staff had the authority to require that the Magic and the Mission work out a deal.

Mr. David Bass, Assistant City Attorney, City of Orlando, stated that the developers would have to comply with code with respect to maintaining vehicular and pedestrian access to the Mission during construction.

Mr. Grandin reviewed the conditions of clarification requested by Mr. Lee. Mr. Grandin stated that they were not changes to the conditions, but were only comments:

1) Additional language be provided to clarify that the plaza signage faces both east and west (page 6 of the Staff Report).
2) Entertainment usage should not be limited to those which are sports related (page 7 of the Staff Report).
3) In prior discussions, Staff agreed that other type of materials in lieu of sod could be used on an interim condition between demolition and construction if a permit is not in the works. – This language should be added.
4) Would like to understand the restriction regarding permanent signage on the pedestrian bridge (page 21 of the Staff Report).
5) Would like to discuss the governing conditions/parameters regarding the frequency at which the office sign can be changed in the interim condition (prior to hotel) as well as the ability to construct a barrier that would allow for full functionality (one which may also allow the opposite facing sign) (page 22 on the Staff Report).
6) The sound/light totems are intended to operate 27/7, not only when Church Street is closed (page 23 of the Staff Report).
7) In addition, we have concerns about limiting the overall sign square footage without fully understanding the forms and configuration of our buildings. We would prefer to integrate the signs into the design as it develops so that they do not appear as mere add-ons that are limited due to an arbitrary size restriction. Also, we need some flexibility in the signage program that allows for adjustments (within an acceptable percentage tolerance) and trading of allowable square feet between buildings (while maintaining the overall cap).

Mr. Grandin stated he wasn't sure if they wanted to add these conditions. He indicated that the Board should acknowledge that there have been concerns raised by the applicant in regards to these issues. Staff feels very comfortable that they can work with the applicant between now and the time that the ordinance will be drafted, which would be a planned development ordinance to address these issues. Although these were complex issues within a very complex project, but Mr. Grandin stated Staff believed they could resolve these issues at a staff level.

Board member Burns moved APPROVAL of the request, ZON2013-00029, subject to the conditions in the staff report, including the changes requested by the applicant, subject to the clarifications by Mr. Grandin, including continued changes to the Master Sign Program to be worked out by the Planning Official. Board member Anderson SECONDED the MOTION.

In regards to the signage issue, Mr. Grandin stated that the Board would be looking at the signs for each phase as they come before the Board, and at that moment would be able to understand not only what was in the PD but how the signs would be integrated into the overall design of the project. Staff and applicant agreed that they don't want signs just attached to the exterior of these buildings and placed arbitrarily throughout the plaza. They need to have a full integration, which is why the applicant was looking for more flexibility, since at this point their design is still in the preliminary phases. Until there are final designs and final architecture, they won't know how the signs will integrate.

Board member Buchanan acknowledged that the homeless issue has been a serious concern and highlighted the importance of what Mr. Harden does. He stated that the Board did not have a role to play in any business issues between the Magic and the Mission. He personally would like City staff to make sure that the Police Department and Code Enforcement will be monitoring this project closely and making sure that there will be no trap that the Mission would fall into in regards to the people lining up on the street and having access. It would be very unfair that they would somehow be put out of business as an unintended consequence. Mr. Buchanan concluded stating he would support the motion.

Ms. Tobin agreed with Mr. Buchanan's comments and specifically stated that construction coordination was in the City Code. In regards to Mr. Harden's request to include as a condition something that would say that there could be no adverse impact on his business, Ms. Tobin stated she didn't know how the Board could put that as a condition from a legal perspective, because there would probably be no means to enforce such condition. Code Enforcement ensures compliance of the Code, and Ms. Tobin added that she would like to hear down the road that there has been continued and ongoing positive communication with the Magic and the Mission. She concluded indicating that both parties play very important roles in very different aspects within the community.

MOTION was VOTED upon and PASSED by unanimous voice vote (Skidelsky abstained).

OTHER BUSINESS

- None.

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 10:10 a.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, AICP, City Planning
Karl Wielecki, AICP, City Planning
Elisabeth Dang, AICP, City Planning
Ken Pelham, City Planning
Bruce Hossfield, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Droege, AICP, City Planning
Colandra Jones, City Planning
Michaëlle Petion, City Planning
Michelle Beamon, City Planning
Jason Burton, AICP, City Planning
Fabian de la Espriella, AICP, City Planning
Lourdes Diaz, City Planning
David Bass, City Attorneys' Office
Keith Grayson, Permitting Services
Myra Monreal, Transportation Planning
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Gus Castro, Transportation Planning
Ian Sikonia, Transportation Planning
Claudia Korobkoff, Transportation Planning
Dolly Carwile, Public Works
Denise Riccio, Parks & Special Facilities

Dean Grandin, AICP, Executive Secretary

Lourdes Diaz, MPB Recording Secretary