



# SANTA CLARA COUNTY FIRE DEPARTMENT

14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN  
REVIEW No. **22 4670**

BLDG  
PERMIT No. **B22-0025**

## PLAN REVIEW COMMENTS

### Plans and Scope of Review:

#### This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2019 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

#### The scope of this project includes the following:

Request for Exception to Fire Safe Regulations applicable to a proposed new 7,207 SF three-story single-family residence with attached garage.

#### Plan Status:

The proposed request for exception is **DENIED**. If conditions exist that rectify the findings herein, a revised request for exception may be submitted for consideration. Otherwise, the process to appeal the decision may be pursued, per 14 CCR § 1270.06 (c), in coordination with the Town of Los Gatos appeal process.

#### Plan Review Comments:

**Discussion:** The subject parcel is located within the Very High Fire Hazard Severity Zone of the Local Responsibility Area (LRA), and is subject to the requirements of the Fire Safe Regulations, per 14 CCR § 1270.02.

The primary findings, for which the subject project is deemed noncompliant, regard road grade, turning radius and fire apparatus turnaround. The proposed mitigation to the grade deficiency included a presentation of average road grades and lengths. Upon receipt of the civil engineering road profile, the grade summary was shown to misrepresent existing grades. Proposed mitigations for excessive road grades include a turnout at the driveway entrance to the subject property. Additionally, Santa Clara County Fire Department conducted a fire apparatus site visit to evaluate access concerns. It should be noted that a successful apparatus site visit does not mitigate legal requirements for compliance with stated regulations.

**Note:** Comments include reference section text from California Code of Regulations, Title 14.

#### **14 CCR § 1273.00. Intent.**

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

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LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R-3/U	VB	Kohlsaat & Associates	1/18/2023	1 of 4
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION					PROJECT TYPE OR SYSTEM		
	7207		Residential Construction					Exception Request - PRC-4290		
NAME OF PROJECT							LOCATION			
NEW SFR							144 Wood Road Los Gatos			
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY
2250						50%		1125		Campbell, Rob

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EXHIBIT S



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- The application states that the average grade across the 1,737 feet is 14.97% and more than 65% of Wood Road has a grade below 15%. An engineering road profile, received 1/6/2023, reflects the following rough grade and road length approximations:
  - 37% (~670 ft.) of road length is less than 16% grade
  - 62% (~1,100 ft.) of road length exceeds 16% grade (length includes those over 20%)
  - 21% (~370 ft.) of road length exceeds 20% gradeThe road profile data is inconsistent with application data and show road grades exceeding 20%. The road lengths over 15% grade exceed the accepted length of 300 feet between 15% grade sections, as noted within the SCCFD SD-1 standard. The exception request provides mitigation in the form of a road turnout, at the project entrance. This application has misrepresented existing road grades and provides no mitigation for excessive slopes occurring before the project site.

### 14 CCR § 1273.03. Grades

(a) At no point shall the grade for all roads and driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the local authority having jurisdiction and with mitigations to provide for same practical effect.

### SCCFD SD-1 III. Grade

NOTE: When approved by the Fire Code official, grades up to 20% may be allowed. In no case shall the portion of driveway exceeding 15% gradient be longer than 300-feet in length. For longer driveways, there shall be at least 100-feet of driveway at 15% or less gradient between each 300-foot section that exceeds 15%.

- The subject road terminate at a dead-end. However, the subject parcel is zoned as HR5, allowing for maximum dwelling density of one per 5 acres. The subject parcel is less than 2,640 feet from the road beginning at S. Santa Cruz Avenue and complies with this provision. 14 CCR § 1273.01

### § 1273.08 § Dead-end Roads

(a) The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

- parcels zoned for 5 acres to 19.99 acres - 2,640 feet

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

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3. The application demonstrates that an existing, approved and recorded turnaround is located at the terminus of Wood Road. A compliant turnaround is also part of the project plans. Subsequent to validating the 5 acre zone designation, 14 CCR 1273.05 was determined applicable, therefore requiring additional space for turnaround at maximum 1,320 foot road intervals.

### 14 CCR § 1273.05. Turnarounds

(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.

### Relevant definitions per 14 CCR § 1271.00

**Defensible space:** The area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, road names and building identification, and fuel modification measures.

**Dead-end road:** A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

**Distance Measurements:** All specified or referenced distances are measured along the ground, unless otherwise stated.

**Exception:** An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.

**Hammerhead/T:** A road or driveway that provides a "T" shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.

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**Road:** Vehicular access to more than two (2) parcels; more than four (4) residential units; or access to any industrial or commercial occupancy. Includes public and private streets and lanes.

**Same Practical Effect:** As used in this subchapter, means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

- (a) access for emergency wildland fire equipment,
- (b) safe civilian evacuation,
- (c) signing that avoids delays in emergency equipment response,
- (d) available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
- (e) fuel modification sufficient for civilian and fire fighter safety.

**Turnaround:** A road or driveway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

**This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]**

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