

SUPPLEMENTAL INFORMATION
No. 1

For Planning Commission Agenda of:
July 11, 2019
Item No. G-1

Re: Applicant: Tony Ellena
 Case Numbers: PMS-18-002
 APN: 510-291-087

Attached is information submitted for public comment.

It should be noted that the sidewalk exception addresses the sidewalk required for the interior road. No sidewalk was required or proposed along Hiller Road as the subject parcel only has 20 feet of road frontage on Hiller Road.

Donna and James Biteman
1556 Tantara Lane
McKinleyville, CA 95519
707-839-7744



June 30, 2019

Humboldt County Planning Commission
3015 H Street
Eureka, CA 95501

Re. Case Number PMS-18-002 (Ellena): Objection to Exemption Requests

Dear Members of the Humboldt County Planning Commission:

Thank you for allowing me to speak at the end of the June 20 meeting of the Commission. We are grateful for that opportunity, as we may be unable to attend the hearing on July 11, to which the case was continued. The following letter details concerns that I expressed at that time.

We wish to express our concern to the exemptions requested in this request for permit to subdivide Parcel (APN) 510-291-087. Specifically, we respectfully ask that the Planning Commission consider our reasons to deny to the developer's requests for a "reduced right of way for the interior access road and to eliminate the sidewalk requirement." We enclose photos to illustrate our concerns.

As owners of Parcel (APN) 510-291-060, our property has a contiguous boundary with the above-referenced parcel. We have concern that the requested exemptions, if granted, might create a permanent adverse effect on the safety of pedestrians and motorists using Hiller Road, resulting in a deterioration of the quality of this neighborhood. Consequently, we ask that the above-referenced requested exemptions be denied.

Our reasoning follows:

1. Hiller Road carries a substantial amount of vehicle traffic west of McKinleyville Avenue.
2. The intersection of Hiller Road and McKinleyville Avenue is considered by locals to be dangerous. People frequently complain of motorists running the 4-way stop signs at the intersection. (For example, please see Alicia Boykin's June 16, 2019, 4:29 pm post on the *McKinleyville Community Watch* Face Book site.)
3. Hiller Road makes a southerly jog at the intersection of McKinleyville Avenue. This creates a blind curve to westbound motorists. The property in question lies at the blind point (please refer to the Assessor's Parcel Map).
4. Hiller Road is used by pedestrians going to and from McKinleyville's town center area. West of McKinleyville Avenue, Hiller Road serves as a primary pedestrian access to Hiller Park and the Hammond Trail, both popular community recreation areas.

Specific concerns follow:

1. "Eliminate the sidewalk requirement:" Granting this request could create a permanent gap in a sidewalk on the north side of Hiller Road, where sidewalk construction has already begun.
 - a. Portland cement sidewalks are already in place on the west side of McKinleyville Avenue, leading to the north side of Hiller Road, with handicap access at the intersection (Photos #1 & #2). Sidewalk construction has already begun on the north side of Hiller Road, west of McKinleyville Avenue. Curbing is already in place at the location in question (Photos #3 & #5).
 - b. The north side of Hiller Road carries a significant amount of pedestrian traffic and is preferentially used by pedestrians traveling to and from the McKinleyville Town Center to Hiller Park and the Hammond Trail.
 - c. West of McKinleyville Avenue, except at the property in question, the north side of Hiller Road provides either sidewalks or an exceptionally wide parking lane (Photo #4). The south side of Hiller Road does not provide a pedestrian walkway. (Photo #6).
 - d. The property of concern lies at a "pinch point" in a blind curve of Hiller Road, creating an area of reduced safety for pedestrians. The north side of Hiller Road at this point has a curb and a narrow parking lane (Photo #5).
2. "Reduced right of way:" Granting this request could create a potentially serious traffic safety hazard:
 - a. The point of entry from the property in question onto Hiller Road is blind to westbound motorists crossing McKinleyville Avenue. It is also at a "pinch point" in the curve, where the parking lane is narrow, further reducing visibility (Photos #3, #4 & #5).
 - b. The proposed subdivision calls for three lots. Given the present zoning rules, each lot could contain two dwelling units. At two vehicles per dwelling unit, as many as twelve vehicles (plus visitors) could enter and leave Hiller Road at this point. This situation could result in frequent occasions where an exiting vehicle would meet one entering the subdivision's access road from Hiller Road.
 - c. In order to have safe entry and exit from the subdivision, vehicles should be able to pass on the subdivision's access road, off of Hiller Road. Otherwise, vehicles entering the subdivision may have to stop at a blind point on Hiller Road while waiting for access to enter the subdivision.

We appreciate the board's consideration of our objections to the above-referenced exemption requests. Thank you.

Sincerely,

A handwritten signature in blue ink, reading "James H. Biteman". The signature is fluid and cursive, with a large initial "J" and "B".

Donna and James Biteman

Encl.



Photo #1:

Intersection of McKinleyville Avenue and Hiller Road, looking north from west side of intersection. Shows sidewalk in place, with handicap access, on north side of Hiller Road.



Photo #2:

North side of Hiller Road, looking west. Shows sidewalk in place and illustrates the blind nature of the curve in Hiller Road.

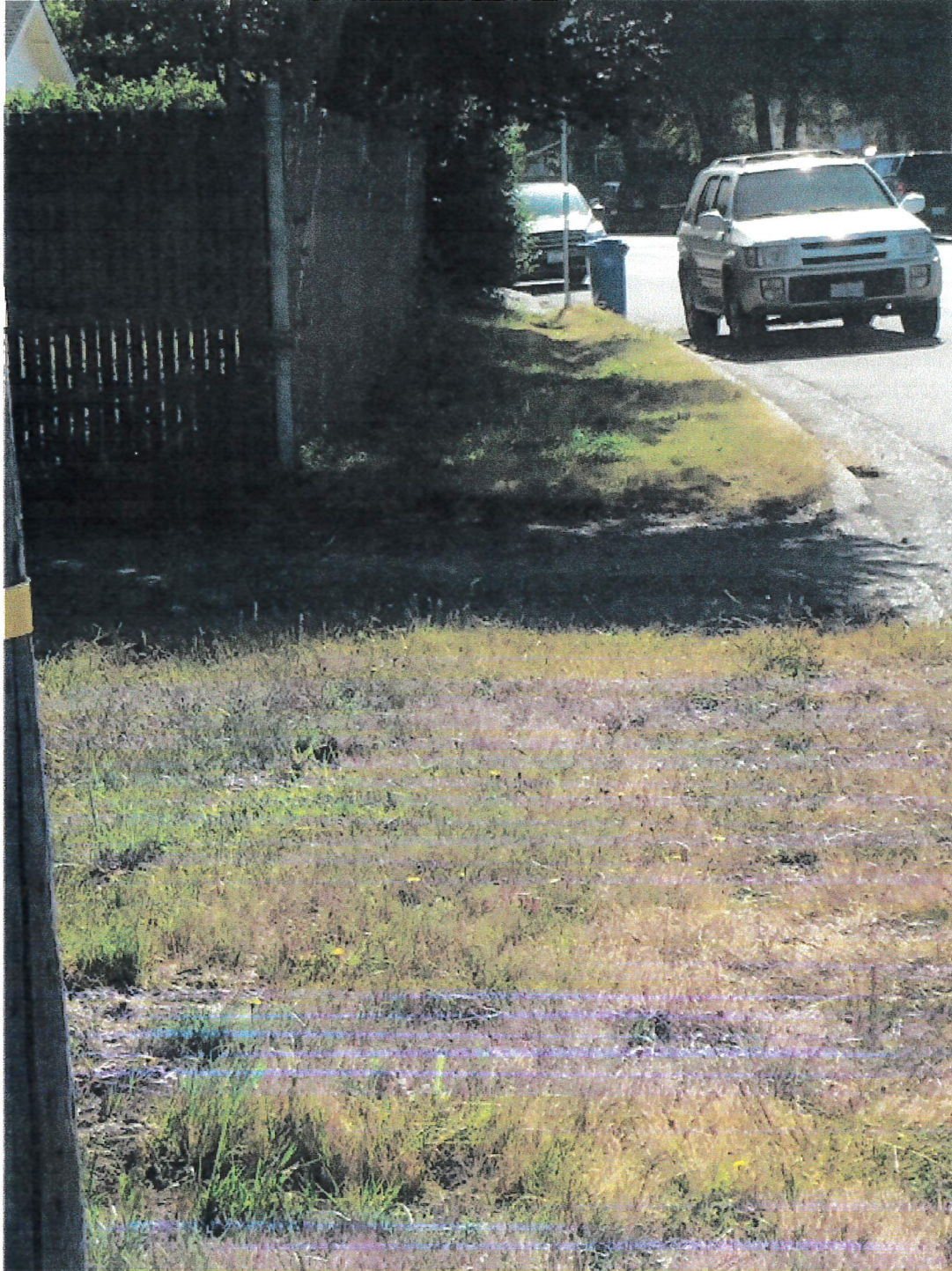


Photo #3:

North side of Hiller Road, looking eastward (toward McKinleyville Avenue) from proposed subdivision access to Hiller Road. Shows existing curb. Illustrates the blind nature of the location



Photo #4:

North Side of Hiller Road, looking west. Shows existing curbing and end of existing sidewalk. Illustrates the "pinch point" and blind nature of the curve. Shows widened parking lane beyond the proposed entry to the subdivision. Figure stands at proposed point of access to subdivision.



Photo #5:

View of proposed entry to subdivision. Shows curbing in place and illustrates the “pinch point” of Hiller Road at this location. Note the narrow parking lane at this location.

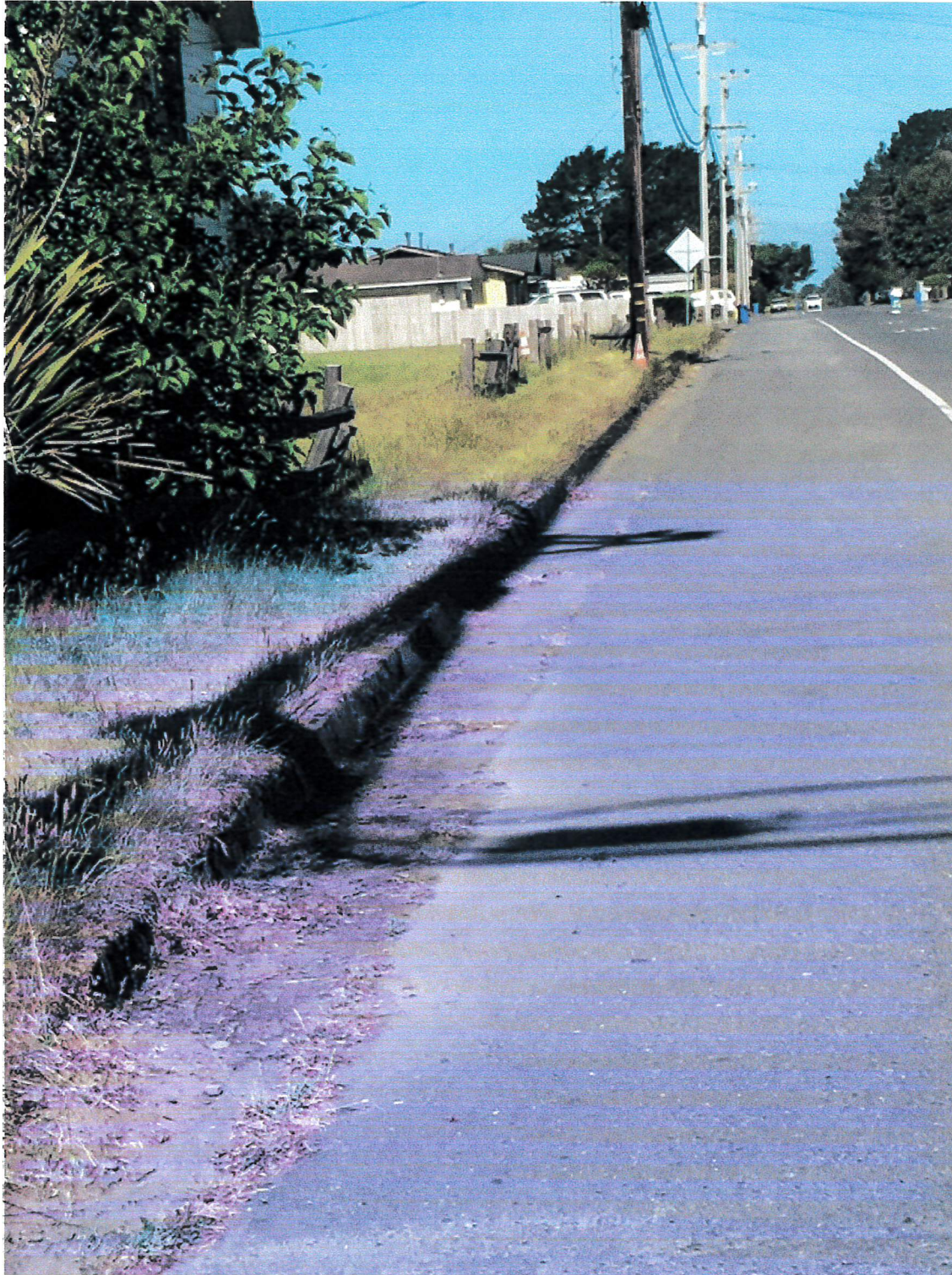


Photo #6:

View of the south side of Hiller Road, looking west, across from the subject property. Shows the lack of safe pedestrian passage on the south side of Hiller Road.