

From: [Jim Wing](#)
To: [Public Comment - PC](#)
Subject: PC 12/05/24 Meeting Agenda Item 3 420S. San Antonio Road
Date: Monday, December 02, 2024 7:25:23 AM

PC Chair and Distinguished Commission Members,

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I support this development, but it does not meet “Findings” for traffic circulation [ref page 176 Finding G]. I recommend you condition your motion to approve with request to have developer and Public Works staff to develop traffic alley design [Lyell to San Antonio] that allows cars to enter / exit development on-site parking without experiencing 5 to 20 minute delays when parking exit is blocked by stopped delivery trucks / cars. Los Altos Planning Commission is a California mandated commission for both Planning and Traffic Circulation and needs to make effort to solve traffic circulation problems rather than “pass the buck” to Council.

Solving Lyell / First / San Antonio alley traffic circulation is not going to be easy because it requires all four property owners to agree to any changes. Also, extension of alley to San Antonio is controlled by 467 First Street Easement agreement. Following are items to be considered in any design:

- Los Altos Hardware uses alley for 2 weekly truck deliveries, each with 20-minute stoppage and 20 daily customer pick-ups of heavy items, each with 5-minute stoppage. Each stoppage will block cars from exit / enter development parking. Office building at 457 First has 1 to 2 cars per day with no problem with enter / exit access to San Antonio. All cars using 467 Office building surface parking only use San Antonio for enter / exit.
- 467 First Street Office building Surface Parking Easement agreement requires exit at San Antonio to be two-way. Surface parking alley connector to Lyell is mainly used for San Antonio exit of Los Altos Hardware customers and 457 First rear of building parking. This alley connector has a narrow 16 ft wide “bend” that restricts traffic to “one way” and restricts delivery truck use. Curb in “bend” has heavy black tire marks from cars / small trucks trying to turn through bend.
- Los Altos Hardware has a south parking lot that connects Lyell alley to 1st that is only open during business hours. Some heavy item pick-up car customers use this exit to First Street but visibility of on-coming 1st traffic make this exit not safe.
- Project drawing page 158 show alley with of 27 feet 8 inches at entrance. This is misleading since actual space for car / truck travel lane is 20 feet 9 inches. Cars turning out development parking will use all of this space when exiting / entering.
- Project drawings / picture shows only one alley electrical power pole to be removed. There are three alley power poles and all should be removed. Over the past four months PG&E, AT&T, and Comcast have underground utilities under Lyell then under alley to 389 1st and will continue undergrounding to Whitney at a later date.

Thank you for your consideration! Jim Wing Milverton Road, Los Altos

