

From: Jens Roever [REDACTED]
Sent: Tuesday, November 8, 2022 4:26 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Fwd: Application S-21-021

EXTERNAL SENDER

Planning Commissioners,

I have been recently notified of the proposed development at 17121 Crescent Dr. I understand Santa Clara County Fire is restricting the development under regulations noted in PRC 4290. In respect to new construction on existing dead-end roads, I feel the fire departments interpretation of this regulation is incorrect. Construction of new fire safe homes on existing legal lots with required safety measures to replace existing ones will help to create a more fire safe neighborhood. This application should be approved with this in mind.

Sincerely,

Jens Roever

[REDACTED]
Los Gatos, CA [REDACTED]

From: [REDACTED]
Sent: Tuesday, November 8, 2022 4:43 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Re Application S-21-021

EXTERNAL SENDER

Dear Planning Commissioners,

I have been recently notified of the proposed development at 17121 Crescent Dr. I understand Santa Clara County Fire is restricting the development under regulations noted in PRC 4290. In respect to new construction on existing dead-end roads, I feel the fire departments interpretation of this regulation is incorrect. Construction of new fire safe homes on existing legal lots with required safety measures to replace existing ones will help to create a more fire safe neighborhood. This application should be approved with this in mind.

Sincerely,

Steve

Steve Bobzin, Ph.D.

From: Amanda Jacobs <[REDACTED]>
Sent: Wednesday, November 9, 2022 8:09 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Planning commission

EXTERNAL SENDER

Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos. It is ridiculous to not allow home owners to build fire safe properties because they live on a no through public road that they can not widen.

Thank you,

Amanda and Adam Jacobs

From: Jon and Tish Bohane <[REDACTED]>
Sent: Wednesday, November 9, 2022 8:30 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive in Los Gatos

EXTERNAL SENDER

Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,

Jon and Tish Bohane

[REDACTED]
[REDACTED]

Monte Sereno, CA [REDACTED]

From: Jackie Bustos <[REDACTED]>
Sent: Wednesday, November 9, 2022 8:37 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Support for 17121 Crescent Drive

EXTERNAL SENDER

Planning Council,

I am writing to express my support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you & Best Regards.

Jackie Bustos

From: Matthew Swenson <[REDACTED]>
Sent: Wednesday, November 9, 2022 8:38 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Application S-21-021

EXTERNAL SENDER

Planning Commissioners,

I have been recently notified of the proposed development at 17121 Crescent Dr. I understand Santa Clara County Fire is restricting the development under regulations noted in PRC 4290. In respect to new construction on existing dead-end roads, I feel the fire departments interpretation of this regulation is incorrect. Construction of new fire safe homes on existing legal lots with required safety measures to replace existing ones will help to create a more fire safe neighborhood. This application should be approved with this in mind.

Sincerely,

Matthew Swenson

REALTOR®

Golden Gate Sotheby's International Realty

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: jennifer halsey [REDACTED] >
Sent: Wednesday, November 9, 2022 8:43 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive in Los Gato

EXTERNAL SENDER

Planning Council,

I am writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,
Jennifer Halsey

From: Margo Moore <[REDACTED]>
Sent: Wednesday, November 9, 2022 9:12 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Proposed Development at 17121 Crescent Dr

EXTERNAL SENDER

Planning Council,

We are the neighbors at [REDACTED] located directly across the street from the proposed development at 17121 Crescent Dr. We have reviewed the application, the proposed plans and see the story poles outlining the proposed home.

We support the approval of this application for 2 reasons:

1. The home does not appear oversized and satisfactory effort has been made to limit impact to current westward views.
2. The new home would provide fire safety and a defensible space to our west.

Thank you,
Dave & Margo Moore
[REDACTED]

From: Jill Hourani [REDACTED] >
Sent: Wednesday, November 9, 2022 9:20 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive - Los Gatos

EXTERNAL SENDER

Dear Planning Council,

We wanted to express our full support for the proposed development at 17121 Crescent Drive in Los Gatos. The residents that are living there are wonderful people and deserve this little piece of happiness. Please do what you can to let them move forward with this project.

Thank you for your attention to this matter.

Jill and Mark Hourani
Residents of Los Gatos

From: Goddard, Nick <[REDACTED]>

Sent: Wednesday, November 9, 2022 9:25 AM

To: Sean Mullin <SMullin@losgatosca.gov>

Subject: Proposed Development at Crescent Drive

EXTERNAL SENDER

I am writing to give my unqualified support for the development proposal submitted for 17121 Crescent Drive

Please approve without further delay

Regards

Nick Goddard SIOR MRICS CCIM

Senior Vice President | Silicon Valley

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: John Halsey [REDACTED] >
Sent: Wednesday, November 9, 2022 9:27 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Application S-21-021

EXTERNAL SENDER

Planning Commissioners,

I have been recently notified of the proposed development at 17121 Crescent Dr. I understand Santa Clara County Fire is restricting the development under regulations noted in PRC 4290. In respect to new construction on existing dead-end roads, I feel the fire departments interpretation of this regulation is incorrect. Construction of new fire safe homes on existing legal lots with required safety measures to replace existing ones will help to create a more fire safe neighborhood. This application should be approved with this in mind.

Sincerely,

John and Jennifer Halsey

[REDACTED]

Monte Sereno, CA

[REDACTED]

From: Jennifer Appleton <[REDACTED]>
Sent: Wednesday, November 9, 2022 9:47 AM
To: Sean Mullin <SMullin@losgatosca.gov>; Bill Appleton <[REDACTED]>
Subject: 17121 Crescent Drive in Los Gatos

EXTERNAL SENDER

Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos. We see no reason not to let this family develop on their own property.

Thank you,

Jennifer and Bill Appleton

--

Jennifer Appleton
[REDACTED]

From: Alexa Pagonas <[REDACTED]>
Sent: Wednesday, November 9, 2022 9:54 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive

EXTERNAL SENDER

Dear Planning Council,

I am writing to express my support for the proposed development at 17121 Crescent Drive in Los Gatos - and to encourage you to do the same. I have known the Wades for decades and can attest they are committed, thoughtful, and respectful members of their community, always striving to make things better for everyone. They are, simply put, the types of homeowners you should want in Las Gatos.

Respectfully,
Alexa Pagonas

From: Jamie [REDACTED]
Sent: Wednesday, November 9, 2022 10:28 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Dr

EXTERNAL SENDER

Planning Council,

I am writing to express my support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,
Jamie Bell

From: Jim Gannon <[REDACTED]>
Sent: Wednesday, November 9, 2022 11:47 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Application S-21-021

EXTERNAL SENDER

Planning Commissioners,

I have been recently notified of the proposed development at 17121 Crescent Dr. I understand Santa Clara County Fire is restricting the development under regulations noted in PRC 4290. In respect to new construction on existing dead-end roads, I feel the fire departments interpretation of this regulation is incorrect. Construction of new fire safe homes on existing legal lots with required safety measures to replace existing ones will help to create a more fire safe neighborhood. This application should be approved with this in mind.

Sincerely,

Jim Gannon

[REDACTED]
Saratoga, CA [REDACTED]

From: GRETCHEN MAIR <[REDACTED]>
Sent: Wednesday, November 9, 2022 12:56 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Los Gatos Development Proposal

EXTERNAL SENDER

Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,
Gretchen and Jim Mair

From: Amy Olson <[REDACTED]>
Sent: Wednesday, November 9, 2022 1:28 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive

EXTERNAL SENDER

Dear Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,
Amy Olson

From: Gabrielle Rahimi <[REDACTED]>
Sent: Wednesday, November 9, 2022 1:33 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: The Wade Home

EXTERNAL SENDER

Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,
Gabrielle

From: Julee Rees <[REDACTED]>
Sent: Wednesday, November 9, 2022 2:35 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Lee Ann Wade <[REDACTED]>; Eric Wade <[REDACTED]>; Jim Rees <[REDACTED]>
Subject: Endorsement of 17121 Crescent Drive Plans

EXTERNAL SENDER

Planning Council,

We are the neighbors at [REDACTED]. We have seen the plans and story poles for the proposed development at 17121 Crescent Dr.

We approve of this project as the proposed home is not large from the street perspective and provides a new fire safe home in our neighborhood.

Thank you,

Julee and Jim Rees

From: Kimberly Simon <[REDACTED]>
Sent: Wednesday, November 9, 2022 3:40 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Development proposal for 17121 Crescent Drive

EXTERNAL SENDER

Dear Planning Council,

I am writing to you to demonstrate my support for the proposed development of 17121 Crescent Drive in our lovely community here in Los Gatos.

We have been members of the 95030 (Los Gatos and Monte Sereno) for over 15 years.

Thank you for your tireless work to do the very best for Los Gatos!

Sincerely,

Kim Simon

From: Monika Messer <[REDACTED]>

Sent: Wednesday, November 9, 2022 4:18 PM

To: Sean Mullin <SMullin@losgatosca.gov>

Subject: 17121 Crescent Drive Los Gatos

EXTERNAL SENDER

Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,

Monika Messer

From: Steve Wade <[REDACTED]>
Sent: Wednesday, November 9, 2022 9:02 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Application S-21-021

EXTERNAL SENDER

Planning Commissioners,

I have been recently notified of the proposed development at 17121 Crescent Dr. I understand Santa Clara County Fire is restricting the development under regulations noted in PRC 4290. With respect to new construction on existing dead-end roads, I feel the fire departments interpretation of this regulation is incorrect. Construction of new fire safe homes on existing legal lots with required safety measures to replace existing ones will help to create a more fire safe neighborhood. This application should be approved with this in mind.

Sincerely,

Steve and Rebecca Wade
[REDACTED]
Monte Sereno, CA [REDACTED]

From: Holli Roever [REDACTED] >
Sent: Wednesday, November 9, 2022 9:23 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Upcoming planning meeting

EXTERNAL SENDER

Planning Council,

We are writing to you today to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Sincerely,
Holli and Jen's Roever
[REDACTED] Los Gatos

From: Leighanne Neville [REDACTED] >
Sent: Thursday, November 10, 2022 1:15 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive

EXTERNAL SENDER

Dear Planning Committee

I am a resident of Los Gatos and would like to express my support for the proposed development at 17121 Crescent Drive

Thank you

Leighanne Neville
Startup CFO & Growth Lead

From: D Snyder <[REDACTED]>
Sent: Thursday, November 10, 2022 6:27 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive

EXTERNAL SENDER

Dear Planning Council,

I am writing to express my support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,

Daniel Snyder

[REDACTED]

Los Gatos, CA

From: Hayley Charnaw <h[REDACTED]>
Sent: Thursday, November 10, 2022 11:12 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Lee Ann Wade <[REDACTED]>
Subject: 17121 Crescent Drive Los Gatos.

EXTERNAL SENDER

Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,
Hayley Charnaw

From: Lynne Tsobanakis <[REDACTED]>
Sent: Thursday, November 10, 2022 3:19 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive

EXTERNAL SENDER

Dear Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,
Lynne and Costa Tsobanakis

From: Lisa Hanson <[REDACTED]>
Sent: Thursday, November 10, 2022 4:09 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Support of proposed development 17121 Crescent Drive

EXTERNAL SENDER

Planning Council,

I am writing to express my support for the proposed development at 17121 Crescent Drive in Los Gatos. Eric Wade of Wade Construction does top notch work and as a lifelong resident of Los Gatos would never develop a property to diminish the beauty or splendor of his home town. He will live in this house and the Council can rest assured that it will be a property for Los Gatos to be proud of.

Thank you,

Lisa Hanson

From: yvonne pierre <[REDACTED]>
Sent: Thursday, November 10, 2022 9:10 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Crescent property

EXTERNAL SENDER

Dear Planning Council,
We are writing to express our support of the proposed development of 17121 Crescent Drive, Los Gatos.

Thank you.

From: T Thornton <[REDACTED]>

Sent: Friday, November 11, 2022 3:49 PM

To: Sean Mullin <SMullin@losgatosca.gov>

Subject: 17121 Crescent Drive, Los Gatos

EXTERNAL SENDER

We are writing this email in support of Lee Ann and Eric Wade who - like us- would like to build a new home on their property on an existing road and it was not approved due to SCCFD's unique interpretation of PRC 4290.

We are hoping that they will get granted exceptions to the ridiculous PRC 4290 regulations that are imposed by SCCFD in order to set a precedent for other projects like ours.

Joe and Tabea Thornton

From: erin nrosenblum.com <[REDACTED]>

Sent: Saturday, November 12, 2022 8:07 AM

To: Sean Mullin <SMullin@losgatosca.gov>

Subject: proposed Development support

EXTERNAL SENDER

Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,

Erin and Neal Rosenblum

From: Benjamin Adams [REDACTED]
Sent: Saturday, November 12, 2022 7:06 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Application S-21-021

EXTERNAL SENDER

Planning Commissioners,

I am writing in support of the proposed development at 17121 Crescent Dr. I understand Santa Clara County Fire is restricting the development under regulations noted in PRC 4290. In respect to new construction on existing dead-end roads, I feel the fire departments interpretation of this regulation is incorrect. Construction of new fire safe homes on existing legal lots with required safety measures to replace existing ones will help to create a more fire safe neighborhood. I respectfully request that this application should be approved.

Sincerely,

Benjamin C. Adams
[REDACTED] Los Gatos, CA 95032

From: Paula Marcheschi <[REDACTED]>
Sent: Sunday, November 13, 2022 3:34 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive

EXTERNAL SENDER

Dear Planning Council,

I am writing in full support of the proposed development at 17121 Crescent Drive in Los Gatos. Wade Construction has a long-proven track record of impeccable design and execution. Their projects elevate every neighborhood in which they build, and the home on Crescent Drive would surely do the same.

Many thanks for your consideration!

Paula Marcheschi [REDACTED]

From: Scott Watson <[REDACTED]>
Sent: Monday, November 14, 2022 10:03 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive

EXTERNAL SENDER

To: Town of Los Gatos Planning Commission and Mr. Mullin,

I am a neighbor of the Wades who live at 17121 Crescent Drive at Hillside Los Gatos.

We support Eric and Lee Ann Wade's project and are very excited to see a housing development with a stunning architect design, which will improve home values in the neighborhood. We appreciate the Wade's fire safety plans including A-1 fire safe design, fuel modification for a 100' defensible space, and ensuring water supply for fighting fires.

We recently learned Santa Clara County Fire Department (SCCFD) is wrongly interpreting PRC 4290 to apply the regulation to existing roads. It is shocking to see SCCFD request the applicant to build a new road over a bridal path, with an estimated cost of \$4.5M.

We have met several residents with building applications in Santa Clara County (SCC). They have seen that the SCC planning commission is fully aware of the wrongly interpretation by SCCFD. These residents have successfully been exempted from incorrect SCCFD requirements by the SCC Planning Commission. Now those applicants can proceed to build their homes smoothly.

We are expecting the Town of Los Gatos planning commission to apply the same smart judgement as the Santa Clara County Planning Commission and correct SCCFD's wrongly interpreted regulations, because the regulation does not apply to existing roads.

Please approve the project of 17121 Crescent Drive. We sincerely hope that Town of Los Gatos's planning commission give us justice by approving this application, so the resident at Town of Los Gatos can be treated same justice as resident at Santa Clara County. We are looking forward to seeing more fire-safe home designs in the Town of Los Gatos.

Best regards,

Scott Watson

From: Burk Zimmer, Dana M <[REDACTED]>
Sent: Monday, November 14, 2022 12:23 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 17121 Crescent Drive support

EXTERNAL SENDER

Planning Council,

I am writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos. The Wade family is amazing and the enhancements will be a fantastic upgrade to the property.

Regards,

Dana Zimmer
Monte Sereno resident

Dana Burk Zimmer

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Kirsten Antonelli [REDACTED] >
Sent: Monday, November 14, 2022 1:34 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Wade home construction

EXTERNAL SENDER

Dear Planning Council,

I am writing to express my support for the proposed development at 17121 Crescent Drive in Los Gatos.

Sincerely,

Kirsten Antonelli

From: Leah Williams <[REDACTED]>
Sent: Monday, November 14, 2022 9:22 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Support for proposed development- 17121 Crescent Drive

EXTERNAL SENDER

Planning Council,

We are writing to express our support for the proposed development at 17121 Crescent Drive in Los Gatos.

Thank you,

Leah and Jeff Williams

Omari V. Bouknight

Los Gatos, CA 95032

November 14, 2022

Planning Commission
Town of Los Gatos Planning Department
110 East Main Street
Los Gatos, CA 95030

Re: Proposed Single Family Residence
Architecture and Site Application: S-21-021
17121 Crescent Drive, Los Gatos, CA 95030
APN: 532-21-007

Subject: Support Appealing Application of State Minimum Fire Safe Regulations (PRC 4290)

Dear Planning Commission Members:

I'm writing in full support of appealing the application of State Minimum Fire Safe Regulations (PRC 4290) to architecture and site application: S-21-021. The sudden and erratic application of these regulations without any town engagement as to appropriate implementation has enabled an arbitrary and capricious introduction. The result is the town under Santa Clara County is engaging in a manner completely disconnected from approaches across the rest of the state of California. This leaves the town exposed, as application of these regulations to existing roads in reference to single-family residences can and has been noted as a form of regulatory taking.

In regard to this particular application, application of this regulation is problematic because: (1) Reengineering Crescent Drive is infeasible, (2) CalFire's regulations do not require offsite improvements and (3) A requirement to reengineer Crescent Drive would constitute a taking.

To reengineer Crescent Drive to the level implied would be cost prohibitive for the applicants. It would also require a number of governmental approvals as well as easements. Further, Crescent Drive is a public roadway and therefore the responsibility for any implied improvements are assumed by the town of Los Gatos not the applicants. For the applicants to obtain authority to implement improvements, substantial and unreasonable legislative action would be necessary.

The regulations cited use future tenses throughout, indicating that that the regulation should be applied prospectively only and should not be applied to existing roadways or offsite improvements.

Importantly, it must be noted that under three different legal doctrines, the requirement to reengineer Crescent Drive would constitute a taking without just compensation in violation of the Fifth Amendment to the United States Constitution. Over the last several months Santa Clara County Planning has reviewed a number of instances in which the application of this regulation was rejected, because its implementation would constitute a taking.

From a practical point of view, rejecting the appellants' site and architectural plans on the basis of this regulation has no merit. The appellants have put forth an application that improves the area's fire safety significantly in comparison to its current state. The proposed residence will be constructed with fire resistant materials, employ fire sprinklers and incorporate a fire engine turnaround along with the introduction of other firesafe features.

I would urge the planning commission to support the applicants' appeal of the application of this regulation and more broadly stop allowing it to be applied to single-family residences until a full evaluation of appropriate introduction has been made.

Sincerely,



Omari V. Bouknight

From: David Hutchison [REDACTED] >
Sent: Tuesday, November 15, 2022 9:19 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: Letter regarding Wade Residence on Crescent Rd

EXTERNAL SENDER

Sean,

I understand that the Wade family have a hearing soon with respect to their Crescent Rd application as it relates to PRC4290. Please include this letter as public comment.

As background, I met the Wade family and became interested in these issues because I live nearby and have a similar situation -- I live on an existing dead-end road in VHFSZ in LG. The Wade family is further along than me in their development plans, but I expect that the property rights and property values of probably thousands of people on existing roads in VHFSZ in LG are affected -- but the vast majority don't know it yet. Beyond just granting approval to the Wade's application, it is important that this matter is cleared up in such a way as to provide these thousands of people with reasonable and rightful future property development options. Solving each case piecemeal for years in the future is not a sustainable solution.

In short:

- PRC4290 should be applied to **new not existing roads**, and the Wade family's application should be exempt.
- Inasmuch as Fire insists on interpreting ambiguous 4290 wording as applying to existing roads, Planning should rule that **applying these standards is unreasonable and a taking**, and therefore approve the development without further delay.

It is entirely reasonable to ask a developer to build a new road with >20' width and to have them avoid making long dead-end roads.

It is entirely unreasonable to ask an existing homeowner on an existing road (public or private) to widen and/or otherwise improve their road. Existing homeowners can't foot the seven-figure bill for paving and retaining, or be required to buy easements from neighbors if widening the existing road would require it.

Understandably, fire trucks must have ingress while civilians have egress. I understand the Wade family is being asked to pave an old bridle path. This seems unreasonable to me as their road is already quite wide and not that long. This isn't Chemeketa Park! The bridle path is very steep and this is all very unnecessary.

Regardless, the point is moot; the majority of jurisdictions in CA are applying PRC4290 to new roads only, so none of these details should matter.

Solution

- I respectfully request the Planning Commission waive the 4290 requirements from the Wade's plans on the basis that complying with them would be financially unreasonable or impossible, and these conditions therefore would represent a taking.
- I also respectfully request that Planning Commission by default waive PRC 4290 conditions on any development unless the development includes a new road where PRC4290 should apply. Santa Clara County now appears to be doing this.

Respectfully,
David Hutchison

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