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Neeraj & Anu Vadhan,

Property owners of 1551 Country Club Drive, Los Altos, CA 94024

RE: Planning Review – Elevator Shaft Height Exemption

Request for Reasonable Accommodation

A single-family residence that is undergoing a Review Process for a full remodel with an addition, Record Number DEV23-0247, is requesting a Reasonable Accommodation for the addition of a new elevator in excess of the 27-foot building height maximum as outlined in Section 3.40.030(B) of Santa Clara County's Code of Ordinances.

This house is a multi-generational house, and the owner's elderly parents need accessibility accommodations to live here. The existing house sits on a steep slope. The main entrance to the house is situated a full story below the street level and the path to the entry door is not accessible to those with limited mobility and/or disability. The two-car garage which is located at the street level, although attached to the main residence, does not offer any interior access to the house.

The proposed solution, and accessibility upgrade to the existing house, is to incorporate a 3-stop elevator to provide clean and unobstructed access throughout the house. Various locations for the elevator addition were studied, respecting zoning regulations, building forms, and structural complexities. The most feasible location, which is reflected in the architectural plans, was to incorporate the new elevator along the back wall of the two-car garage, borrowing from the existing attic space. This gesture ensures that the existing enclosed off-street parking spaces are not compromised, the bulk of the elevator shaft is tucked behind the existing roof ridge of the garage to minimize line of sight, and most importantly, the elevator provides an accessible path of travel to the two levels below.

Several other options were considered to meet the zoning regulations but deemed unfeasible: an exterior sloped path or wheelchair ramp, an exterior-rated wheelchair lift, and an exterior-rated stair lift. A rapid change in elevation between the street level and entry door combined with limited front yard space is the driving factor behind these issues. Even if such features were possible, they would only offer an accessible path of travel to the main level of the house, with the lower level of the house comprised of the bedrooms remaining inaccessible.

Thank you for your consideration on this request, and please reach out with any questions or concerns.

Sincerely,

Dmitry Martynov

ODS Architecture