

Sesanto, Sean

From: Jesberg, Steve (sjesberg@ci.capitola.ca.us)
Sent: Thursday, August 4, 2022 2:55 PM
To: Sesanto, Sean; Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Cc: Mozumder, Kailash; Uharriet, Danielle (duharriet@ci.capitola.ca.us)
Subject: 520 Riverview Dr
Attachments: CIVIL1_PRELIM_APPLICATION_7.27.pdf; CAP-009_Driveway Location at Corners.pdf; CAP-010_Intersection Site Distance.pdf

Sean,

Public Works staff have reviewed the proposed improvement plans for 520 Riverview Drive. These plans include the construction of a new driveway at the northwestern corner of the lot near the intersection of Riverview Drive and Sunset Drive, see attached plan sheet. The location of this proposed driveway does not meet the City's standards for site distance and distance from an intersection. I have attached both applicable standard drawings.

The issue with the proposed location is a matter of safety. The existing fence along the northernmost property line continues at a height of 6-8 feet to the back of sidewalk. This fence will block a driver's view of cars coming from both Sunset Ave and Riverview Ave. In addition both pedestrians and bicyclists using the sidewalk or other parts of the road will be hidden from view. This condition exists whether the car exiting the driveway is pulling out forward and is even worse if it is being backed out.

Given these safety issues Public Works cannot support the construction of the driveway as proposed. Also, given the odd shape of the parcel and the existing building envelope it may be impossible to build a conform driveway on this property.

The existence of an existing driveway for the neighbors house on Sunset Ave at the intersection does not influence this direction. This driveway is also unsafe but was most likely built prior to the applicable standard being enforced. Perpetuating an unsafe condition is not in the public's interest.

Please let me know if you need any additional information or want to discuss this further.

-Steve

Steven Jesberg
Public Works Director
City of Capitola
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