

# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor

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July 18, 2024

**\*\*Sent via email\*\***

Chen Yang

1638 Corte Via

Los Altos, CA 94024

[bobacortevia@gmail.com](mailto:bobacortevia@gmail.com)

**FILE NUMBER:** PLN23-202  
**SUBJECT:** Building Site Approval for new single-family residence with attached accessory dwelling unit  
**SITE LOCATION:** 1638 Corte Via, Los Altos (APN: 331-11-052)  
**DATE RECEIVED:** November 8, 2023

Dear Chen Yang:

The comments below are not incomplete items and are not required to deem the application complete for processing. However, the information highlights concerns Planning Staff have regarding the project meeting the required findings of the [Santa Clara County Zoning Ordinance](#). The information in this section is informational only and can be discussed further if desired with County Staff.

### **ZONING**

#### **Floor Area**

1. The site plan shows the proposed floor area of the ADU including the entire area of the common wall that it shared with the single-family residence. Pursuant to the [§1.30.030](#) of the County Zoning Ordinance:

§1.30.030: Floor area, gross: The sum of the gross horizontal areas of the several floors of a building, as measured from the rough exterior faces of the exterior walls, or (if applicable) from the centerline of a common wall between two attached buildings.

Staff recommend revising the floor area calculation so that the floor area of the single-family residence is measured to the center of the common wall it shares with the ADU.

Additionally, a portion of the attached garage is included as floor area for the ADU. Please revise the floor area calculation to include the floor area of the entire garage within the floor

area calculation for the single-family residence, measured to the center of the common wall shared with the ADU.

2. The Area Diagram on sheet A0.1c does not meet the floor area requirements of §[3.40.030](#) (A) (3) of the County Zoning Ordinance:

§3.40.030 (A) (3): Floor area calculations shall be noted on building permit site plans. These computations must be calculated, verified, signed, and stamped by a registered civil engineer, a licensed land surveyor, or a licensed architect.

To satisfy the floor area ratio requirements outlined by the County Zoning Ordinance, staff recommend providing floor area calculations completed, signed, and stamped by one of the above parties in a manner consistent with the Regulations and Procedures document.

#### Front-Yard Coverage of Driveway

3. The proposed project includes a driveway located in the front-yard of the property, and does not comply with the following parking design standards within §[4.30.070](#) (A) (7) of the County Zoning Ordinance:

§4.30.070 (A) (7): driveways may not cover more than 40 percent of the land area of the front yard.

Defined within Section 1.30.030 of the County Zoning Ordinance, the front yard extends across the full width of the lot lying between the front lot line and the nearest line of the dwelling. As such, the measured area of the front yard per this proposal is 1,249 square-feet. The proposed driveway has a measured area of 559 square-feet, equivalent to a front-yard coverage of 45 percent. Staff recommend reducing the area of the driveway to cover no more than 40 percent of the front yard.

### **HISTORIC PRESERVATION**

#### Historic Designation Criteria

4. Revise the historic evaluation from Archaeological Resource Management (dated March 12, 2024) to reference the significance of criteria of historic listing for the County of Santa Clara (per [Sec. C17-5](#) of the County Ordinance Code), and not the City of Los Altos.

### **OTHER POLICY ISSUES**

#### Formatting

5. Upon resubmittal, Staff recommend compiling the site plan with floor area, topographic survey, floor plans, elevations, and any other plan sheets into one plan set to streamline the routing and review process.

To reiterate, while the above comments are not incomplete items, Staff may not be able to support the project due to inconsistencies with the Santa Clara County Zoning Ordinance, Floor Area Ratio Regulations and Procedures, and procedures for establishing lot legality.

If there are questions regarding the applications, please contact David Horwitz at (408) 299-5795 or [david.horwitz@pln.sccgov.org](mailto:david.horwitz@pln.sccgov.org) to schedule a meeting to discuss the comments regarding this project.

Sincerely,

David Horwitz  
Assistant Planner

cc:  
Samuel Gutierrez, Principal Planner