

Town of Los Gatos  
110 E Main St,  
Los Gatos CA 95030  
Attn: Town Council

December 6<sup>th</sup>, 2021

**17200 Los Robles Way, Los Gatos**  
**Rebuttal Appellant Email: 12/6/21**

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Council-members:

I am writing this letter to respond to the Appellant's last minute email.

The primary focus would appear to be that it would not be possible to build a street termination at Los Robles Way sufficient to satisfy Parcel 2, if Parcel 2 were the Parcels to remain in their existing configuration.

Firstly – that is not what is in question here as the LLA will reconfigure the 3 legal lots. Secondly – it would be possible to do so, if that were what was planned. But it is not. Thirdly – Hillside Guidelines do not apply in their entirety for this project. But for those that would apply, we have shown conceptual house locations that obey them.

The owners have the right to request the LLA and we have shown that this improves compliance with the Town Zoning rules, adheres to the 2020 General Plan and abides by the Subdivision Map Act.

Furthermore, during the course of this review process, this project and its earlier iterations have undergone 4 independent reviews by SCCFD as the application went through Certificate of Compliance review and approval, Tech Review and finally Tech Review. I have attached these for completeness, but each review iteration has been APPROVED by the Fire Marshal.

I hope that this helps in your understanding of the matter.

Tony Jeans



# SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN REVIEW No. 20 4161

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:

Proposed Lot Line Adjustment, splitting one lot into three.

#### Plan Status:

Plans are **APPROVED as submitted**. Further review will be required upon development of each parcel. Please also note that the driveway for Parcel 1 will be required to meet the current SCCFD D -1 Standard at the time that the existing residence is rebuilt.

#### Plan Review Comments:

1. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
2. The fire department has no comments or conditions. The plans are approved as submitted.

**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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Town Of Los Gatos	12/07/2020	1 OF 1
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
			Residential Development				Lot Line Adjustment			
NAME OF PROJECT						LOCATION				
SFR						17200 Los Robles Way Los Gatos				
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI		BY	
						<input type="text"/>			Baker, Kathy	



# SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN REVIEW No. 21 0113

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.

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#### Plan Status:

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#### Plan Review Comments:

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LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot line		Town Of Los Gatos	01/26/2021	1 OF 1
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
			Residential Development				LOT LINE ADJUSTMENT			
NAME OF PROJECT						LOCATION				
SFR						17200 Los Robles Way Los Gatos				
TABULAR FIRE FLOW				REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY		
				<input type="text"/>				Flanagan, Caleb		





# SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN REVIEW No. **21 0848**

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:

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### Plan Status:

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### Plan Review Comments:

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LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Town Of Los Gatos	03/09/2021	1 OF 1
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
			Residential Development				Lot Line Adjustment			
NAME OF PROJECT						LOCATION				
SFR						17200 Los Robles Way Los Gatos				
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI		BY	
						<input type="text"/>			Ip, Kenny	



# SANTA CLARA COUNTY FIRE DEPARTMENT

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

PLAN REVIEW No. **21 1625**

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:

Proposed Lot Line Adjustment, splitting one lot into three.

#### Plan Status:

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#### Plan Review Comments:

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LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Town Of Los Gatos	04/14/2021	1 OF 1
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
			Residential Development				Lot Line Adjustment			
NAME OF PROJECT						LOCATION				
SFR						17200 Los Robles Way Los Gatos				
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI		BY	
						<input type="text"/>			Ip, Kenny	

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