



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/08/2023

ITEM NO: 4

ADDENDUM

DATE: March 7, 2023
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Appeal of a Santa Clara County Fire Department Decision Denying a Request for an Exception to the State Minimum Fire Safe Regulations on Property Zoned HR-5. **Located at 144 Wood Road.** APN 510-47-045. Building Permit Application B22-0025. PROPERTY OWNERS/APPELLANTS: Omari and Kavita Bouknight. PROJECT PLANNER: Sean Mullin.

REMARKS:

Exhibit 12 includes public comment received between 11:01 a.m., Friday, March 3, 2023, and 11:00 a.m., Tuesday, March 7, 2023.

EXHIBITS:

Previously received with the March 8, 2023 Staff Report:

1. Location Map
2. Required Findings and Statement of Reasons
3. Recommended Conditions of Approval
4. Appeal Package
 - a. Appeal Form
 - b. Project Plans – Architecture and Site Application
 - c. Planning Commission Written Description of Project, dated January 30, 2023
 - d. Recorded Easements Benefitting 144 Wood Road
 - e. Addresses Along Wood Road
 - f. Community Development Department - Development Review Application Package
 - g. Staff Technical Review Meeting Agenda, May 19, 2021
 - h. SCCFD Review Letter (Architecture and Site Application), June 22, 2021
 - i. Project Sign for Architecture and Site Application
 - j. Planning Commission Action Letter, August 25, 2021

PREPARED BY: Sean Mullin, AICP
Senior Planner

Reviewed by: Santa Clara County Fire Department, Planning Manager, Community Development Director, and Town Attorney

EXHIBITS (continued):

- k. Planning Commission Approval of Meeting Minutes with Final Conditions of Approval
 - l. Supplemental Geotechnical Letter, dated July 16, 2022
 - m. Appellants' Notes of Meeting with Staff, January 10, 2023
 - n. County of Santa Clara, Department of Planning and Development Memorandum, dated November 16, 2021
 - o. Office of the County Counsel, County of Santa Clara Memorandum, dated September 26, 2022
 - p. Appellants' Summary of Takings Case Law
 - q. Appellants' Summary of Application Timeline
 - r. Property Owners' Exception Request to the Fire Safe Regulations, dated December 13, 2022
 - s. SCCFD Denial of Property Owners' Exception Request to the Fire Safe Regulations, dated January 18, 2023
 - t. Appellants' Letter of Justification for Appeal, dated January 30, 2023
 - u. Topographic Survey of Wood Road
 - v. Road Profile of Wood Road
 - w. Feasibility Study of Wood Road Improvements by Hanna-Brunetti
 - x. County of Santa Clara, Department of Planning and Development Memoranda, dated August 3, 2022, July 19, 2022, and August 2, 2022
- 5. Public Resources Code 4290
 - 6. Fire Hazard Severity Zones Map
 - 7. Fire Safe Regulations
 - 8. SCCFD Review Letter (Building Permit Application), dated November 30, 2022
 - 9. SCCFD Standard Detail A-1, Fire Department Apparatus Access
 - 10. SCCFD Standard Detail D-1, Specifications for Driveways, Turnarounds, and Turn Outs
 - 11. Public Comments received by 11:00 a.m., Friday, March 3, 2023

Received with this Addendum Report:

- 12. Public Comment received between 11:01 a.m., Friday, March 3, 2023, and 11:00 a.m., Tuesday, March 7, 2023.