

**Gautho, Julia**

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**From:** Douglas Ley <dley@redtreepartners.com>  
**Sent:** Thursday, September 25, 2025 3:28 PM  
**To:** City Council  
**Cc:** Kahn, Jessica  
**Subject:** September 25, 2025 Meeting/Agenda Item 9A. Bay Avenue and Hill Street Traffic Safety Update

Dear Councilmembers,

As the owner of the Nob Hill/CVS/Capitola Self Storage Center we would like to share our comments on the matters under consideration this evening regarding Bay Avenue, and particularly the intersections at Crossroads and Hill.

We are pleased that the City is showing flexibility about what was always described as temporary and an experiment. We encourage you to move forward as quickly as possible to a permanent solution for the Hill/Bay intersection.

We are in favor of restoring the intersection to its previous configuration until we have either a roundabout or a signal at Bay/Hill. The traffic backups with the narrowing of lanes has caused some impatient drivers to come into our center only to get through the Hill intersection more quickly (they think). Our low fencing to prevent these movements in the aisle closest to Peets has been knocked down several times.

We like the idea of a cross walk with flashing signals at Center—that will take pedestrian pressure off the Bay/Hill intersection and, we hope, improve pedestrian safety with the shorter crossing distance.

We don't see the need for the center turn lane between Hill and Crossroads. Coming from the freeway there is nothing to turn left into and vehicles driving toward the freeway vehicles can and should enter our center at Hill.

We would like to see the area of Bay that lines up with Crossroads marked as 'KEEP CLEAR' so that traffic can leave our center and the car wash at Crossroads and turn toward the freeway and so that cars from Crossroads can turn right toward the freeway.

We have no problem keeping the current (traffic calming) configuration coming in and out of our center at Hill. If a signal is ultimately chosen we would want to return to two lanes into the center as originally designed and built. That would permit both (a)

right turns in from Bay AND (b) vehicles turning left from Bay or straight from Hill to enter the Center.

Thank you for your service to our community.

Doug Ley

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