

# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



May 31, 2023

Sasha Wang and Hsiao H. Chen

1464 Arbor Avenue

Los Altos, CA 94024

[shasha20042005@yahoo.com](mailto:shasha20042005@yahoo.com)

\*\*\*BY EMAIL ONLY\*\*\*

**FILE NUMBER:** PLN23-071

**SUBJECT:** Building Site Approval (B) of (N) 3235.4 SF single-family dwelling with attached (N) 436.6 SF garage, (N) 498 SF JADU, conversion of (E) 648 SF workshop to an ADU, and demolition of (E) residence

**SITE LOCATION:** 1464 Arbor Avenue, Los Altos (APN: 331-10-067)

Dear Ms. Wang and Mr. Chen:

The information below is not an incomplete item and is not required to deem the application complete for processing. The section is informational only and can be discussed further if desired with County Staff.

### PLANNING OFFICE

Contact (408) 299-5707 or [rebecca.rockom@pln.sccgov.org](mailto:rebecca.rockom@pln.sccgov.org) regarding the following comments:

1. The proposed site plans utilize the side setback reduction based on width, pursuant to § 4.20.110(C)(2); Planning staff must receive approval for the allowance with the Zoning Administrator or Principal Planner prior to granting Building Site Approval.
2. Please provide the elevations of the proposed structures; pursuant to the Zoning Ordinance for § 3.40.030 -n1 District (Los Altos), there are additional regulations concerning the allowable height of structures and floor area ratio. Planning staff must determine if any covered and/or enclosed areas will add to the total square footage.
3. As discussed in person after the submittal, if located within the setback for the primary dwelling, the Junior ADU cannot exceed 16 feet in height. Please clarify the location of the Junior ADU and height with the submission of the elevation plans.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rebecca Rockom".

Rebecca Rockom

Assistant Planner