
FW: 41st Avenue Corridor Plan / Clares Street Improvements

From Herlihy, Katie <kherlihy@cityofcapitola.gov>

Date Wed 5/27/2026 9:20 AM

To Gautho, Julia <jgautho@cityofcapitola.gov>; Goldstein, Jamie <jgoldstein@cityofcapitola.gov>; Tran, Marc <mtran@bwsllaw.com>

Please see the public comment on Corridor Plan below.

From: Bob Rivers <bobrivr@brownranch.com>

Sent: Wednesday, May 27, 2026 8:40 AM

To: Margaux Morgan <mmorgan@cityofcapitola.gov>; Gerry Jensen <gjensen@cityofcapitola.gov>; Clarke, Joe <jclarke@cityofcapitola.gov>; Melinda Orbach <morbach@cityofcapitola.gov>; Westman, Susan <swestman@cityofcapitola.gov>

Cc: Herlihy, Katie <kherlihy@cityofcapitola.gov>

Subject: 41st Avenue Corridor Plan / Clares Street Improvements

Dear Mayor and Members of the City Council:

My name is Bob Rivers, and I am the General Manager of Brown Ranch Marketplace, owned and operated by Brown Ranch Properties, located at 3555 Clares Street. I am writing to strongly request that the City Council continue any decision-making on the Clares Street Improvement Plan to allow for further study of the plan's potential impacts on Brown Ranch Marketplace. Because Clares Street is being considered as part of the broader 41st Avenue Corridor planning effort, and because the City has acknowledged that conditions may change based on future mall redevelopment plans and studies, it would be premature to move forward before those interactions are fully understood.

Before the City adopts any improvement alternative, Brown Ranch Properties should be given additional time to evaluate how changes to lane configuration, circulation patterns, access, loading, and customer ingress and egress may affect Brown Ranch Marketplace.

For these reasons, I respectfully urge the City Council to continue this matter before advancing any preferred Clares Street alternative.

Thank you for your consideration.

Bob Rivers
General Manager
Brown Ranch Marketplace
3555 Clares Street, Suite L
Capitola, CA 95010

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