

ARCHITECTURAL BOARD OF REVIEW MINUTES April 16, 2011**1. 336 N MILPAS ST****C-2 Zone****(3:10)**

Assessor's Parcel Number: 031-371-021
 Application Number: MST2006-00236
 Architect: Perkowitz + Ruth Architects
 Owner: Fresh & Easy Neighborhood Market

(A revised proposal for a new one-story 11,680 square foot commercial building for Fresh and Easy Neighborhood Market. The proposal includes 51 parking spaces, a voluntary merger of three lots totaling 39,130 square feet, and demolition of three existing non-residential buildings totaling 12,919 square feet. The project will result in a Measure "E" credit of 1,451 square feet.)

(Review of the as-built relocation of perimeter site walls and associated reduction in landscaping planting area. A waiver is requested to provide less than the required depth of the perimeter planters.)

Actual time: 3:16

Present: Chris Perry, Project Manager, Perkowitz +Ruth Architects; Jeremy Salt, Engineer, Penfield & Smith; Bob Cunningham, Landscape Architect.

Public comment was opened at 3:22 p.m.

Clark Ortone, adjacent resident to the east, expressed appreciation of Fresh & Easy for relocating the site walls and resolving the problem related to his driveway.

Constantine Frangos, expressed concern that the wall does not comply with the City Council's condition that the wall be less than 6 feet tall on the south side of the property.

Public comment was closed at 3:27 p.m.

Staff comments: Jaime Limon, Design Review Supervisor, provided a background of the appeal to City Council. He explained that it was Council's direction that more sidewalk width be obtained along Milpas Street, and the wall at Mr. Frangos's property line be kept to a maximum of 6 feet height. Mr. Limon stated that inspections were obtained for the relocated site walls, and explained that the wall on the south side of the property does generally comply with City Council direction to be no taller than six feet.

Motion: Approval of the Review After Final with the following comments:

1. The height of the wall as interpreted by City Planning staff is satisfactory.
2. A waiver for a reduction of landscaping is supported and proposed landscaping is sufficient.

Action: Zink/Mosel, 5/0/0. Motion carried. (Gradin/Rivera absent)