

From:
To: [Planning](#)
Cc: [Ryan Safty](#)
Subject: 16466 Lot Split Application
Date: Friday, October 8, 2021 12:20:24 PM

EXTERNAL SENDER

Dear town Planning Commission,

I am writing to you in regards to the lot split application at 16466 Bonnie Lane. I would like to express my complete objection to it, my concerns, and my plea to you to protect the residents of this neighborhood and listen to them. I would like to assume that this is the purpose of this whole process – examining what is the impact of a plan that serves the interests of one resident on the life quality of the others.

The overwhelming opinion in the neighborhood is that this request must be rejected. Approving it will change the character of our tiny street and harm its rural feeling, the same feeling that was so central back at the time when the residents agreed for Bonnie Lane to be annexed and become part of the Los Gatos town. It will impose a monstrous dwelling that will violently encroach the neighbor's backyard, that happens to be downhill from it. Splitting the lot will set the ground for an unknown turn of events and a rolling development that will rob the rest of the residents from what brought them to this part of town to begin with.

What is on the agenda is a request to split an **oddly shaped, landlocked** plot of land that already has two dwellings on it. It doesn't meet the frontage requirements of a lot split, it comes on the heels of long years of multiple brazen code violations and careless behavior, and it involved no meaningful communication with the neighbors. Its sole purpose is to maximize one resident's profit, which is fine, but it comes so clearly at the direct expense of the rest of all other residents while violating their rights and the town's own definitions, as reflected by the overwhelming objection and the legal advice that supports it.

I hope, and even expect, the town will make a stand here and reject this lot split request so we don't need to pursue additional avenues of protection. It will be the right thing to do and it's the town's primary job – protect the quality of life of the community as a whole.

I will appreciate it if you keep my name off the records in case this message is made public.

Thanks,

EXTERNAL SENDER

****Please redact my contact information.**

10.08.21

Att: Los Gatos Planning Commission
Los Gatos, CA 95030

Dear Members of the Los Gatos Planning Commission,

I am writing to ask that the application from 16466 Bonnie Lane, LG, for a lot split be denied. It is imperative that the Planning Commission fully understand a lot split for purposes of housing development at this location is not possible because the property fails to meet the required Town Code/s due to the lack of frontage on Bonnie Lane. Additionally, no neighbor north or south of the applicant's property will cede their legal frontage to 16466 Bonnie Lane for a housing development.

As you are aware, the Santa Clara County Fire Dept. Spec No D-1, revised date 04.27.21 under **STANDARD DETAILS & SPECIFICATIONS, DRIVEWAY WIDTH REQUIREMENTS: 1. A. For Campbell, Cupertino, Los Gatos, Monte Sereno, and Los Altos Hills: A 12-foot-wide paved surface**. 16466 Bonnie Lane's driveway is 10 feet. As stated above, the north and south property owners will not cede their legal frontage.

The proposed parcel has a feeble 7.65 feet of frontage; **R1: 20 zone requires 100 feet of frontage for an interior lot**. Additionally, 16466 Bonnie Lane does not have the legal right to use an existing private driveway that 16466 Bonnie Lane uses to access their home for purposes of a lot split for housing development.

It should be noted that Bonnie Lane is a narrow road with NO PARKING on either side of the street for the majority of the Lane. (Please see attached photo.) **At the driveway of 16466 Bonnie Lane, the Lane is a narrow section of 23 feet. With recycling/garbage cans on the street, the Lane width is 17 feet.**

Both Bonnie Lane and Peacock Lane are unique Lanes for a myriad of reasons. Both offer a character unlike a street. Both Lanes abut to the hillside offering a mini abundance of wildlife. Fox, bobcat, wild turkey, mountain lion, families of quail, various species of hawk, various species of owl, deer, and coyote traverse, not to mention the smaller bird and amphibian life. Equally unique and environmentally important, Bonnie and Peacock Lane are between Ross Creek, ***the last open riparian corridor before it disappears into concrete channels and pipes***. For these reasons alone, I urge the Planning Commission to recognize this area as environmentally fragile and to recognize the interdependence at play between the existing wildlife at the base of the hillside where the creek runs between Bonnie and Peacock Lane.

The following vinette demonstrates the fragility of the Bonnie & Peacock Lane area: When 16466 Bonnie Lane created a soccer field with a green lawn on the "panhandle" of their property abutting

to the creek, it can assumed that it is necessary to use lawn chemicals so the lawn will thrive lush, green, and weed free. However, prior to the soccer field, the "panhandle" was a field in its natural state. Wildlife foraged and from Winter until mid-June or July, our "Lanes" and in between were a cacophony of frogs throughout the evening. It was amazing. It was shortly after the soccer field was established, the frogs went silent. No croaking, no cacophony. The common chemical RoundUp is used for weed control; its causal effect kills not only weeds but frog life. The frog population was decimated. After speaking with a Biologist from NASA about our Ross Creek's "Silent Spring" (author, Rachel Carson), the Biologist confirmed frogs are like the canary in the coal mine in that the smallest quantity of Roundup immediately kills amphibian life. ***It is not a stretch of the imagination to correlate keeping a soccer field green by chemical function and the wipe out of a healthy frog population and its habitat.***

As a result of the aforementioned, the lot split must be denied; any future housing development as a result of a lot split fails on every level from land use to building in and around an environmentally sensitive area.

In closing, I would like to comment on the improper nomenclature regarding 16466 Bonnie Lane's SFR referenced by Town Planners as a "Barn." There are two existing SFR on the property. There is NO barn. As we know, a barn is a structure used for livestock. Additionally, the SFR referenced by the Town Planners is ***also not an ADU*** but a SFR with 2,256 square feet. Until 2 weeks ago, this SFR of 2,256 square feet contained a full kitchen. The last Planning Commission meeting was canceled as the property owner had falsely stated there was no full kitchen in the home. Code Enforcement for the Town determined there was a stove. Quickly the property owner removed the existing stove (confirmed by LG Code Enforcement) for purposes of conforming to their lot split application and, in order to be considered, falsely, an ADU structure. In fact, it is not an ADU. Recently, for purposes of moving the property owners' application for a lot split, the owner canceled all advertising on www.peerspace.com. However, the home advertised for years on Peerspace offering "an entertaining kitchen."; advertisement until last month, was 24 hours a day, 7 days a week with the language "entertaining kitchen" offered for \$400.00 an hour.

Thank you.

Very Truly Yours,

[REDACTED]
[REDACTED]

****Please redact my contact information.**

Note: Photo #1 presents the narrow 10' driveway to 16466 Bonnie Lane.

Photo #2 presents the narrow street of 17' with receptacles present on Lane.





From:
To: [Ryan Safty](#)
Cc: [Planning](#)
Subject: Subdivision Application M-21-003 for 16466
Date: Friday, October 8, 2021 2:26:32 PM

EXTERNAL SENDER

Ryan Safty, Planner

Dear Mr. Safety,

Please, stop and deny this application as the criteria being presented for this split is inadequate to allow this split.

I would appreciate your prompt attention in this regard.

Sincerely,
Roy Moses

Los Gatos, CA 95032

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Town Planning Commission:

The developer, Tony Jeans sent us neighbors of the Bonnie Lane a letter in August 2021 in which he suggested dedicating part of the panhandle, 10,000 sq ft to Open Space. Any building in the panhandle disturbs the natural beauty of the area. It has been open land forever, only growing grapes in its positioning between many neighbors. It's a riparian environment and if we ever get rain again, could easily flood the panhandle which means building in it isn't very practical.

So, I suggest the panhandle be donated to Open Space as a "conservation easement" giving the owner a huge tax deduction and solving the question of what to do to economically benefit the owner and satisfying the neighbors.

Should they agree to the Open Space solution, I would whole heartedly be in favor of the changes to property lines and ingress/egress issues.

They're trying to accommodate all of us, and this trade-off solution rewards all parties.

Jim Hartigan

16428 Peacock Lane

Los Gatos, CA 95032

From:
To: [Ryan Safty](#)
Subject: Proposed Lot split - 16466 Bonnie Lane
Date: Sunday, October 10, 2021 1:53:25 PM

EXTERNAL SENDER

Dear Planning Department,

The proposed lot split will lead to more traffic on Bonnie Lane and ruin the rural nature of the street. Many neighbors walk long this narrow street every day. Any consideration of this lot split must consider its impact on resident safety. For this reason, the lot split, if approved, must require an extension of the existing Bonnie Lane sidewalk from its dead end opposite this site to Shannon Road, to better protect the walkers. In addition, several street lights should be installed along this stretch of Bonnie Lane. For traffic mitigation, the narrowing of Bonnie Lane near its intersection with Shannon Road should be eliminated to improve visual safety for drivers and walkers alike. If the city is going to allow the lot split and the future addition of more housing, the rural nature of Bonnie Lane will be lost and the above street improvements will be needed.

Sincerely, [REDACTED], long time resident of

From: [REDACTED]
To: [Ryan Safty; Planning](#)
Subject: OPPOSITION to subdivision of 16444 Bonnie LN
Date: Monday, October 11, 2021 8:59:22 AM
Attachments: [Attachment 3 Project Plans - 16466 Bonnie Lane 202107291801531627.pdf](#)
[Attachment 2 SDS D-1 DrivewaysTurnaroundsTurnOuts 04272021 1.pdf](#)
[Attachment 1 CFMO W1 Res Water.pdf](#)
[Attachment 4 - Plat Map.pdf](#)

EXTERNAL SENDER

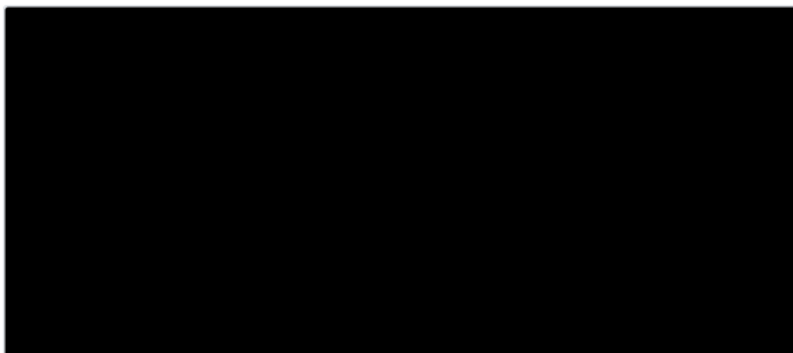
Dear Mr. Safty and the Planning Commission:

I am opposed to subdividing the property identified as:

16466 Bonnie LN (hereinafter "the Applicant")
APN: 532-02-053

ACCESS to the Public Road for the Santa Clara County Fire Standard is not met for proposed subdivision parcel 1 (existing dwelling site)

- According to the Santa Clara County Fire Standard CFMO-W1, no driveway shall be in excess of 250 feet from an approved hydrant. (Attachment 1 – Section IV F)
 - o The original driveway for 16466 Bonnie Ln was through the 7.65 feet of access. The sole hydrant is ACROSS the street in front of 16503 Bonnie LN. Bonnie LN is approximately 20 feet wide.
 - o Applicant purchased the home in 2014 and installed a second driveway (shown in Attachment 2 as the circular driveway). The EXISTING circular driveway of proposed subdivision parcel 1 is in **excess of 250 feet from the approved hydrant** and may place Applicant in direct violation of the Santa Clara County Fire Standard dependent upon how the access on 16500 Bonnie LN is defined (addressed below).
 - o Further, as shown in Applicant's video [16466 Bonnie Lane, Los Gatos: Full Property Tour!](#) when offering the property for sale, Applicant's realtor has suggested that either of the TWO existing dwellings, e.g. the main home and the Barn, may be used for as a primary residence. The Barn is advertised as a guest house, hence a dwelling. The Barn is solely accessible by the original driveway. Were this subdivision plan to be approved, this dwelling loses its access to the fire hydrant on Bonnie Ln as the original driveway is the proposed home site of subdivision parcel 1. This dwelling is not easily accessible from the circular driveway and will likely perish in a fire. Applicant's proposal is silent as to installing a private hydrant or evaluating the existing water pressure and resources to determine the feasibility of just a project.





16466 Bonnie Lane, Los Gatos: Full Property Tour!

- o Applicant's proposal endangers the residential use of proposed subdivision parcel 1, e.g. the EXISTING DWELLINGS.
 - o If any of the structures on the site are used as dwellings, the creation of proposed subdivision parcel 1 could be in direct violation of the Santa Clara County Fire Standard. (Attachment 3)
- According to the plat map, the ONLY public access is BONNIE LN. (Attachment 4)
- The property boundary on Bonnie Ln is 7.65 feet, e.g. the driveway access to Bonnie Ln. The minimum driveway width in Los Gatos is a 12- foot-wide paved surface. Approving this project solely using Applicant's property would violate the Santa Clara County Fire Standard. (Attachment 2- Section I)
 - o To remedy the above, Applicant proposed a driveway for subdivision parcel 1 that is built on 16500 Bonnie LN. The proposed driveway requires the owners 16500 Bonnie LN to grant a permanent easement as the driveway would be a structure built on THEIR property. There is no suggestion in Applicant's submission that the owners of 16500 Bonnie LN approve of the subdivision. Applicant is suggesting having a neighbor be disadvantaged for Applicant's financial benefit!
- Applicant's architect Tony Jean mischaracterizes the land between the existing shared access driveway as **frontage road**. To permit this definition, the shared access driveway must be considered a **private access road**.
 - o If the access on 16500 Bonnie Ln is a road, the Proposed subdivision parcel 1 is in violation of the Santa Clara County Fire Standard as the circular driveway of 16444 Bonnie LN is greater than 250 feet away from the fire hydrant on Bonnie LN. The nearest hydrant is in front of 16503 Bonnie LN. Further, the properties at 16500 and 16510 would also be in violation of the Santa Clara County Fire Standard. Applicant would be financially burdening the owners of 16500 and 16510 to become compliant with the Standard at some undetermined time in the future.
 - o If the access on 16500 Bonnie Ln is a driveway, Applicant is requesting that the Town of Los Gatos sanction appropriating someone else's property!

This proposal should be denied. The existing proposal endangers Applicant's and the immediate neighbors' safety. The proposal is asking the Town of Los Gatos to legitimize the theft of someone's else's land for Applicant's personal financial benefit.

Sincerely,

Pamela Kee

| | |
|---|---------------------------|
| STANDARD DETAILS & SPECIFICATIONS | Spec. No.: CFMO-W1 |
| SUBJECT: Fire Protection Water Supplies for One-and Two Family Dwellings and Associated Structures | Rev. Date: 07/01/10 |
| | Eff. Date: 08/02/00 |
| | Approved By: J. Saunders |
| | Page: 1 of 10 |

SCOPE

The Fire Marshal is authorized to require the installation of fire protection water supplies in accordance with the provisions of the County Fire Code. This standard applies to the installation of such equipment related to residential occupancies, including manufactured homes and non-dwelling structures on residential properties located in the unincorporated areas of Santa Clara County.

DEFINITIONS

Approved: Approved by the Santa Clara County Fire Marshal's Office.

Accessory Structures: Structures on residential properties used for non-dwelling and non-commercial purposes.

Fire-Flow: Fire-flow is the flow rate of water supply, measured in gallons per minute (gpm) at 20 pounds per square inch (psi) (138kPa) residual pressure, that is available for firefighting. This refers to available water supply from a fire hydrant. [REF: County Fire Code]

CFC: County Fire Code, current edition adopted by the Santa Clara County Board of Supervisors.

Fire Protection Water Supply: Water provided for fire fighting purposes only. Water required for domestic, industrial, irrigation, agricultural or any other use shall be provided in addition to water required by this standard.

Major Residential Subdivision: A division of land into five or more lots zoned for residential use.

Modified NFPA 13D Automatic Fire Sprinkler System: A residential fire sprinkler system based on the National Fire Protection Association's NFPA 13D standard and modified by the County Fire Marshal. The system is typically used to mitigate for lack of required fire-flow, adequate access or some other requirement as approved by the County Fire Marshal. See Standard Detail CFMO-SP6 *Installation of Fire Sprinkler Systems in One-and Two-Family Dwellings*.

State Response Area (SRA): The State Responsibility Areas of Santa Clara County lie within the emergency response area of the California Department of Forestry and Fire Protection, and are subject to the requirements set forth under Title 14 of the California Code of Regulations. [REF: *Public Resources Code §4290*]

Wildland Urban Interface Fire Area: All unincorporated areas within the County of Santa Clara as delineated on the current map entitled "Wildland Urban Interface Fire Area" adopted by resolution of the Board of Supervisors. The map is on file at the Office of the Fire Marshal.

REQUIREMENTS

I GENERAL REQUIREMENTS

- A) Water supplies required by this standard shall be maintained for the purposes of fire protection only, and shall be in addition to water provided for any other purpose.
- B) Fire protection water systems shall be installed and approved prior to the foundation inspection, or prior to final inspection for construction with completely non-combustible components, as specified by the Fire Marshal. **NOTE: a stop-work order will be placed on the project if the water system is not installed, accessible and functioning at all times during construction.**
- C) Modification or removal of any part of the fire protection water system shall require a permit from the Fire Marshal's Office.
- D) **Maintenance:**
 - 1. The fire protection water system shall be maintained in good working order and accessible throughout construction. **NOTE: A stop-work order may be placed on the project if the system is not functioning and accessible at all times during construction.**
 - 2. Upon completion of the project, the fire protection water system shall be visible, accessible, and maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations, and servicing shall be in accordance with approved standards, and all applicable permits and approvals shall be obtained prior to installation.
- E) Fire-flow requirements for multiple structures shall be calculated based on the largest structure covered by the permit application.
- F) If a regulated fire protection water supply is available within 300 feet of the property, the property owner may be required to extend the water system to provide fire protection water to the property.

II FIRE PROTECTION WATER SUPPLY FOR ONE- & TWO-FAMILY DWELLINGS

- A) **System Type:** Fire protection water supply requirements are broken down into categories based on the capabilities of the available water system. Types 1 and 2 below are considered to be "Regulated".
 - 1. Municipal-Type Water Purveyors are regulated by the State Public Utility Commission (PUC). San Jose Water Co., Great Oaks Water Co., California Water Service Co. and Purissima Hills Water District are the only Municipal-Type systems in Santa Clara County.
 - 2. Private Water Mutuals are not as large as Municipal-type systems and include both Public Water Systems (15+ connections) and State Small Water Systems (5-14 connections). These systems are regulated by either the PUC or County Department of Environmental Health and must be approved to provide fire protection water.

3. Where no regulated water system exists, Individual Water Systems or Shared Water Systems (2-4 connections) may be used.

B) **Regulated Water Purveyors:**

1. **Municipal-Type Water Systems:**

- a. Fire protection water supply shall be in compliance with the following:

| | |
|---------------------|--|
| 501 - 3,600 sq. ft. | 1,000 gpm at 20 psi for 2 hour duration |
| Over 3,600 sq. ft. | As per County Fire Code Table B105.1 for 2 hour duration |

- b. Hydrants: An approved standard hydrant located within 600 feet of any exterior portion of the structure(s) is required.

- c. Acceptable alternate methods of protection:

The installation of an approved automatic fire sprinkler system will be deemed adequate provided a minimum of 500 gpm is available from approved standard hydrant(s) located within the required distance. If the available fire flow is less than 500 gpm, or the hydrant is in excess of 600 feet from any exterior portion of the structure, the hydrant system shall be improved or extended to provide adequate water supply.

- d. Individual tanks may be approved on a case-by-case basis only when other options are not available.

2. **Private Water Mutuals:**

- a. Fire protection water supply shall be in compliance with the following:

| | |
|------------------------|--|
| 501 - 3,600 sq. ft. | 1,000 gpm at 20 psi for 30 minute duration |
| 3,601 – 10,000 sq. ft. | 1,500 gpm at 20 psi for 30 minute duration |
| Over 10,000 sq. ft. | 1,500 gpm at 20 psi for 60 minute duration |

- b. Acceptable alternate methods of protection:

The installation of an approved automatic fire sprinkler system will be deemed adequate provided a minimum of 500 gpm is available from approved standard hydrant(s) located within the required distance. If the available fire flow is less than 500 gpm, or the hydrant is in excess of 600 feet from any exterior portion of the structure, the hydrant system shall be improved or extended to provide adequate water supply.

- c. Hydrants: An approved standard hydrant located within 600 feet of any exterior portion of the structure(s) is required.

3. Miscellaneous Details:

Where the flow from a single hydrant is insufficient to meet fire-flow demands, the combined flow from two hydrants may be used, provided that:

- the nearest hydrant is located no more than 600 feet from all exterior portions of the structure, and
- the second hydrant is no more than 500 feet from the first hydrant, and
- all hydrants are flowing simultaneously
- NOTE: it is preferred that both hydrants are not on the same main.*

C) No Available Recognized Water Purveyors:1. Shared Water Systems (2-4 connections):

- Fire protection water quantity requirements shall be in accordance with Sec. II.C.2 (below). A tank system may be shared between up to 4 properties.
- Each individual property shall provide a minimum of one wharf hydrant located on that property in a location acceptable to the Fire Marshal in compliance with CFMO-W4.
- Proof of legal access to the shared water system shall be required prior to issuance of the building permit.

2. Individual Water Systems:

- Fire protection water supply shall be in compliance with the following for single family dwellings:

| | |
|------------------------------|--|
| 501-3,600 sq. ft. | Minimum of 5,000 gallons of above-ground water storage for fire protection use only [REF: Standard CFMO-W5] <i>Exception:</i> If the property is <u>NOT</u> located in the Wildland Urban Interface Fire Area, an acceptable alternative would be 30,000 gallon approved fire protection above-ground water storage tank without fire sprinklers (<i>NOTE: a permit is required</i>) |
| 3,601-10,000 sq. ft. | Minimum of 10,000 gallons of above-ground water storage for fire protection use only [REF: Standard CFMO-W5] |
| 10,001-15,000 sq. ft. | Installation of an approved Minimum of 30,000 gallons of above-ground water storage for fire protection use only [REF: Standard CFMO-W5] |
| Over 15,000 sq. ft. | Minimum of 45,000 gallons of above-ground water storage for fire protection use only [REF: Standard CFMO-W5] |

- Fire Sprinkler System: The installation of an approved fire sprinkler system is required regardless of the size of the structure. [REF: Standard CFMO-SP6]
- Hydrant: One wharf hydrant with a single 2-1/2-inch outlet shall be installed regardless of type of structure. The hydrant shall be a minimum of 55 ft. from

the closest portion of the structure and no further than 600 ft. from all exterior portions of the structure in a location acceptable to the Fire Marshal. [REF: Standard CFMO-W4]

d. Miscellaneous Details:

1. If the water supply for an existing structure is sufficient in quantity to meet the requirements for any additional structures as calculated separately, the existing approved supply may be used to supply both structures, and no additional water will be required. The system shall be in conformance with current standards. [REF: CFMO-W5 & CFMO-W4]
2. An existing on-site hydrant may be used to satisfy the hydrant requirement for new structures provided it is located within the required distance, the water supply is sufficient for each structure and the system is in conformance with current standards.
3. New hydrants may be fed from existing tanks provided the tank complies with CFMO-W5. However, if an effective draft cannot be obtained from the hydrant due to friction loss caused by distance from the tank, an additional tank may be required.
4. When tanks are the sole source of water for the property, water supply for any fire sprinkler system, shall be supplied from the same tank as the domestic water or other approved use to ensure proper maintenance of the system.
5. If a well and pump are to be used to supply fire protection water, the pump must be one that is used regularly, and that will be noticed if not working. This is what is considered to be a 'reliable water source'. A pump used exclusively for fire protection water shall be a listed fire pump.
6. Tanks supplying water for fire protection purposes shall be maintained at full required capacity at all times, and shall be filled automatically.
7. Privately owned hydrants or tanks located off the property shall not be considered usable unless they are part of an approved shared water system or water mutual, and the property owner can provide proof that he/she has legal rights to the water or equipment.
8. If a well and pump is to be used as the sole source for fire protection water, a well report from a licensed well-drilling contractor or a registered Civil Engineer may be required to show that both the well and the pump can provide adequate fire-flow as required by this standard.

III FIRE PROTECTION WATER SUPPLY – RESIDENTIAL ACCESSORY STRUCTURES

- A) Municipal-Type Systems: See Sec. II-B.1 (*above*).
- B) Private Water Mutuals: See Sec. II-B.2 (*above*).

C) Individual Water Systems:

1. Above-ground fire protection water supply in quantities listed below shall be provided for residential accessory structures (*see notes below*):

| TYPE | SQUARE FOOTAGE | | | | |
|------------------------------|--------------------------------|------------------------------------|--------------------------------------|--------------------------------------|--|
| | 0-500 | 501-3,600 | 3,600-10,000 | 10,001-15,000 | OVER 15,000 |
| Accessory Structure | <u>SRA ONLY:</u> 5,000 gal. | 5,000 gal. (7,500) ¹ | 15,000 gal. (22,500) ¹ | 30,000 gal. (45,000) ¹ | + 30,000 gal. ea. additional 10,000 sf |
| Greenhouse ² | N / A | 5,000 gal. | | 7,500 gal. | 10,000 gal. |
| Shade Structure ³ | N / A | | | 7,500 gal. | |

NOTE 1: Water storage requirements shall be increased by 50% for all structures located within fifty (50) feet of other significant structures or a property line.

NOTE 2: May not be used for purposes of storage of any kind. Greenhouses with covering material exceeding a Class-A (0-25) flame-spread rating shall meet the requirements for Accessory Structures.

NOTE 3: Shade structures qualifying for water requirements listed in table above must meet all of the following conditions or shall comply with requirements for Accessory Structures.

- a. Walls shall be left at least 75% open (no covering materials at any time). Roof and maximum of 25% of each wall may be covered. Covering material with a flame-spread rating exceeding Class-A (0-25) is not allowed.
- b. No electrical service, gas service or mechanical ventilation
- c. No wood rack or shelving material
- d. Located a minimum of 20 feet from any other structure or any property line
- e. Structure shall not be used for storage purposes of any kind

2. Hydrant: One wharf hydrant with a single 2-1/2-inch outlet shall be installed regardless of type of structure. The hydrant shall be a minimum of 55 ft. from the closest portion of the structure and no further than 600 ft. from all exterior portions of the structure in a location acceptable to the Fire Marshal. [REF: Standard CFMO-W4]

3. Residential Riding Arenas:

Noncombustible canopy structures with dirt floors and no sides, used only for the purpose of providing shelter for riding arenas which are not used in any way for combustible or noncombustible storage, may be approved with no requirements for fire protection water supply. Such structures shall be approved on a case-by-case basis.

4. Miscellaneous Details:

- a. All the provisions of Sec. II.C.2.d (above) shall apply unless otherwise specified below.
- b. If a well and pump are to be used to supply fire protection water, the pump must be one that is used regularly, and that will be noticed if not working. This is what is considered to be a 'reliable water source'. A pump used exclusively for fire protection water shall be a listed fire pump.

Exception: Tanks supplying only a wharf hydrant required for non-dwelling structures where no domestic service is provided.

- c. Use of water from a Santa Clara County Water District major conduit for fire protection water supply is prohibited without express written permission from the Water District.

IV REQUIREMENTS FOR NEW MAJOR RESIDENTIAL SUBDIVISIONS

- A) **TIMING:** Fire protection water systems shall be installed and approved prior to issuance of the building permit for the first structure to be built in the subdivision. If the subdivision includes existing structures, proof of adequate fire protection consistent with current standards for the affected structure(s) shall be provided prior to recordation of the final map if the fire protection water system is not in place.
- B) A new major subdivision shall require either connection to a regulated water purveyor, or the formation of a Mutual Water Company if there is no recognized water purveyor available. New mutual water companies shall provide the minimum required fire-flow for structural fire protection in Section II.B, above. Individual tanks and shared water systems are not allowed. If the required fire-flow from standard hydrants cannot be supplied by an existing regulated water system, an approved fire sprinkler system shall also be required in each structure as a mitigative measure, provided a minimum of 500 gpm is available from area hydrants.
- C) Duration for fire-flow shall be for two (2) hours regardless of the size of the proposed/existing structure(s).
- D) Fire-flow requirements for subdivisions shall be based on the largest proposed or existing structure in the subdivision.
- E) Fire protection water supply shall be stored in combination with the domestic water supply to ensure the reliability of the system, however quantities in storage required by this standard shall be in addition to the domestic supply. A pump used exclusively to pressurize the fire protection system shall be a listed fire pump.
- F) Approved standard hydrants shall be required and shall be spaced a maximum of 500 feet apart. No driveway shall be in excess of 250 feet from an approved hydrant. Additional hydrants may be required if the distance between the hydrant and furthest exterior portion of the structure exceeds 600 ft. in length (measured along the approved path of travel). Hydrants shall be provided for existing structures within the subdivision.

Exception: Subdivisions with lots of such size or arrangement that the above spacing is infeasible shall provide hydrant placement and spacing as required by the Fire Marshal.

- G) Additional hydrants may be required when mains are installed along streets where hydrants are not needed for protection of structures. Such hydrants shall be spaced at 1,000 ft. to provide for traffic hazards.

- H) Installation of standard hydrants requires a permit from the Fire Marshal unless installed by a PUC-regulated water purveyor (e.g., San Jose Water Co.). Permits may also be required from other County and non-County agencies prior to installation.
- I) Installation of Standard hydrants and supplying underground piping shall comply with NFPA 24, *Standard For The Installation Of Private Fire Service Mains And Their Appurtenances*.
- J) The installation of tanks for Water Mutuals shall comply with NFPA 22, *Water Tanks for Private Fire Protection*, adopted edition.
- K) Standard hydrants shall be pressurized commercial-style wet barrel-type type with a four inch (4") or four-and-one-half inch (4-1/2-inch) pumper connection and double two-and-one-half inch (2-1/2-inch) outlets. Outlet size shall be based upon the responding fire jurisdiction's specifications (see note below). Hydrants shall be installed such that the center of the pumper connection outlet is not less than eighteen inches (18") above the finish grade, and shall face the driving surface. Hydrants may be fed from either an approved storage tank or a recognized water purveyor. Dry barrel hydrants are not allowed.

NOTE: Standard hydrants located within the South Santa Clara County Fire Protection District, all State Response Areas (SRA), the Stanford University campus, and within the Palo Alto Fire Department's sphere of influence require a 4-1/2 inch pumper connection.

V REQUIRED PLANS SUBMITTAL, PERMITS & INSPECTIONS

A) Fire Marshal Permits:

1. When required:

- a. Installation or modification of residential-style wharf hydrant and tank(s) for one- and two-family use. A permit may be issued without plan review provided the building permit for the structure has been approved by the Fire Marshal. [REF: CFMO-W4 & CFMO-W5]
- b. Installation or modification of standard hydrants or standard hydrant systems. [REF: NFPA 24]
Exception: Hydrant(s) or hydrant systems installed and inspected by PUC-regulated water purveyors. **NOTE:** Systems intended to be turned over to a regulated water purveyor after completion that are installed by private contractors shall obtain a permit from the Fire Marshal.
- c. Installation or modification of residential fire sprinkler systems. [REF: CFMO-SP6]
- d. 30,000 gallon tank and hydrant system installed as an alternative to requirements in Sec. II.C.2 (*Exception*), for non-dwelling structures up to 3,600 sq. ft. not located within the Wildland Urban Interface.

- e. A permit from the Building Inspection Office is required for the installation of tanks in excess of 5,000 gallons, those which exceed the ratio of height to diameter or width of 2:1, and tanks of any size located within a flood plain.
2. Contact the Fire Marshal's Office for details regarding permits, applications, and fees or see our website at <http://firemarshal.sccgov.org>.
3. No work shall commence prior to permit issuance.
4. Permits from other County Departments may be required. Contact the County Building Inspection Office at (408) 299-5700, Planning Office at (408) 299-5770, Land Development Engineering at (408) 299-5730, and Department of Environmental Health at (408) 299-5748 for further information.

B) Submittals:

1. Proof of available fire protection water supply is required at time of building permit submittal. If a regulated water purveyor supplying a hydrant system is available, provide a will-serve letter to include available fire-flow at the nearest hydrant (or hydrants if the nearest hydrant cannot supply the required fire-flow) and a map showing the location of hydrant(s) in relation to the property.
2. Installation of residential tanks and wharf hydrants will be included in the building permit process. An inspection by the Fire Marshal's Office is required. Details shall be included on the site plan in the set of drawings submitted to the Building Inspection Office for Building Permit. All plans shall be drawn to scale and contain the following information:
 - a. Water source, including location of well or connection to a water main, location, capacity & number of on-site tanks, and available fire-flow (if any).
 - b. Elevation of both base of tank and hydrant orifice shall be indicated on the plans.
 - c. Location and size of all piping from the water main or tank to proposed and/or existing hydrant(s) as well as any piping between tanks.
 - d. Size, type (wharf or standard) and location of all hydrants, existing and proposed (indicate status on plans).
3. Fees shall apply (*see fee schedule: <http://firemarshal.sccgov.org>*)
4. Standard Hydrants:
 - a. A separate submittal to the Fire Marshal's Office is required. The submittal shall show compliance with NFPA 24, *Standard for the Installation of Private Fire Service Mains and their Appurtenances*, adopted edition.
 - b. Submittals shall be made by a State-licensed contractor with a "C16", "C34" or "A" license only.
 - c. Submittal shall include manufacturer's specifications for all equipment and appurtenances to be installed. Plans shall indicate size of pumper connection (4-inch or 4-1/2-inch) and number of 2-1/2-inch outlets.

C) Installation Requirements:

1. Installation shall be performed by fully experienced and responsible persons. Poor workmanship shall not be accepted.
2. All materials shall be new.

D) Inspection Requirements:

1. Wharf Hydrants:

- a. All underground piping for hydrants shall be inspected by this office while system is pressurized to 50 lbs. over normal system pressure prior to covering.
- b. Flushing and flow tests shall also be observed by this office prior to final acceptance of the hydrant installation.

2. Standard Hydrants:

- a. All underground piping for standard hydrants and standard hydrant systems shall be inspected by this office under pressure per NFPA 24 prior to covering.
- b. Flushing and fire-flow tests shall also be observed prior to final acceptance of the standard hydrant or hydrant system installation.



SANTA CLARA COUNTY FIRE DEPARTMENT

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

STANDARD DETAILS & SPECIFICATIONS

SUBJECT: Specifications for Driveways, Turnarounds and Turn Outs Serving up to Two (2) Single Family Dwellings

Spec No D-1
Rev. Date 04/27/21
Eff. Date 01/23/97
Approved By [Signature]
Page 1 of 4

SCOPE

This standard is applicable to driveways serving up to two (2) single family dwellings where any portion of the dwelling(s) is greater than 200 feet from the center line of a public roadway. The specifications contained in this standard apply only to properties located within the incorporated city/town services areas of the Santa Clara County Fire Department. Fire department access for dwellings in unincorporated County areas shall conform to County of Santa Clara driveway/roadway standards.

AUTHORITY

California Fire Code (C.F.C), Applicable Municipal/Town Codes and Standards

DEFINITIONS

Driveway: A vehicular access roadway less than 20 feet in width and serving no more than two single-family dwellings.

Roadway: A vehicular access roadway greater than or equal to 20 feet in width serving more than two single-family dwellings.

REQUIREMENTS

I. DRIVEWAY WIDTH

- A. For Campbell, Cupertino, Los Gatos, Monte Sereno, and Los Altos Hills: A 12-foot-wide paved surface.
- B. For Los Altos: A 14-foot-wide paved surface.
- C. For Saratoga: A 14-foot-wide paved surface.

II. VERTICAL CLEARANCE

- A. The vertical clearance above the entire length of the driveway shall be in accordance with the CFC; 13 feet 6 inches.

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%.

IV. GATES

The installation of gates or other barricades across driveways shall comply with Santa Clara County Fire Department's Standard G-1.

V. PAVEMENT SURFACE:

Driveways shall be an all-weather surface of either asphalt, concrete or another engineered surface acceptable to the fire department. The surface shall be approved by a civil engineer and be able to support apparatus weighing at least 75,000 pounds.

NOTE: For alternative roadway surfaces such as "Turf Block" or other materials that blend into landscaping and/or that do not readily appear to be driving surfaces, the boundary edges of the alternate material shall be delineated as approved by the fire code official. Delineation shall be by concrete curbs, borders, posts, or other means that clearly indicate the location and extent of the driving surface.

VI. BRIDGES AND CULVERTS:

- A. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.
- B. All bridges, elevated surfaces and culverts shall be designed for a live load sufficient to carry the imposed load of a fire apparatus weighing at least 75,000 pounds. Vehicle load limits shall be posted at the entrance to the bridge. Additional signs may be required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.



VII. ANGLES OF APPROACH AND DEPARTURE:

For driveways sloping upward from the access roadway, the angles of approach and departure shall be as approved by the fire code official.

VIII. TURNING RADIUS:

The minimum outside turning radius is 40 feet, unless otherwise specified.

Exception: Modified turning radius may be allowed by the fire code official in cases where conditions acceptable under the CFC allow for such deviation. Requests for such modifications must be made in writing to the fire code official for review.

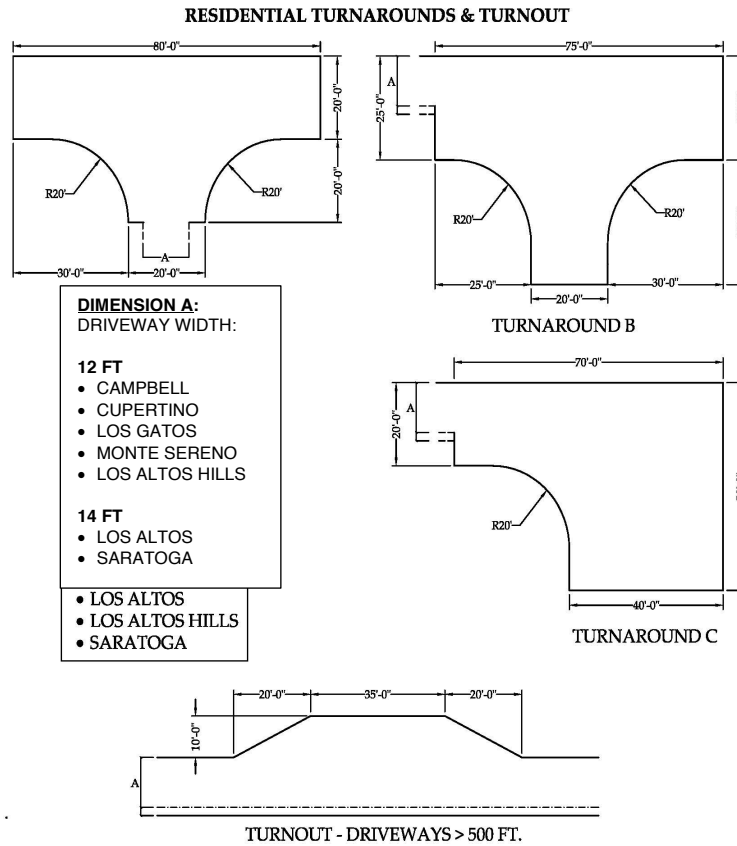
IX. TURNOUTS:

Turnouts are required every 500 feet for driveways in excess of 500 feet.



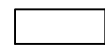
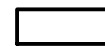
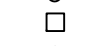





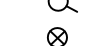

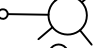



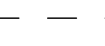
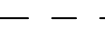
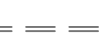
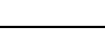
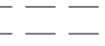
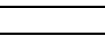

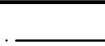
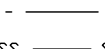
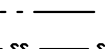
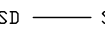
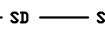

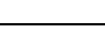

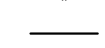




















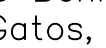



X. TURNAROUNDS:

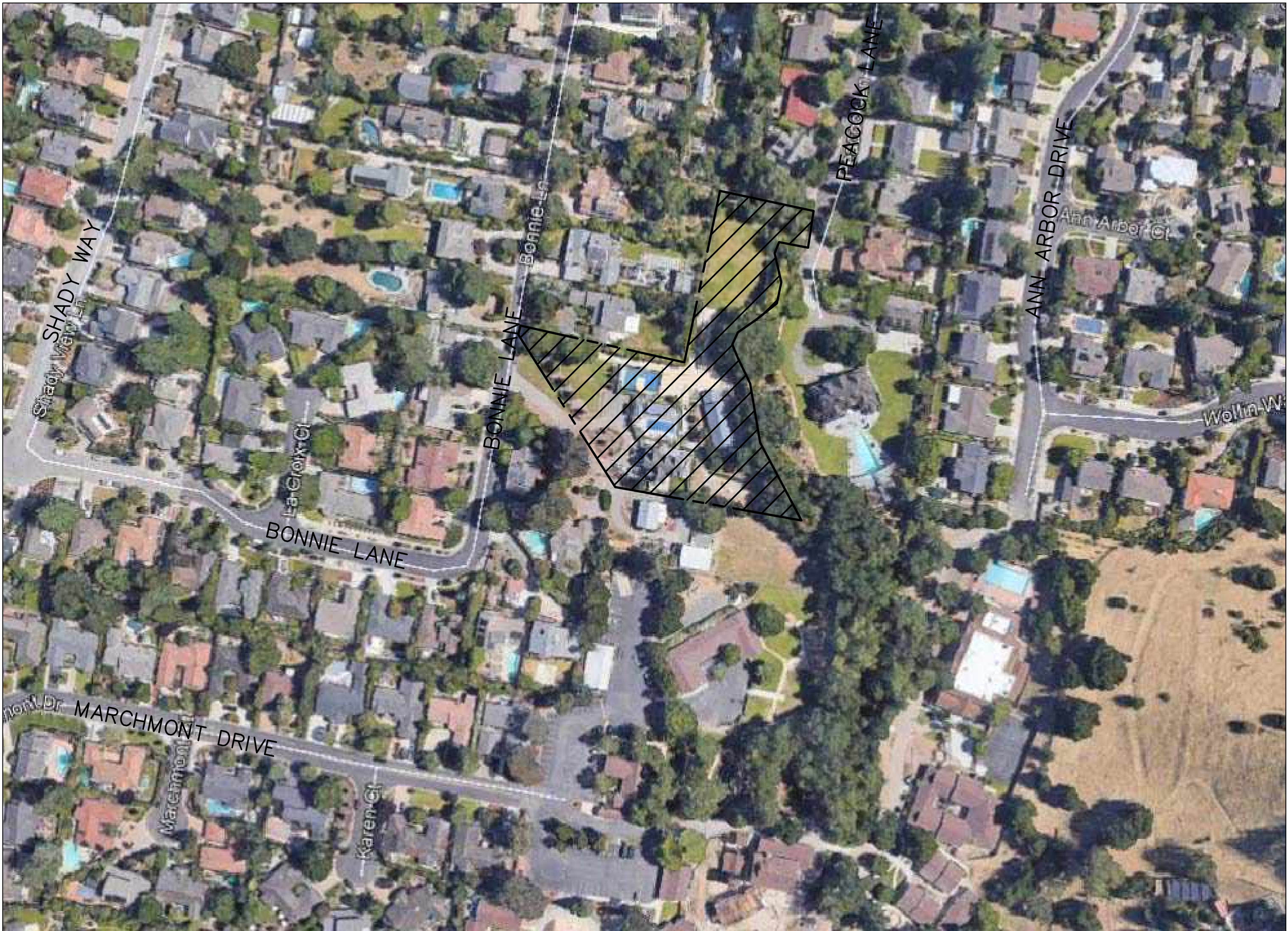
Turnarounds are required for all driveways with a length in excess of 150 feet.



NOTE: Turnarounds cannot exceed 5% in any one direction.

BENCHMARK:
LG39, BRASS DISK IN MONUMENT BOX ON LA CHIQUITA AVENUE
ELEV. = 360.23'

| LEGEND | |
|---|---|
| EXISTING | PROPOSED |
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NOTES:

OWNER:
MATTHEW BRENNAN & MICHELLE CHADWICK
16466 Bonnie Lane
Los Gatos, CA 9503

ENGINEER:
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY
SARATOGA, CA 95070
408-867-0244

UTILITIES:

WATER - SAN JOSE WATER COMPANY
SANITARY SEWER - WEST VALLEY SANITATION DISTRICT
GAS AND ELECTRIC - P.G.&E.
TELEPHONE - ATT
CABLE - COMCAST
THE SUBJECT PROPERTY IS NOT SUBJECT TO INUNDATION.

VICINITY MAP

| | ACRES | SQUARE FEET | AVERAGE SLOPE WITH CREEK | AVERAGE SLOPE WITHOUT CREEK |
|----------|-------|-------------|-----------------------------|--------------------------------|
| PARCEL 1 | 0.93 | 40,406 | 15.3% | 12.3% |
| PARCEL 2 | 0.95 | 41,451 | 9.7% | 7.5% |
| TOTAL | 1.88 | 81,857 | 12.4% | 9.9% |

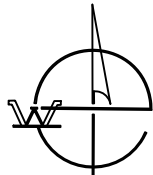
SLOPE (S)
CONTOUR INTERVAL (I)
CONTOUR LENGTH (L)
AREA (A)
 $S = I * L * 100 / A$

INDEX

SHEET 1 COVER SHEET
SHEET 2 TENTATIVE MAP
SHEET 3 EXISTING SITE PLAN
SHEET 4 PROPOSED SITE PLAN
SHEET 5 AERIAL TOPO 1"=20'
SHEET 6 AERIAL TOPO 1"=30'

| NO. | BY | DATE | REVISION | BY | DATE | DATE: JULY 21, 2021 |
|-----|----|------|----------|----|------|----------------------|
| | | | | | | SCALE: HOR. N. T. S. |
| | | | | | | VERT. |
| | | | | | | DESIGNED: JC |
| | | | | | | CHECKED: KC |
| | | | | | | PROJ. ENGR: JC |

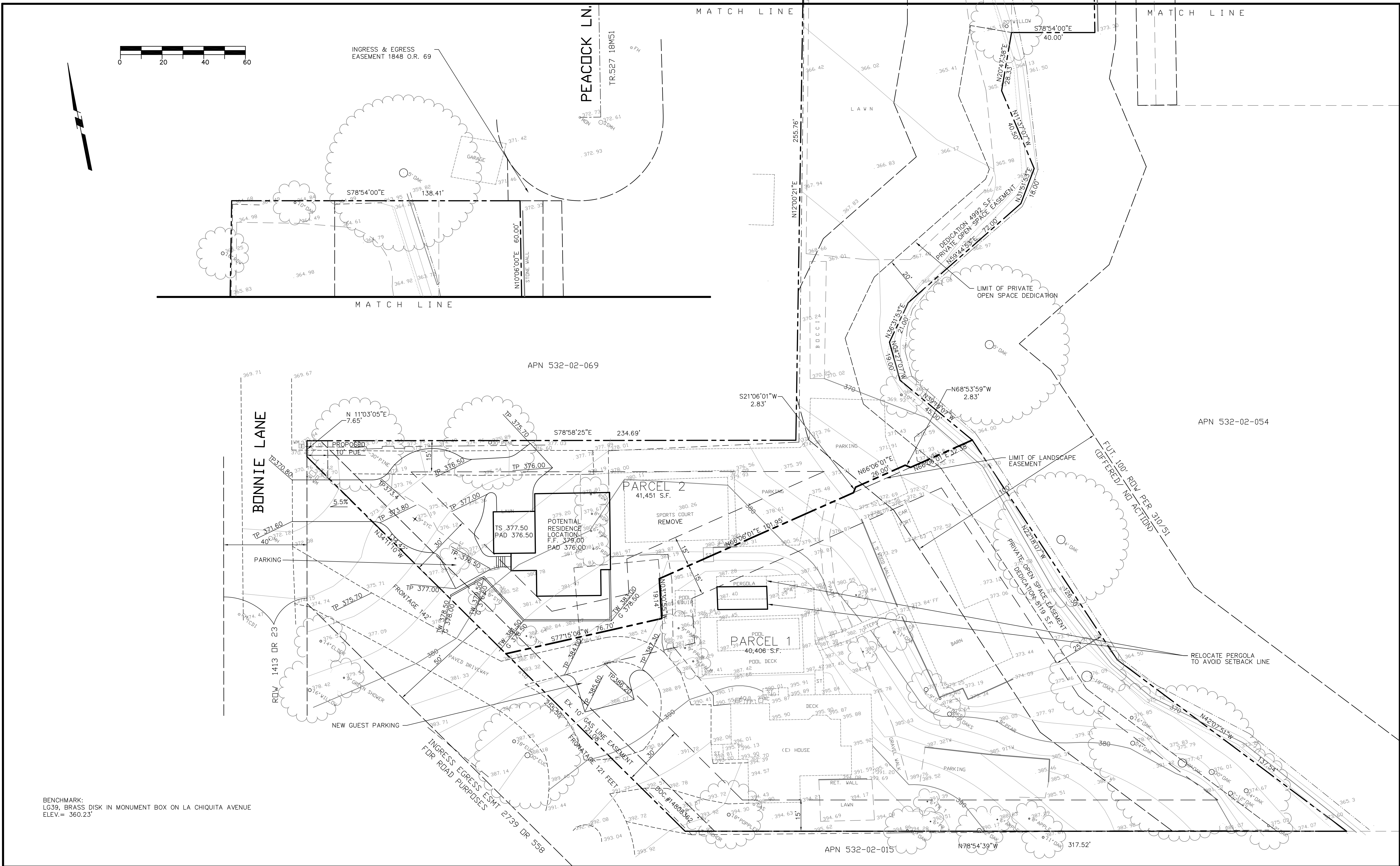
BY: KAREL CYMBAL, RCE 34534
DATE:



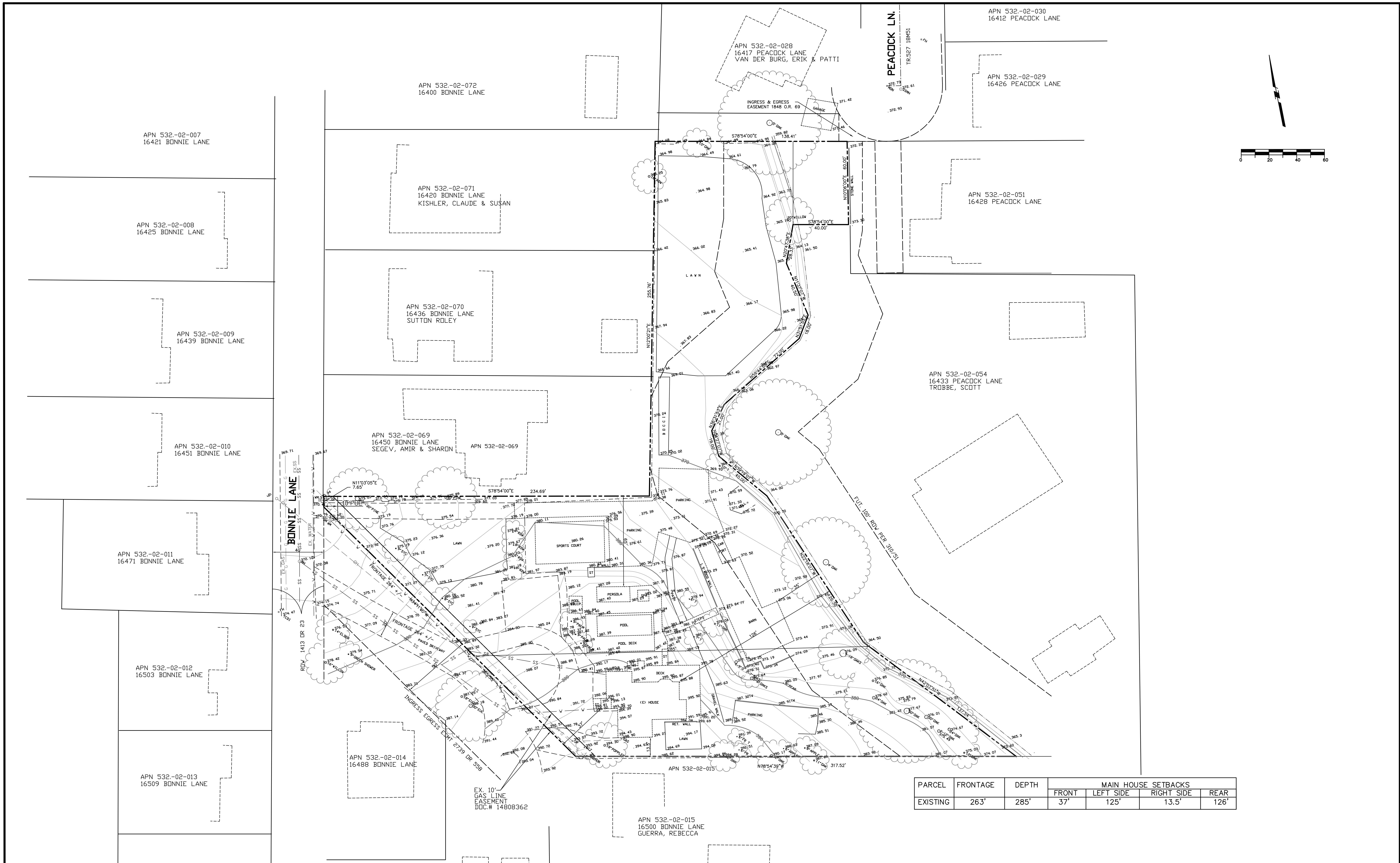
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

COVER SHEET
16466 BONNIE LANE, LOS GATOS

JOB NO.
2020-059
SHEET
1
OF
6

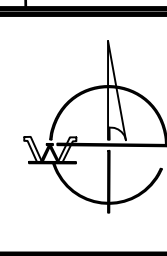


| | | | | | | | | | | | | |
|-----|----|------|----------|----|------|-------------------------------------|---|--------------------------|---|---------------|----------------------------------|----------|
| NO. | BY | DATE | REVISION | BY | DATE | DATE: JULY 21, 2021 |  | WESTFALL ENGINEERS, INC. | 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244 | TENTATIVE MAP | 16466 BONNIE LANE, LOS GATOS, CA | JOB NO. |
| | | | | | | SCALE: HDR. = 1"= 20' | | | | | | 2020-059 |
| | | | | | | DESIGNED: | | | | | | SHEET 2 |
| | | | | | | DRAWN: HB | | | | | | OF 6 |
| | | | | | | PROJ. ENGR: | | | | | | |
| | | | | | | BY: HARRY BABICKA, LS 4953 DATE: | | | | | | |



| NO. | BY | DATE | REVISION | BY | DATE | DATE: JULY 21, 2021 |
|-----|----|------|----------|----|------|------------------------|
| | | | | | | SCALE: HOR. = 1" = 30' |
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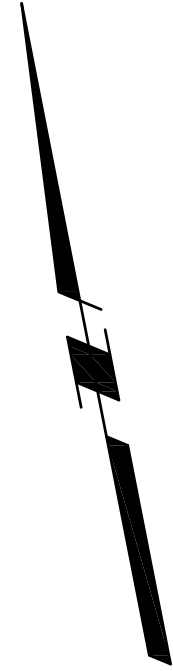
BY: HARRY BABICKA, LS 4953
DATE:



WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

EXISTING SITE PLAN
16466 BONNIE LANE, LOS GATOS, CA

JOB NO.
2020-059
SHEET 3
OF 6



COMPLIANCE FOR EXISTING STRUCTURES (NEW P/L)

| | COVER AGE | FAR | SETBACKS |
|-------------|---------------|------|-------------|
| HOUSE | 1547 | 2704 | 53 |
| (+) GARAGE | 518 | 518 | N/A |
| (+) PORCH | 25 | N/A | N/A |
| BARN | (2,468) | 2468 | 15 |
| PERGOLA (1) | (254) | N/A | 15 |
| POOL EQUIP. | (108) | N/A | 6 |
| POOL | (585) | N/A | 27 |
| SPA | (64) | N/A | 24 |
| TOTALS | 4,930 (2,840) | 5690 | (ACCESSORY) |

(1) PERGOLA TO BE RELOCATED

| NO. | BY | DATE | REVISION | BY | DATE | DATE: JULY 21, 2021 |
|-----|----|------|----------|----|------|------------------------|
| | | | | | | SCALE: HOR. = 1" = 30' |
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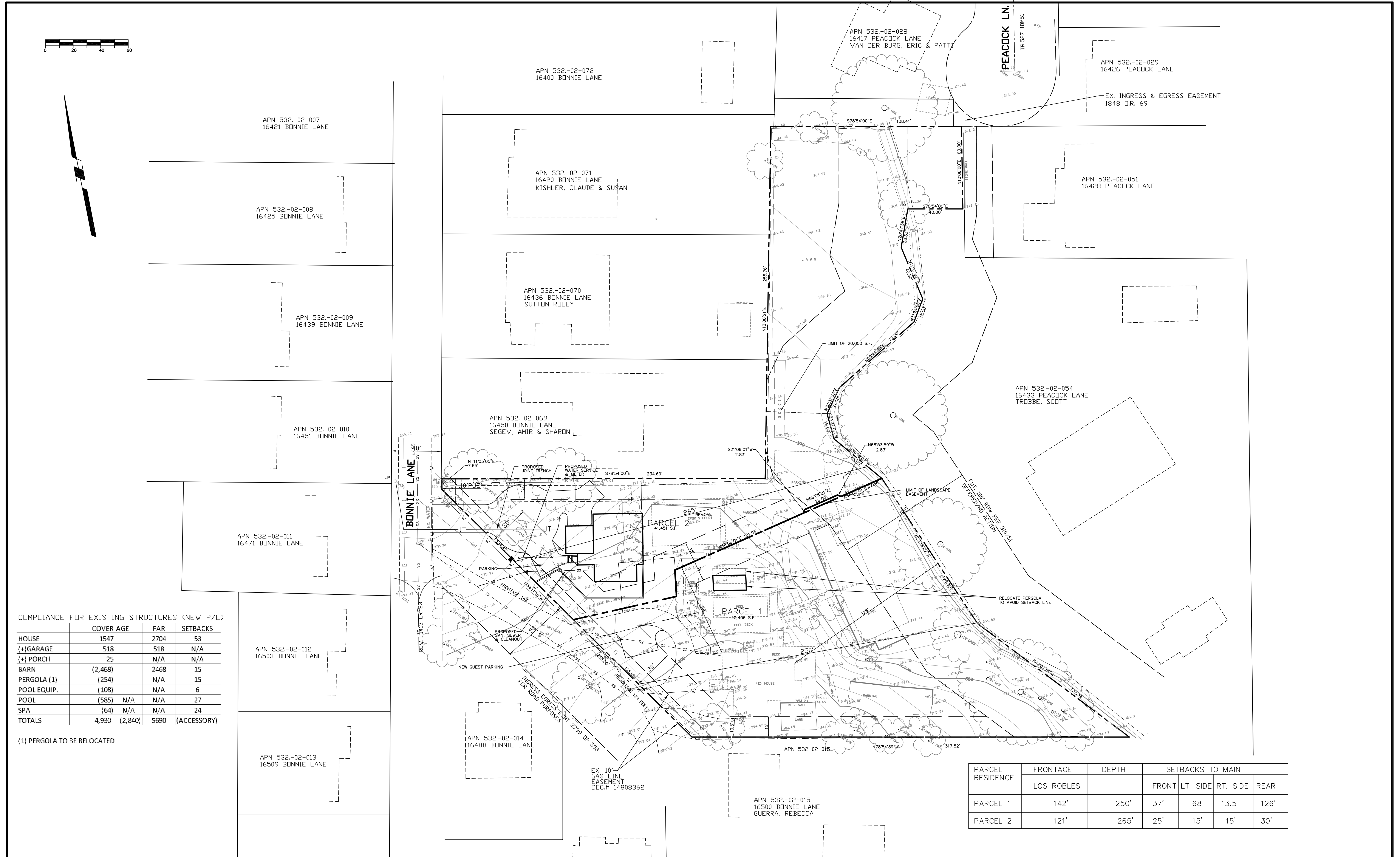
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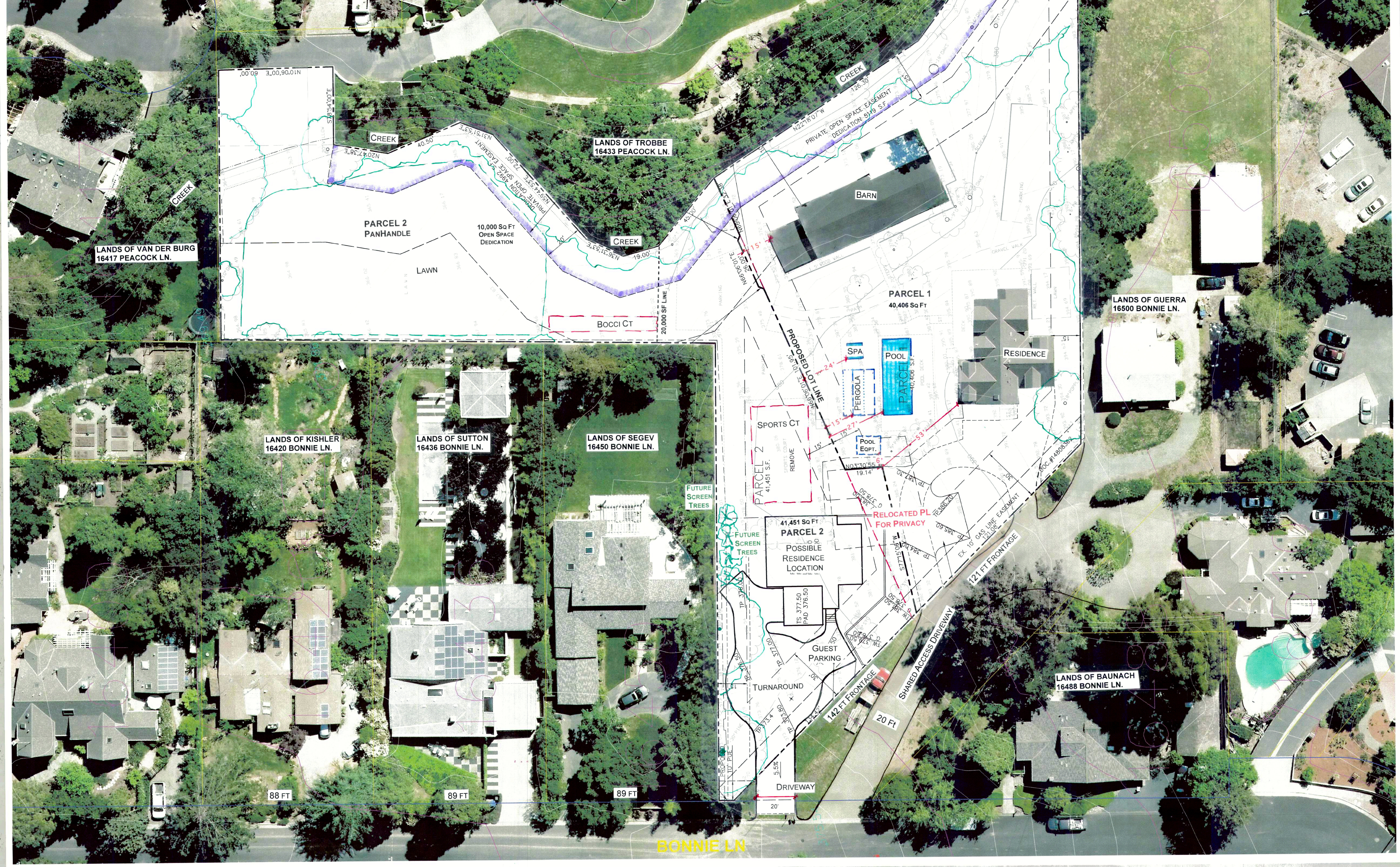
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

PROPOSED SITE PLAN
16466 BONNIE LANE, LOS GATOS, CA

JOB NO.
2020-059
SHEET 4
OF 6



| PARCEL RESIDENCE | FRONTAGE | DEPTH | SETBACKS TO MAIN | | | |
|------------------|----------|-------|------------------|----------|----------|------|
| | | | FRONT | LT. SIDE | RT. SIDE | REAR |
| PARCEL 1 | 142' | 250' | 37' | 68 | 13.5 | 126' |
| PARCEL 2 | 121' | 265' | 25' | 15' | 15' | 30' |



LANDS OF VAN DER BURG
16417 PEACOCK LN.

PARCEL 2
PANHANDLE

LANDS OF TROBBE
16433 PEACOCK LN.

PARCEL 1
40,406 Sq Ft

LANDS OF GUERRA
16500 BONNIE LN.

LANDS OF KISHLER
16420 BONNIE LN.

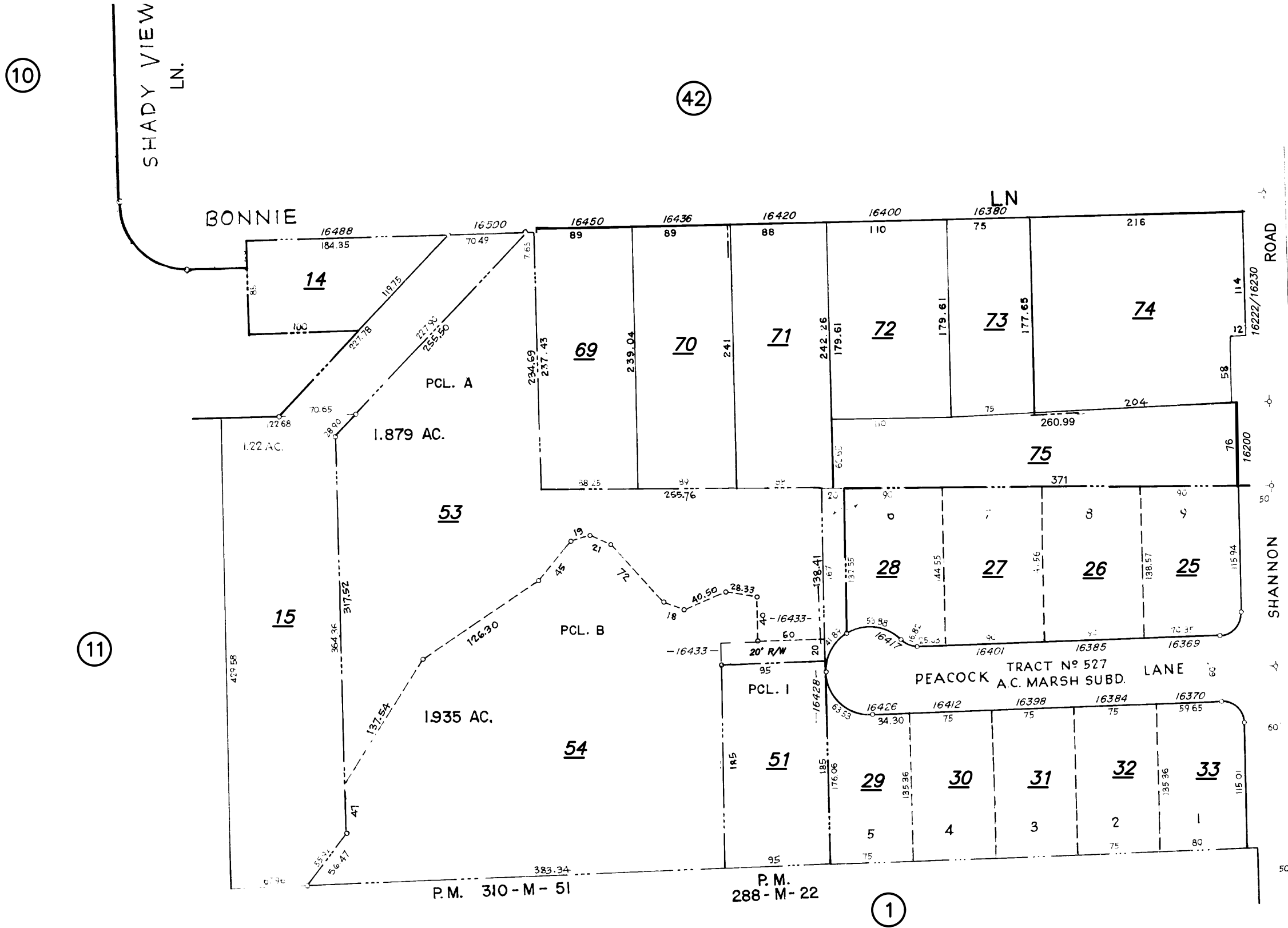
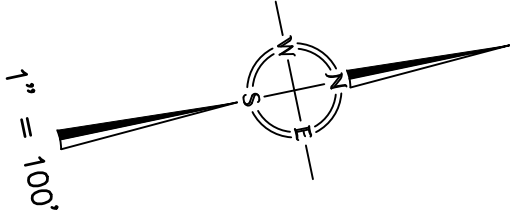
LANDS OF SUTTON
16436 BONNIE LN.

LANDS OF SEGEV
16450 BONNIE LN.

LANDS OF BAUNACH
16488 BONNIE LN.

BONNIE LN





SUBDIVISION LOT 8 - M.S. GARDNER ESTATE

From: [REDACTED]
To: Planning@losgatos.gov
Cc: [Ryan Safty](#)
Subject: 16466 Bonnie Lane subdivision
Date: Monday, October 11, 2021 7:59:32 PM

EXTERNAL SENDER

Dear Planning Commission:

We are writing to express our strong opposition to the proposed subdivision at 16466 Bonnie Lane the and subsequent additional construction on this property. As the longest tenured resident on Bonnie Lane, we have previously written at length noting the many valid reasons why this application should be denied. You have many other letters expressing similar points of view. Rather than reiterating our position, I would like to make just 4 points for your consideration.

- 1) Neighborhood concern. More than 20 affected neighbors have officially expressed their position against this proposal for a broad range of important issues. Not a single neighbor has been in favor of this subdivision.
- 2) Non-conformance of proposal. This lot split does not meet zoning requirements as outlined by our attorney Tom Lippe in his letter to Ryan Safty dated 9/9/21. There is no reason why this applicant should be granted a variance to create a second lot.
- 3) Bonnie Lane access. Bonnie Lane is a narrow road with a number of blind driveways. The road has been subject to repeated speeding incidents and was never designed for high density development.
- 4) Applicant. This applicant has a history of disregarding town laws, the well-being of the adjacent riparian habitat, and the interests or goodwill of the neighborhood. We are very concerned that despite any conditions that planning or building might impose on this development, should it be approved, the applicant would not hesitate to ignore said conditions.

As natives of Los Gatos and local business owners, we have always hoped that the idea of a Planning Commission would be to help neighborhoods maintain those aspects of their community that make them special. In this case, the entire neighborhood has made their request, and the only winner, should you approve this application, would be the applicant.

Thank you for your consideration,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Planning; Ryan Safty](#)
Subject: 16466 Bonnie Lane; Subdivision Application M-21-003
Date: Tuesday, October 12, 2021 9:42:07 AM

EXTERNAL SENDER

October 12, 2021

To: Planning Commission of Los Gatos
Community Development Dept.
Planning Division

I am writing to oppose Subdivision Applicant's proposed lot split. The property fails to meet the "Standard Details & Specifications" (Spec No D-1) for vehicle travel and as it relates to the applicants property falls which falls under Santa Clara County's Wildland Urban Interface Zone (WUI).

The Santa Clara County Fire Department Fire/Town Code states the definition of "Driveways" and "Roadways". The applicant has called the current driveway servicing three homes: 16466, 16500, and 16510 Bonnie Lane, as a roadway when in fact it is a driveway. The Town Fire Code only allows two residences on a driveway; the applicant cannot put a driveway off of a driveway.

The Los Gatos Planning Commission must deny the Subdivision Application M-21-003.

Thank you.

Steven Werner
Ret. Fire Captain, SCCFD