



SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN REVIEW No. **22 1989**

BLDG PERMIT No.

DEVELOPMENTAL 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 3,614 SF two-story single-family residence with attached garage on site of an existing 1,080 SF pool house.

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, 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. This application proposes use of an existing "bridal path" easement as a safe civilian access route to provide for "same practical effect", per 14 CCR §1270.06, Exceptions to Standards. The primary findings, for which the subject project is deemed non-compliant, regard road width, dead-end road and fire apparatus turnaround.

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

1. The subject project is located approximately 1,500 feet beyond the intersection of Phillips Avenue and Los Cerritos Drive, which establishes the beginning of the dead end road measurement. The exception request proposes pedestrian civilian evacuation route by improving an existing "bridal path" easement. Although the improvement will allow for pedestrian evacuation, it does not provided unobstructed traffic circulation during a wildfire, as intended by the Fire Safe Regulations, for parcels zoned for 1 acre to 4.99 acres. The "bridal path" could be considered for elimination of the dead end road if prepared as a one-way road per 14 CCR § 1273.01.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☐	☐	☐	☐	☐			Eric & Lee Ann Wade	7/20/2022	1 of 4
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
PRC			Residential Development				Application for Use of Alternate Materials			
NAME OF PROJECT						LOCATION				
SFR						17121 Crescent Drive Los Gatos				
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY
										Campbell, Rob

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.



SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN REVIEW No. **22 1989**

BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

§ 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.

§ 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 less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet

~~parcels zoned for 5 acres to 19.99 acres - 2,640 feet~~ N/A

~~parcels zoned for 20 acres or larger - 5,280 feet~~ N/A

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.

(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

2. The proposed exception reflects road widths ranging from 17 to 24 feet with a stated average width of 20 feet. No change to the existing road width is proposed by way of the exception request. The existing road widths are capable of providing Same Practical Effect, for passing vehicles in the LRA, but require additional validation. 14 CCR § 1273.01

§ 1273.01. Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE	
LGA	☐	☐	☐	☐	☐			Eric & Lee Ann Wade	7/20/2022	2 of 4	
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM				
PRC			Residential Development				Application for Use of Alternate Materials				
NAME OF PROJECT							LOCATION				
SFR							17121 Crescent Drive Los Gatos				
TABULAR FIRE FLOW							REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY
											Campbell, Rob

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.



SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN
REVIEW No. **22 1989**

BLDG
PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

3. The exception request shows a turnaround that does not comply with the Fire Safe Regulations, by dimension or location at the terminus. Further, the design does not meet all prescriptive dimensions of the SCCFD D-1 standard, but could do so with minor design adjustment. A turnaround meeting the SCCFD D-1 standard may be considered a component of same practical effect if properly designed and dedicated for public use and/or emergency vehicle access.

§ 1273.05. Turnarounds.

- (a) Turnarounds are required on driveways and dead-end roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- ~~(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. N/A~~
- ~~(d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building. N/A~~
- ~~(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.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☐	☐	☐	☐	☐			Eric & Lee Ann Wade	7/20/2022	3 of 4
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
PRC			Residential Development				Application for Use of Alternate Materials			
NAME OF PROJECT							LOCATION			
SFR							17121 Crescent Drive Los Gatos			
TABULAR FIRE FLOW							REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY	
									Campbell, Rob	

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.



SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN
REVIEW No. **22 1989**

BLDG
PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

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.

One-way road: A minimum of one traffic lane width designed for traffic flow in one direction only.

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]

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☐	☐	☐	☐	☐			Eric & Lee Ann Wade	7/20/2022	4 of 4
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
PRC			Residential Development				Application for Use of Alternate Materials			
NAME OF PROJECT							LOCATION			
SFR							17121 Crescent Drive Los Gatos			
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY
										Campbell, Rob

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.