

To: City of Santa Barbara,
Community Development Department Planning Division

May 6, 2011

Re: FRESH AND EASY, 336 N Milpas, Application Number: MST2006-00236 – Landscape Plan

I am the owner occupant of one of the three R-2 properties located to the east of the proposed new Fresh and Easy store at 336 N Milpas. I believe that it is mandatory that any landscape plan include adding trees to fill in the gap in the existing tree row along the southern border of the Fresh and Easy property line.

There is a problem view to my south west. Located on the roof of the Saigon Cafe at 318 N Milpas is a highly visible and extremely ugly industrial monstrosity. I did not receive any notice of any meeting pertaining to the construction of this shiny silver colored ductwork and associated equipment, so I was not able to submit an objection. I don't believe that such a project could have been approved by any ABR. Picture #1 shows that view as seen from my house.

Fresh and Easy and the ABR must be commended by the fine work to produce such a beautiful architectural plan. However, this is not all Fresh and Easy customers see from the parking lot. See picture #2 for a parking lot view of the architectural element greeting the customers. The approved plans call for construction of an eight foot tall CMU fence here, even that will not block the problem. As you can see, the view of this architectural element, which is looding over the parking lot, is not only ugly, but could create a potentially hazardous condition which I will discuss later.

My house is build upon a three foot raised foundation. I have no problem seeing over the existing eight foot fence from my kitchen, breakfast nook, dining room and living room windows. Not only does this present a seriously ugly view, but the afternoon sunlight frequently glares off these shiny silver ducts almost like a mirror. This can be distracting as I look out my west facing windows and at times could be a serious safety issue to those walking and driving in the Fresh and Easy parking lot.

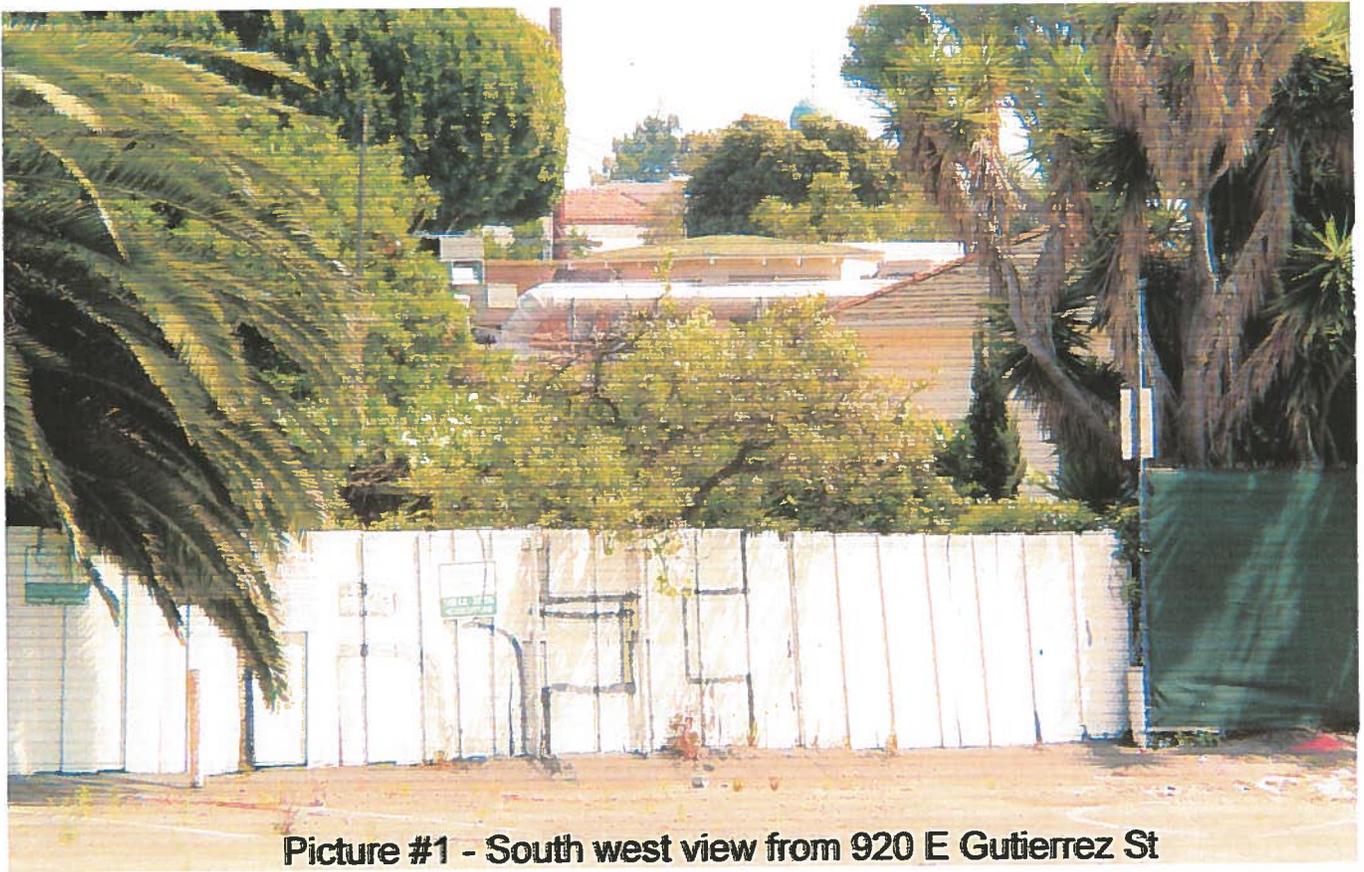
The best solution would be to remove the junk from the roof of the Saigon Cafe. I realize that would be both beyond the scope of the ABR and this project and would take time. To mitigate this potentially hazardous problem and eyesore, several fast growing, bushy trees should be planted in the gap in the existing trees along the southern boundary to block this view and reflected sunlight. The Fresh and Easy artist rendering of this elevation shows added trees along this boundary. I want to make sure that these trees are of a size and type and properly oriented to block that offending view. It appears that these trees would be planted in the space along the fence, in the vicinity of the trash enclosure. Perhaps on either side. See picture #3.

Respectfully submitted,



Clark Ortone, 920 E Gutierrez St.

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Picture #1 - South west view from 920 E Gutierrez St



Picture #2 - Parking lot view from north east