

**SECOND READING
PC AMENDMENT
2901-2905
MIDDLEFIELD RD &
702 ELLSWORTH PL**

702 Ellsworth Place Key Issues

1. Fence design
2. Sight triangle
3. Truck delivery sign

Fence Design

702 Ellsworth Place Key Issues: Fence Design

PTC Recommendation / Council Review (11.06.23)

- (ii) the 35-foot sight triangle at the intersection of Ellsworth Place and Middlefield Road shall not be obstructed by new plants, fences, or other objects taller than 1 foot,

Applicant Request / Presentation (12.11.23)

Let us do what the City Transport has suggested and is deemed safe by them (i.e. Allow for a 36 inch high fence with minimum 3 inch gapping (Picture Given Below) within the 35-foot site triangle along the Middlefield frontage, set back 4 feet from the back of sidewalk) + **We are offering 2 more options (though, not asked by City Transport department)**



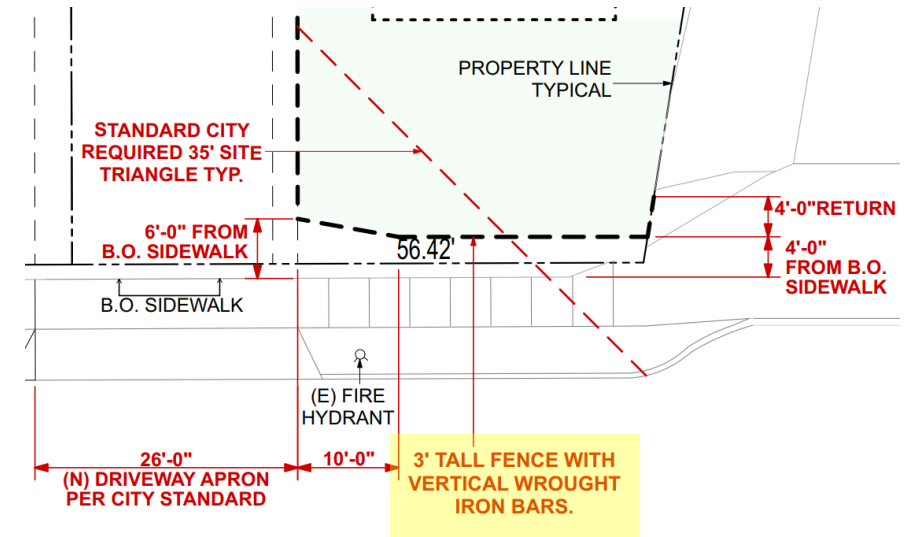
702 Ellsworth Place Key Issues: Fence Design

Council Motion (12.11.23)

2. Require graded fencing that would allow visibility line of sight through 2 angles of the fence that allows adequate transparency of 3-foot fence.

Second Reading Ordinance (2.05.24)

- (v) The sight triangle at the southeast corner of the intersection of Ellsworth Place and Middlefield Road shall ~~extend to the southernmost corner of the property along Middlefield Road and shall~~ not be obstructed by new impediments taller than 1 foot, except for the installation of an additional sign stating “No Delivery Trucks Over 24’ long” below or above the existing ‘No Outlet’ sign located within the Middlefield Road right of way between the sidewalk and ~~Handa’s~~ the 702 Ellsworth Place property line and a maximum 3-foot tall fence of a graded or similar design that maintains visibility through the sides of the sight triangle adjacent to Ellsworth Place and Middlefield Road.



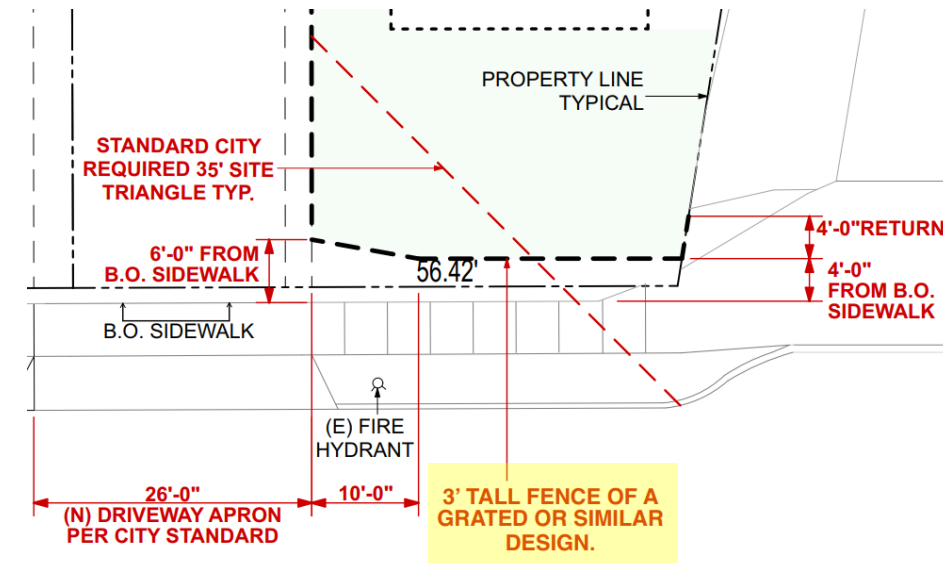
702 Ellsworth Place Key Issues: Fence Design

Revised Ordinance (03.04.24)

2. Require graded fencing that would allow visibility line of sight through 2 angles of the fence that allows adequate transparency of 3-foot fence.

Second Reading Ordinance (2.05.24)

- (v) The sight triangle at the southeast corner of the intersection of Ellsworth Place and Middlefield Road shall ~~extend to the southernmost corner of the property along Middlefield Road and shall~~ not be obstructed by new impediments taller than 1 foot, except for the installation of an additional sign stating “No Delivery Trucks Over 24’ long” below or above the existing ‘No Outlet’ sign located within the Middlefield Road right of way between the sidewalk and ~~Handa’s~~ the 702 Ellsworth Place property line and a maximum 3-foot tall fence of a grated or similar design that maintains visibility through the sides of the sight triangle adjacent to Ellsworth Place and Middlefield Road.



Sight Triangle

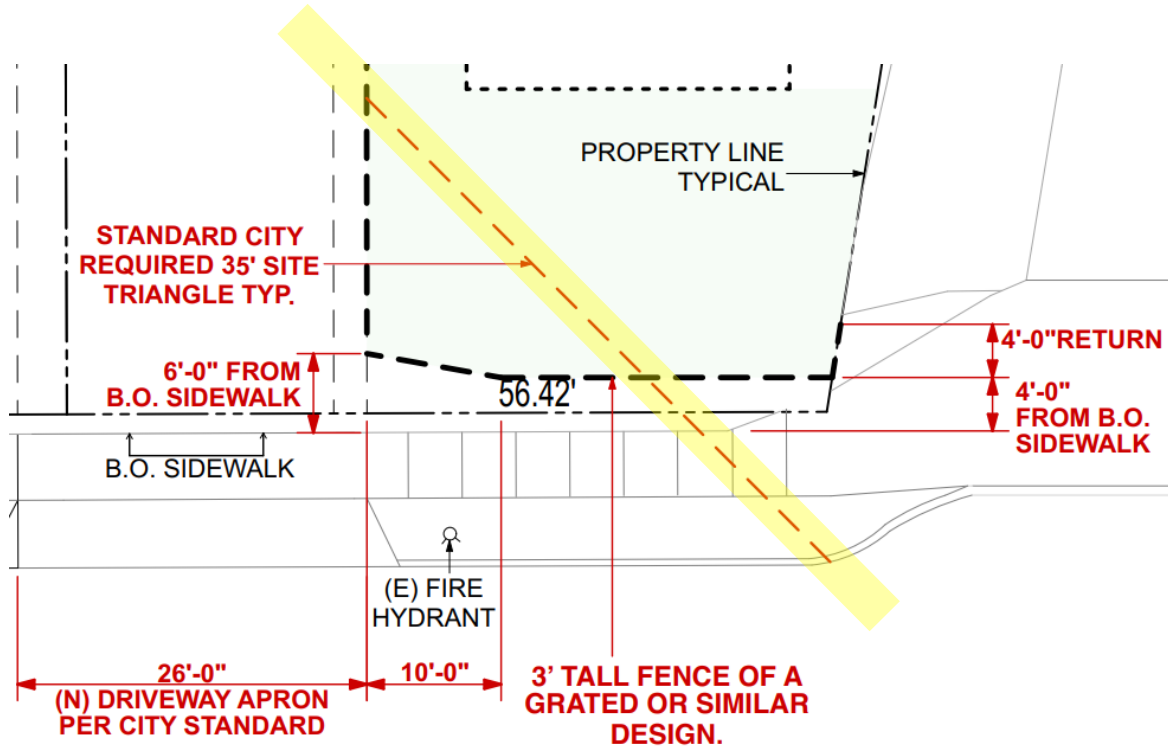
702 Ellsworth Place Key Issues: Sight Triangle

PTC Recommendation / Council Review (11.06.23)

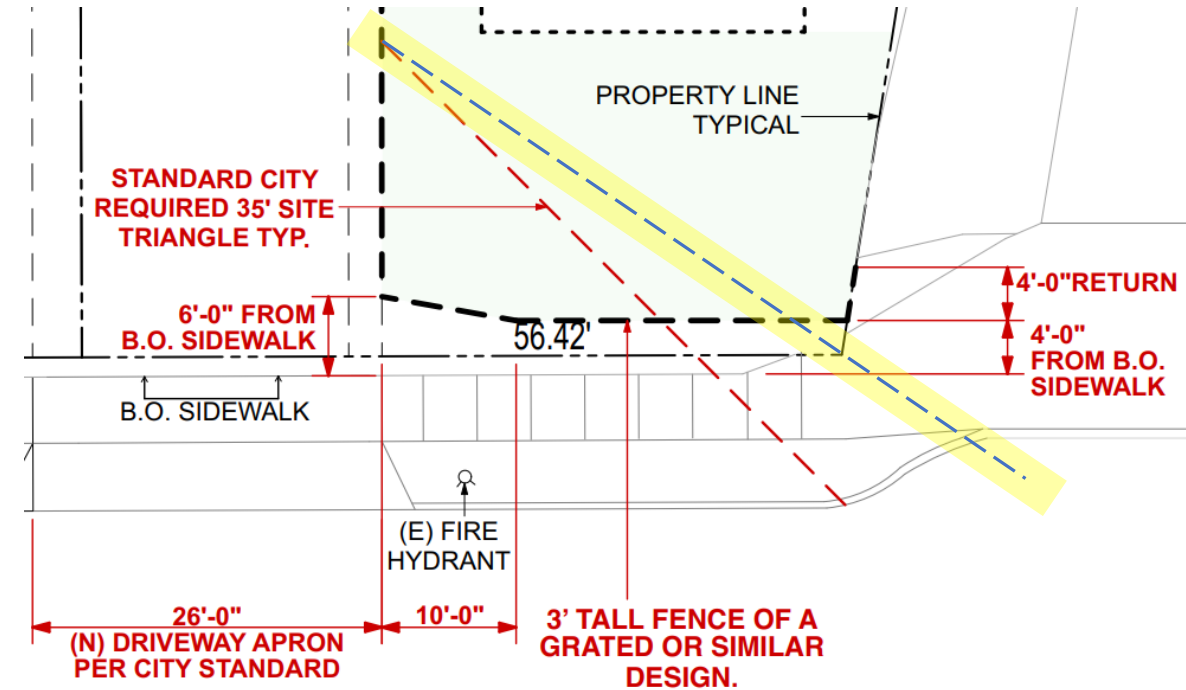
- (v) The sight triangle at the southeast corner of the intersection of Ellsworth Place and Middlefield Road shall extend to the southernmost corner of the property along Middlefield Road and shall not be obstructed by new impediments taller than 1 foot, except for the installation of an additional sign stating “No Delivery Trucks Over 24’ long” below or above the existing ‘No Outlet’ sign located within the Middlefield Road right of way between the sidewalk and Handa’s property.

702 Ellsworth Place Key Issues: Sight Triangle

Applicant Request (12.11.23 highlighted):

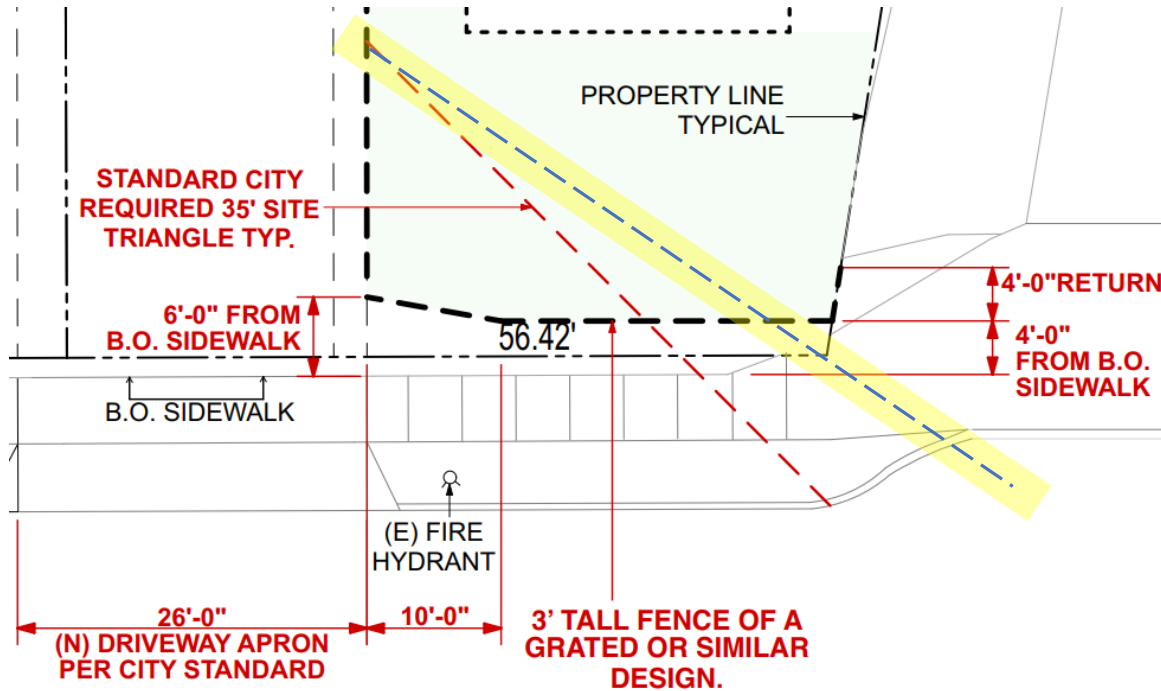


Neighbor Request (highlighted blue line):



702 Ellsworth Place Key Issues: Sight Triangle

Applicant Request (12.11.23 highlighted):



Policy Implications

- Perceived safety
- Marginally extends 1-foot height prohibition in sight triangle
- PC Ordinance can modify zoning code

Truck Delivery Sign

702 Ellsworth Place Key Issues: Sight Triangle

Draft Ordinance for 2501 Middlefield Property)

(iii) Property owner shall install a sign restricting the length of delivery vehicles on Ellsworth Place to 24' or shorter. The sign shall be placed above or below the existing "No Outlet" sign installed in the Middlefield Road right of way, between the sidewalk and the Ellsworth Parcel.

RECOMMENDATION

Open the second reading public hearing and receive public testimony and

Adopt the draft ordinances amending the Planned Community Ordinance 2343 to rezone 2901-2905 Middlefield Road (Attachment A) and 702 Ellsworth Place (Attachment B) as prepared for the February 5, 2024 City Council meeting

Or

Consider further amendments to site development regulations contained in the draft ordinance affecting 702 Ellsworth Place related to the sight distance triangle, fence design, and posted sign restricting the size of delivery trucks on Ellsworth Place



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