



January 7, 2019
 Ms. Valerie Negrete
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RE: File PLN18-11471 **ARC TEC #154085.04**
Architecture and Site Approval (A) and Grading
Approval (G)
Location: 1560 Country Club Drive, Los Altos
Date Received: 11/20/2018

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In reply to your correspondence, please find our responses to your comments.

Item #	Sheet #	The comment
		The response

Planning Division

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PLANNING COMMENTS:

1. Provide an exterior lighting plan. Sheet A3.11, Note 14 indicates wall sconce locations. Please note a photometric plan may be required to ensure that there is no glare onto neighboring properties. Due to the height of the new building and neighboring properties below, lighting shall be carefully placed so as to not provide glare over the property line along Loyola Drive.

Response: Per the meeting Thursday 12/27/2018, the exterior lights proposed are small decorative wall sconces located approximately 7' above grade. Along the Loyola facade, the fixtures are approximately 38' from the property line. Applicant agrees that light fixture will meet all requirements for zero foot candles at the property line. No light from the building will cross the property line. A photometric plan to be provide at time of Building Permit Submittal Set.

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2. The new structure will be more visible along Loyola Drive as shown on Sheet A3.32. Staff will need to see additional articulation and screening of the structure along Loyola Drive in order to better integrate the structure within the surrounding setting. Some suggestions for screening include:
- a. Additional ornamentation and material variation such as wood or iron features.
 - b. Stepping back the 2nd story to better break up the massing as viewed from Loyola Drive.
 - c. Additional landscaping along the frontage of Loyola Drive with shrubs and trees. Details of the screening will need to be shown on the landscaping plan.

Staff is happy to meet with you to discuss additional ideas your team may have to better accomplish this objective.

Response: Per the meeting Thursday 12/27/2018, the design has been revised to provide additional screening and detail along Loyola Drive. In addition, the design has refined to include the re-use some of the decorative wood pilasters on the existing Pro Shop to accent the main entry. This detail links the new Pro Shop to the original building. Please see sheets A3.11, A3.32, L0.1, and L0.2.

3. Please revise the submitted historical report to address the following concerns:
- a. The report does not mention whether or not the existing pro shop building is eligible for designation as a County Landmark. Please revise the report to provide this evaluation and state whether or not the existing pro shop building is eligible using the County's Historical Context Statement as a reference.

Response: The report has been updated to address the eligibility for designation as a County Landmark. Please refer to page 6 of 17 in the included Historical Evaluation.

- b. The report contends the structure is not eligible for either the California Registry of Historic Resources or National Register of Historic Places under criterion 3, because the building is not a particularly noteworthy example of the Spanish Colonial Revival style, having minimal characteristics of this style. Please provide additional explanation as to why it is not a particularly noteworthy example of the style and provide specifics as to what characteristics of the style are lacking.

Response: The report has been updated to address the Spanish Colonial Revival Style. Please refer to page 4 of 17 in the included Historical Evaluation.

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8.		Show interior turning radius of parking lot for fire department access. Minimum radius to be 42 ft radius horizontal curve. Response: Please see turning radius information added on Sheet C6.0
9.		Flow data will be needed at Building Permit submittal. Flow data to show that 1,500 gpm at 20 psi is available for 2 hrs. Response: Duly noted. Flow data to be provided with Building Permit Submittal Set.

Please feel free to contact me if you have any additional questions. Thank you for your assistance.

Sincerely,

ARC TEC, Inc.



Craig Almeleh, NCARB, LEED GA, Principal