

From: Maloney, Mike  
Sent: Thursday, September 12, 2019 1:17 PM  
To: \_PLANCOM - Planning Commission  
Subject: Late Correspondence - Planning Commission Item No. 10.3  
Attachments: Hoaglin-09-09-2019 1643.pdf

Planning Commissioners,

Please consider the attached late correspondence from Ms. Hoaglin concerning vehicle ingress/egress at SPARC's 1061 N. Dutton Ave. project site.

On September 11, 2019, City Traffic Engineers Rob Sprinkle and Nancy Adams visited the site "...to observe the driveway and found that there is adequate site distance, the two way left turn pocket provides a refuge, and with the close proximity to the signal there are adequate gaps in traffic."

Engineering Development Services Exhibit "A" that accompanies the draft resolution includes the following relevant conditions:

- \* If applicable, driveway aprons and sidewalks along the property frontage shall be brought up to ADA compliance by installing City Standard driveway aprons per City Standard 250A with flat sidewalks along the frontage to the review and approval of the City Engineer.
- \* The applicant shall keep the project frontage vehicular site distance clear of over grown vegetation. Vegetation shall be less than 3-feet or more than 7-feet in height.

The applicant has responded to the concerns expressed by Ms. Hoaglin indicating that "As part of the building permit process, we plan to apply for encroachment permits to widen the driveway as much as possible on both the north and south sides. We are looking into removing the planter bed on the south side of our driveway, at least for the 10-20 feet closest to the street, which would allow for a wider entryway and driveway. We believe the combination of these improvements will address Ms. Hoaglin's concerns and greatly improve access to and from the site."

Planning Commissioners may also wish to consider conditioning the project to require installation of centerline striping in the parking lot's ingress/egress drive aisle area to better identify drive lanes for motorists.

Best Regards,

Andrew

Andrew Trippel | City Planner  
Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org

## Trippel, Andrew

---

**From:** Trippel, Andrew  
**Sent:** Monday, September 9, 2019 9:56 AM  
**To:** Collene Hoaglin  
**Subject:** RE: Planning Commission Meeting - File # - CUP19-034

Good morning,

Thank you for your email and for your detailed description of your concern about the entry/exit to the project site, as well as clarification of your support for the project. I've shared your email with City Traffic Engineers so that they can evaluate the issue and determine how it might be resolved.

Best Regards,

Andrew

### Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404  
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



---

**From:** Collene Hoaglin <cmissyh@yahoo.com>  
**Sent:** Monday, September 9, 2019 4:43 AM  
**To:** Trippel, Andrew <atrippel@srcity.org>  
**Subject:** Planning Commission Meeting - File # - CUP19-034

In response to the Notice of Public Hearing File # - CCUP19-034.

I will not be able to attend the Planning Commission Meeting but would like to bring up an issue that has been a nuisance. It involves the traffic coming in and out of the Sparc driveway. The driveway appears to have a "blind spot" for patrons leaving the driveway. On many occasions while driving southbound on Dutton Avenue I have had to latterly stop my vehicle while driving in the far right lane of Dutton Avenue because vehicles leaving the Sparc driveway are trying to make a left turn on to Dutton Avenue, and protrude into the lane of oncoming traffic. In addition, while driving south on Dutton Avenue, again in the far left lane customers of Sarc entering the driveway will stop their vehicles in the far right lane because there is a vehicle leaving the Sparc parking lot and the vehicle entering the driveway cannot enter for whatever reason. I can only assume that either the driveway is too narrow to fit two passing vehicle's or not clearly marked so that the vehicles leaving and entering the parking lot know to stay on their side.

I am not opposed to the expansion, but would request that Sparc make the driveway "right turn only" when exiting it and mark the driveway so that customers know not to block the entrance for others entering the parking lot.

Please feel free to contact me with questions.

Thanks,  
Collene Hoaglin