

Plan Check Comments Response Letter

April 11, 2024

County of Santa Clara
Department of Planning & Development
70 West Hedding Street, East Wing, 7th Floor
San Jose, CA 95110

Project: Vadhan Residence
1551 Country Club Drive,
Los Altos, CA 94024
APN: 331-10-191
File #: PLN24-019

Re: Plan Check Comments issued on February 28, 2024

Planning Comments

Attn: Carl Hilbrants, Senior Planner
carl.hilbrants@pln.sccgov.org

1. The proposed elevator is an integral part of the design and structure for the proposed house renovation under the Development Applications DEV23-0247 and DEV23-0676. The request for Reasonable Accommodations came after a substantial review of the permit submittals and as a result of plan check comments from the Planning Department.
2. Floor Area Ratio calculations are on sheet A0.3 of DEV23-0247 permit set. Please refer to notes on scaled plans of areas, such as attics and crawlspaces, that do not meet the dimensional criteria for habitable space.

This is a major renovation of the original 1970's home which is assumed nonconforming to today's zoning regulations. Rebuild Calculations and Acknowledgement forms are on sheet A2.0 of DEV23-0247 permit set.

The proposed scope of work does not trigger 'rebuild' classification. Existing crawl spaces, attics, and story count assumed to be grandfathered. A digital copy of the original building permit, B.P. 23734 issued in 7/28/1976, and renovation building permit, B.P. 81263 (or 81269) issued in 7/27/1988, have been provided.

Please see also Existing Building Sections on sheet A4.1 and Proposed Building Sections on sheet A4.2 for comparison between existing versus new. Proposed addition along the rear yard of the property conforms to current zoning ordinances & codes.

3. The East Elevation on sheet A3.5 consists primarily of an existing building envelope. The only new addition that is exceeding the maximum building heights is the roof structure for the new elevator.

Please see also Southwest Elevations on sheet A3.9. An outline of the new addition is provided on Existing Elevation #1, refer to green dashed lines. The top-most outline is the outline of the proposed new elevator.

4. Per our email conversation dated March 6, 2024 at 1:13pm, subject line "RE: old permit", the building site approval was granted in 1975.

End of responses,

We appreciate your professional opinions and comments. In order to expedite the permit process, please do not hesitate to contact me directly through phone (510) 972-9532 or via email dmitrym@odsarchitecture.com for any questions or clarifications.

Sincerely,
ODS Architecture

Julia Arria
juliaa@odsarchitecture.com

Dmitry Martynov
dmitrym@odsarchitecture.com