

Received Tuesday, February 28 at 3:59 PM via email:

Dear Mr. Cain,

I am one of two neighbors adjacent to Albert Conrad, Jr., and Daniel Conrad's property on Spalding Avenue in Los Altos, County area. The APN of the subject property is 331-02-111. I am writing regarding the upcoming public hearing and the Conrads' request for Building Site Approval, etc. I would like to express my feelings about this development plan, based on my 48 years living at 23980 Spalding Avenue.

As I see it, the major issue is safety for drivers and walkers. Spalding Avenue winds up a fairly steep incline and around a dangerous curve. I have several times almost been involved in vehicular accidents on the narrow curve, and probably every one of the residents here has experienced the same. I have additionally almost been hit while walking my dog. This is a neighborhood of children, recreational walkers, bike riders, and dog walkers. Cars (especially non-residents and deliverers) go faster than they should and in the last few years, the population and number of cars have increased on this hill, as have the number of vehicular deliveries. The curve itself is overgrown with ivy, likely dead trees, and other shrubs which encroach on the pavement. This encroachment reduces the width of the street in this area, the frontage area of both Conrad properties. If Daniel Conrad's garage is put where it is being proposed, exiting his driveway will be dangerous on the blind curve. Additionally, drivers and walkers will have another serious hazard when he and his family and ADU occupants are exiting the driveway. The curve is blind in this area.

The sightline from the corner of the Daniel Conrad property to the proposed driveway entrance is very poor. Trimming the shrubs and possibly cutting back the hill on Albert Conrad's property could

improve it. Sightline and safety could be significantly improved by moving the driveway location next to Albert Conrad's property on the east side and changing it so the driveway entrance would be on the west side (avoiding the curve). Or perhaps the driveway could be located in the middle of the clear area if the garage were put underneath the house. If the garage could be put underneath the house, the exit would be away from the problematic curve. Additionally, as is, the garage placement will not be at all aesthetically pleasing and will likely destroy two beautiful oak trees on County property. I support retaining as many trees as possible, or requiring replacement.

Another serious issue is parking. We have very limited off-street parking. No one should risk parking on the curve in front of the Conrad property but people do. This presents a serious obstacle for emergency vehicles (fire engines!) and increased peril for drivers and walkers on Spalding Ave. Even a delivery truck stopped on the hill and curve section prevents cars from passing. A new house with two to four adult occupants (there is an ADU included in the plans) and their cars add a huge burden to existing parking. Friends visiting will further increase the number of cars and congestion.

I do not object to the project being built. But I think it will only further impact the dangerous section of Spalding from Par Avenue toward Winding Way if the present placement of the garage and driveway are allowed to move forward.

Please protect the safety of our residents.

Thank you,

Victoria Hambly