

From: Scott Huffman
Sent: Wednesday, March 9, 2022 11:39 AM
To: Kelly Gleason
Cc: DRC Public Comment; Kasara Mena
Subject: March 10th DRC - AMND19-0063

Hi Kelly

As you may recall, we own and manage the Mission Oaks Shopping Center and recently received public notice for this meeting. We feel the applicant has put forth a thoughtful site plan and attractive design that would bring new economic vitality to the area, which we fully support. In light of the project changes from the original plan, we do have the following comments/questions:

1. Drive-thru: while none are shown on the plan, does the City intend to place a condition on the project that no drive-thrus will be allowed?
2. Signage: page 11 of the staff reports states *"The Valley Fresh tenant space is 216-feet in length allowing for up to a 216 square-foot sign. The building is located toward the rear of the site, necessitating a larger sign for visibility."* What is the size of the larger signage area being requested by the applicant?
3. Residential Density: page 12 of the staff report states, *"The applicant envisions 82 units in the areas designated for mixed-use..."*; however, the title sheet of the plans indicate "Residential - 100,200 SF & 92 TOTAL UNITS. While we understand both of these figures fall below the maximum allowable base density, it will be important to clarify which is correct for the cap and associated traffic analysis.
4. Truck travel path: this comment is likely more relevant for Planning review; however, it will be important to understand the truck circulation for this site. Which driveways will delivery trucks enter/exit, are they able to avoid the roundabouts, do they have the necessary turning radius, etc.? Based on the Valley Fresh loading dock placement, the deliver path is unclear to us. Will deliveries be restricted to certain hours based on the residential use adjacent or does the sound wall/set back eliminate such a requirement?

Thanks,

Scott J. Huffman



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