

To: Chairperson Christensen, Planning Commissioners
cc: Darren Nash
From: Ian McCarville, Kirk Consulting
Date: October 5, 2023

Subject: Ardmore Industrial – Phased Planned Development/Conditional Use Permit & Vesting Tentative Parcel Map (PD22-20/PR22-054)

Dear Chairperson Christensen and Commissioners,

On **July 31, 2023**, the Development Review Committee (DRC) reviewed the proposed Ardmore Industrial Planned Development/Conditional Use Permit and Vesting Tentative Parcel Map (PD22-20/PR22-054). Following this meeting, the Applicant Team prepared updated exhibits to address the comments made during the DRC's review of the project. Below is a summary of the comments received and the Applicant Team's responses:

Truck Circulation Exhibit: The DRC requested an exhibit illustrating truck circulation on Lot 13. Please refer to Sheet C2.1 of the Plan Set for the Truck Circulation Plan.

Pedestrian Circulation Exhibit: The DRC requested an exhibit that illustrated pedestrian connections throughout the site. Please refer to Sheet A1.1 in the Plan Set for the Proposed Pedestrian Access Plan.

Oak Tree Images: The DRC requested additional photos of the oak trees proposed for removal and retention. These images can be found in the Oak Tree Impact and Protection Plan (Heritage Tree Arboricultural Consulting, October 2022).

Landscaping Plan: The original application included a request to modify the landscape screening standards along the southern property line of Lot 13; however, in response to the DRC's request, the Applicant Team reevaluated this area and determined that the 10-foot landscaping requirement can be met. Consequently, the project no longer requires a modification from the landscape screening standards outlined in Section 21.13.030.F.1.b of the Zoning Code. Refer to Sheet L1.1 for the Conceptual Overall Landscape Plan and Sheet L1.3 for the Landscape Sections for more details.

Parking Calculations: Additional information on Parking Calculations was requested by the DRC, which can be found on pages 10-12 of the Project Description.

View Simulation: The DRC requested a view simulation looking east down Ardmore to visualize how the project will integrate into the existing setting. This perspective rendering can be found on Sheet A4.12.

Attachment 3

Perimeter Wall/Fencing The DRC requested additional information on the decorative wall and asked that the applicant create an easy-to-read exhibit that illustrates where the various fencing types are located. Refer to Sheet L1.1 of the Plan Set for the Fencing Plan and page 14 of the Project Description for the proposed fencing types.

Architectural Details The DRC requested that the Plan Set be revised to include additional architectural details for the cornices, windows, and other similar items. Refer to Sheets A2.0 – A2.3 of the Plan Set for the enhanced architectural details.

In conclusion, we are confident that the comments made during the DRC meeting have been addressed within the revised project documents. The exhibits mentioned in this communication will be highlighted during the Applicant Team's presentation at the Planning Commission's public hearing for the project scheduled for October 10, 2023.

Respectfully,

Ian McCarville
ian@kirk-consulting.net
Phone: (805) 461-5765

Attachments:

- 1) Project Description (Kirk Consulting, July 2023)
- 2) Oak Tree Impact and Protection Plan (Heritage Tree Arboricultural Consulting, October 2022).
- 3) Revised Plan Set (Arris Studio Architects & Wallace Group, October 2023)