

**County of Santa Clara**  
**Department of Planning and Development**  
County Government Center  
70 West Hedding Street; East Wing, 7<sup>th</sup> Floor  
San Jose, CA 95110  
Phone: (408) 299-5700  
www.sccplandev.org



February 28, 2024

Neeraj and Bharti Vadhan  
1551 Country Club Drive  
Los Altos, CA 94024

\*\*\*Sent via e-mail to dmitrym@odsarchitecture.com\*\*\*

FILE NUMBER: PLN24-019  
SUBJECT: Reasonable Accommodation Request  
SITE LOCATION: 1551 Country Club Drive, Los Altos; APN 331-10-191  
DATE RECEIVED: January 31, 2024

Dear Mr. & Mrs. Vadhan,

Your resubmittal for a Reasonable Accommodation Request was received on the above date and has been deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/Permits.aspx>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and / or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, Planning Office personnel will distribute the plans, reports, etc. to the appropriate staff or agency for their review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He / she represents a specialty or office and can provide details regarding the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit electronic copies of the revised plans / resubmittal documents with a written response addressing the following items.

**Planning:**

Contact Carl Hilbrants at (408) 299-5781 / [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org) for information regarding the following items:

1. Revise the plan set to only address the revisions necessary to accommodate the proposed elevator. All other improvements will need to be addressed subsequent to the approval for the height limit encroaching elevator. If any, or all, of the other improvements are integral to the addition of the elevator, please explain such in a separate narrative, otherwise those improvements will need to be applied for with a separate building permit. If the land-use approval (Reasonable Accommodation Request) is granted, a subsequent single building permit can be applied for addressing all the improvements. Ensure all elevations continue to be provided and revise Page A3.6 to show the entire roofline.

2. Prepare a Floor Area Ratio (FAR) calculation for the residence reflective of the proposed elevator only (related to item #1 above). The FAR calculations must be prepared pursuant to instructions found at the following URL: <https://stgenpln.blob.core.windows.net/document/FloorAreaRatio.pdf>. Ensure to pay particular, but not exclusive, attention to items 3a and 3b and ensure the calculations are prepared, signed and stamped by a registered civil engineer, licensed architect or a licensed land surveyor. Ensure the FAR calculations include a calculation showing the allowable square feet. The presently provided FAR calculations are appropriate for the residence in its final configuration, that is, after this land-use approval (Reasonable Accommodation Request) has been approved, assuming that the allowable square footage detail is included. NOTE: THE CRAWL SPACE CALCULATION WILL NEED TO BE REVIEWED WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED FOR THE TOTAL IMPROVEMENTS. NO MORE THAN TWO STORIES OF LIVING SPACE IS ALLOWED IN THE R1E ZONE.

The attic area shown on the (N) Street Level Plan and the crawl spaces shown on the (N) Crawlspace Plan will need to be further evaluated with the aid of additional sections to ensure the respective areas can be classified as an attic (street level) and as a basement (crawl space level) and not additional floor(s). Note: Except for the need for a FAR calculation to be provided for the elevator proposal, the remainder of item #2 is related to the improvements other than the currently proposed elevator. The status of the attic and crawl space areas is immaterial to this application.

3. Revise the (N) East Elevation to ensure that only the elevator area exceeds the 27-foot maximum height. As presently shown, there is a small area of the street level, besides the elevator area, that exceeds the 27-foot maximum height. If this area was constructed with the benefit of a building permit, hence allowing for a legal non-conforming status, please provide the approved plans or provide a letter from a qualified professional stating that this area is part of the original approved configuration. NOTE: This comment is primarily related to the improvements other than the currently proposed improvements being addressed through this land-use entitlement (Reasonable Accommodation Request). The status of the height of the remainder of the residence, aside from the elevator area, is immaterial to this application.
4. To verify lot legality; provide a deed recorded prior to June 25, 1969, the next consecutive deed conveying ownership from June 25, 1969, and the current deed. Doing this will ensure that the current lot configuration was conveyed prior to June 25, 1969. Ensure all documents include all pages of the document set and that all pages are clear and legible. Ensure the document number or Book and Page reference is included. Mark or otherwise note on the deed(s) if the deed(s) are related to more than one parcel.

**Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet and discuss my comments regarding the project.**

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the Project Planner.** If the requested information is not submitted within **180 days**, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of this letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time. If you have questions regarding the application, please contact me at (408) 299-5781 or [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org).

PLN24-019  
February 28, 2024

Regards,

A handwritten signature in black ink, appearing to read 'CH', with a long horizontal line extending to the right.

Carl Hilbrants  
Senior Planner

cc: David Cheung, Planning Engineering Technician

ODS Architecture  
5895 Doyle Street  
Emeryville, CA 94608  
Attn: Dmitry Martynov

Resubmittal: Referral to Steve Borgstrom (copy of application and letter only)