

Gray, William E

From: Gray, William E
Sent: Thursday, September 19, 2024 11:18 AM
To: Bobby Hill
Subject: PRE-24-0922, Westside Service Bar, 812 S Sierra Madre

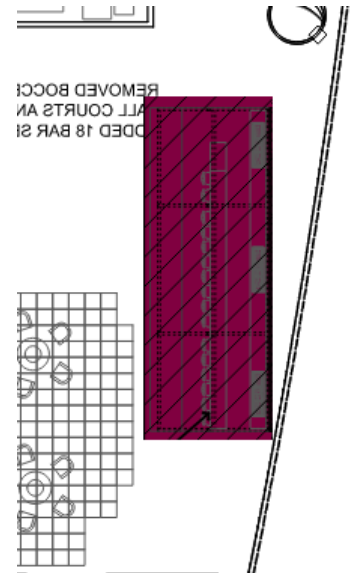
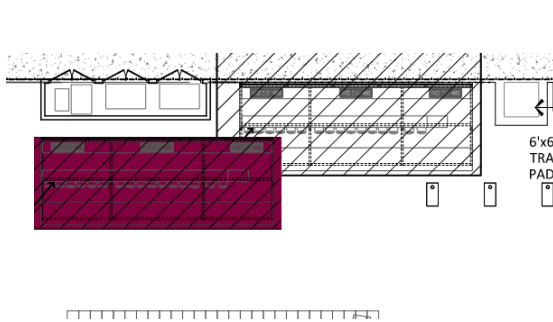
Hi Bobby,

Here is the pre-app summary for the proposed westside bar at Trainwreck. I have added a couple more thoughts after our initial conversation and taking a walk over to the property.

PRE-APP SUMMARY:

Request – Add a covered service bar in the west yard area of Trainwreck adjacent to W Las Animas St.

- 1) Location is 812 S Sierra Madre
- 2) Zoning is FBZ-T2B
- 3) Proposed Bar is 40' x 14' x 11' in size.
- 4) New bar is proposed to be located along the north property line adjacent to W Las Animas St.
- 5) Design of new bar is comparable to the existing stage that is also located
- 6) Existing Bocce courts are to be demo'd.
- 7) W Las Animas St side is fence (8' black metal picket) and trash enclosure with silver rolled metal siding.
- 8) One concern with the proposal is street loses some of its pedestrian friendliness along Las Animas St. Street frontage will have back of the new bar and trash enclosure. Lose the open view into the active west yard, which provides a pedestrian-friendliness and visual interest to the street. Both of these are required characteristics for street frontage in the FBZ.
- 9) Recommend site bar in alignment with Trash enclosure or relocate to west property line (see illustration below) to maintain the currently pedestrian friendly and more visually interesting street frontage to the open and active west yard of Trainwreck.



- 10) If, bar is to stay in same location than design need to include enhancing the façade of the bar back (varied materials, color, mural, or combination)
- 11) Minor change to the site plan. Qualifies as a Minor Modification through Building Permit Review

If you have any questions or need to discuss please let me know.

Thanks
Bill



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