

From: Dan Pitts <>
Sent: Sunday, October 2, 2022 3:45 PM
To: Planning
Cc:
Subject: Questions / Comments for Public Hearing on 10/11/22

[EXTERNAL EMAIL]

Project Description

- Development Plan 22-02 for a Peterbilt sales and service use.
- Recommendation to the City Council regarding Rezone 22-03 to expand the Highway-Oriented Signs overlay district, and Conditional Use Permit 22-16 for approval of a new highway-oriented sign. (P22-0017)

I am a resident of the Rancho Paso community located directly south and adjacent to the Peterbilt development. I have been staying in close contact with Katie and Darren in your Planning Dept. for the past 3-4 months and reporting back to our HOA.

Generally speaking, I think most residents are OK with the idea of the Peterbilt Development, particularly because of the building appearance and landscaping plans. Additionally, because all building and parking lot lighting at night will be evaluated and addressed prior to occupancy.

1) The noise study indicates that most noise will come from the use of air hammers, pneumatic tools and/or truck lifts. To mitigate this, the noise study says that the south facing doors of the service area will be closed when this equipment is being used. This approach seems a little improbable.

How will this be managed?

How will noise from the use of a PA System be managed?

Should a sound wall be constructed?

2) Our understanding is that the L-shaped portion on the south side of Peterbilt's property will **not** be developed at this time. This section of the property runs about 570ft. directly next to the entrance to our community, next to our RV storage and next to 3 homes.

Is it possible to require that Peterbilt provide a sidewalk and landscaping along Theatre Dr. to extend all the way to our entrance?

3) Due to the increased amount of semi-truck traffic, we have concerns about the impact on the road surface. Theatre Dr. is currently in poor condition from the Target shopping center south to the Paso Robles city limits.

How much of Theatre Dr. will be re-surfaced as part of the Peterbilt development?

Because Theatre Dr. is narrow, will semi-trucks be permitted to park in front of the Peterbilt development?

4) Peterbilt is requesting approval from the City Council to install a 35' tall highway-oriented sign to be located at the corner of Nutwood and Theatre Dr. We completely understand the need for a business of their type to have visibility from the freeway. However, other than the Target Center sign, the major businesses along Theatre Dr. do not appear to have signs taller than 20-25'.

If approved, can Peterbilt's sign be limited to no more than the other businesses?

We ask that the brightness of the sign be addressed to minimize being an annoyance to those homes that are closest to Peterbilt?

Thanks for your consideration,
Dan Pitts