

Complete Streets Commission

Date: May 10, 2018
To: Mr. Zach Dahl, City of Los Altos
From: Mircea Voskerician
Subject: 4846-4856 El Camino Real Project

The proposed project is a 50 Unit Multi-Family building located at 4846 and 4856 El Camino Real in Los Altos CA. The project is situated within walking distance to numerous amenities including a grocery store, a major retail center, and Public Transportation.

Vehicular Access

The project proposes combining 2 existing driveways into a single vehicular access point near the center of the combined parcels. The driveway / ramp will access a two level sub-grade parking garage which will provide 108 vehicle spaces. This includes 8 guest spaces one of which is an ADA van space and 100 resident spaces. The garage was reconfigured to two levels so that mechanical parking lifts would not be required. The parking for this project will be unbundled from the residential units. This will allow the buyers of the units to decide how many parking spaces they will require. The tandem parking spaces will be offered as a pair to the owners of a single unit.

Pedestrian Access

The new building includes a front door on El Camino Real for convenient access to the sidewalk. This building is setback farther from the street than the existing building at 4846 El Camino Real which comes right to the back of the sidewalk. The increased setback will create a more comfortable environment for pedestrians. In addition the two existing buildings at 4846 and 4856 El Camino Real have two driveways with a combined width of about 50 feet. The project would provide one driveway with a width of about 22 feet. Thus, the exposure of pedestrians to potential conflicts with vehicles would be significantly reduced. The new driveway also includes a new ADA compatible crossing at the sidewalk.

Bicycle Access

The project proposes to exceed the Santa Clara Valley Transportation Agency (VTA) bicycle parking guidelines. The guidelines specify that secure long-term bicycle parking should be provided at a ratio of one space per three units, which would require 17 bicycle parking spaces. The project proposes a secure bicycle storage room with 10 individual lockers as well as 16 bike racks. In addition there are 19 more individual bicycle lockers situated under the stairways within the sub-grade garage. This provides a total of 45 secure bicycle storage spaces. The VTA guidelines also specify that 4 short-term bicycle spaces should be provided. The project proposes four short-term spaces at a bicycle rack near the front door.