

PLANNING COMMISSION –November 21, 2022
REQUIRED FINDINGS & CONSIDERATIONS FOR:

17121 Crescent Drive

Architecture and Site Application S-21-021

Requesting Approval for Construction of a New Single-Family Residence and Site Improvements Requiring a Grading Permit and an 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-1. APN 532-21-007.

PROPERTY OWNERS/APPLICANTS: Eric and Lee Ann Wade
PROJECT PLANNER: Sean Mullin

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Hillside Development Standards and Guidelines:

- As required, that other than the exceptions to the depth of fill standard, and the architectural design standard prohibiting exterior structural supports and undersides of decks not enclosed by walls, the project complies with the Hillside Development Standards and Guidelines.

Required compliance with the Hillside Specific Plan:

- As required, the project complies with the Hillside Specific Plan.

Required for Granting an Appeal of a Santa Clara County Fire Department (SCCFD) Decision Denying an Exception to the Fire Safe Regulations (14 CCR Section 1270.06):

- Granting the appeal meets the intent of providing defensible space consistent with the Fire Safe Regulations for the following reasons:
 - With the exception of the requirement to build a secondary access road to the property, the project complies with Public Resources Code Section 4290, the Fire Safe Regulations, and the conditions imposed by SCCFD, which include:
 - Improvements to the primary access road to accommodate firefighting trucks and other equipment;
 - Signage;
 - Adequate water supply; and
 - Fuel break and greenbelt.
 - Because of the existing site and road configuration and conditions, improvements creating a secondary vehicular ingress/egress are not feasible.
 - The applicant is required to improve an existing bridle path to provide a secondary escape route for pedestrians.
 - As conditioned, the project would comply with the local requirements of the Santa Clara County Fire Department.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.