

Sean Gallegos

From: Angie Galatolo [REDACTED]
Sent: Wednesday, September 18, 2019 2:54 PM
To: Sean Gallegos
Subject: CSC: Applicant Response to Comments 4350 ECR

Hi Sean,

Per your email: clarification on the following comments from the Complete Streets Commission. Response to each question:

- The agenda report should clarify whether the VTA bus stop at the corner of Showers and El Camino has been identified a major transit hub.

Our project is located on El Camino Real adjacent to a State designated major transit hub, having VTA bus stops in both directions on El Camino Real.

- The bus shelter should be relocated to improve the sidewalk and visibility from the driveway.

This is a brand new comment. It will take some time to coordinate the specific design and location of a repositioned bus stop. The civil engineer, BKF, has considerable experience working with VTA on these types of issues.

We will accept a condition of approval to coordinate with VTA to relocate the bus shelter, if they believe that is warranted.

- There shall be no parking on El Camino Real to prevent accidents or conflicts with the VTA buses.

ECR is a State route and the State and VTA can determine if parking should be allowed or not. There is currently no on-street parking allowed in front of our property on ECR..

- The proposal should consider relocating the driveway to Los Altos Avenue.

The driveway was originally located on Los Altos Ave but we were requested to move it to ECR by the City of Los Altos Planning Commission.

- The project plans shall clarify the driveway ramp grade creates a flat surface at the top of the ramp to improve visibility while exiting the parking garage.

Provided.

- The project should consider providing additional EV charging stations at each parking space in the garage.

Understood. This can be a condition of approval when we have a chance to be heard by the Planning Commission. Currently the plans show 5 ECVS, 2 more than required by the California Building Code.

- The landscape plans shall improve the streetscape along El Camino Real.

We are providing landscaping and street trees along ECR. The landscape design was specifically tailored to be similar to the street landscaping at Los Altos Gardens on San Antonio Road, at the request of the planning commission.

- The parking ratio needs to be planned to meet the parking need of the future resident.

At 84 parking spaces the project exceeds the minimum City and State parking space requirements.

- The project plans shall show the removal of right-hand turn lane.

Our project traffic engineers, Hexagon Transportation Consultants, are an experienced and well respected firm and have not identified this as a need. In addition, there no is no legal nexus for the City to require this scope of roadway improvements because our project results in a net traffic trip reduction.. The City's traffic person may not be aware of this legal threshold, but if the City continues to state that this is a requirement than the City's traffic person will need to explain the justification for this to the Planning Commission, City Council and City Attorney.

- The project submittal shall include all attachments.

Provided

- The Class I Bicycle facilities shall be increased to serve more residents and visitors.
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The class one Bicycle Facility in the garage accommodates 30 spaces, of which 4 are currently noted to be available to guests. Requirement is 15 spaces. This significantly exceeds the number of Bike parking spaces required.

- The Class II Bicycle shall be enlarged to accommodate additional bicycles for residents.

The Class II bike parking has been redesigned and the 4 required bike parking spaces are illustrated.

- The elevator shall be sized to accommodate bicycles.

The elevator is of adequate size to accommodate bicycles.

- Would like the applicant to discuss the loading area for vehicles to park delivery pickup/drop-offs and for trash pick-up.

The applicant would like to request a curbside loading zone on Los Altos Avenue.

We will provide bike lockers and bicycle parking as requested by the City. The standard, Building and Safety Code mandated, residential elevators will accommodate bicycles, and in fact most residents choose to keep their bikes protected in their units.

After 18 months of City “review” as residents and property owners we look forward to advance our project to the Planning Commission so we can get a fair hearing.

Housing is desperately needed in the Bay Area and particularly in Silicon Valley. Los Altos’ General Plan Housing Element identifies the need for 552 additional multiple-family housing units between now and 2023 – these 47 units will not bridge that need but they are a step in the right direction.

Thank you!

Angie Galatolo

Sent from Angie's iPhone