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*Imaginative Designs*

January 11, 2022

Lulu Pang, Associate Planner  
County of Santa Clara County  
Department of Planning and Development  
70 West Hedding Street, 7th Floor  
San Jose, CA 95110

SUBJECT: PLN22-019 - Special Permit for Setback-Exempt Garage  
15911 West Road, Los Gatos, CA, 95030 (APN: 510-07-011)  
Response to Plan Review Comments dated February 17, 2022

Attention Department of Planning and Development,

Please refer to the following for responses to your plan check comments:

**Response to Planning Office Review:** Xue Ling (Previous Planner)

**1. Lot Legality**

Refer to the CLTA Chain of Title prepared by the Chicago Title Insurance Company.  
(Attachment 1)

**2. Special Permit**

**a. Section Drawing:** Refer to Added Drawing A-4 SECTION. (Attachment 2)

**b. Sight clearance for traffic safety:** For the structure, refer to Sight Clearance for Traffic Safety Graphic. (Attachment 3)

**c. Building Height:** Refer to Revised Drawing A-3 ELEVATIONS. (Attachment 2)

**Response to Fire Marshall's Office Review:** Alex Goff

Per correspondence with the Fire Marshall's Office, if the garage size was reduced in size to 500 SF or less, the Fire Marshall's comments would no longer be applicable. (Attachment 4). The proposed garage size has been reduced from 600 SF to 500 SF. (Attachment 2, A-0 Site Plan).

**Response to CalFire Review:** Carlos Alcantar

For comments for Defensible Space (Public Resource Code 4291) and Setback for Structure Defensible Space (§ 1276.01) refer to Added General Notes 1 and 2.  
(Attachment 2, A-0 Site Plan).



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Per correspondence with the Carlos Alcantar of the CalFire Office, we requested an interpretation or appeal from the Fire Safe Regulations as the Fire Safe Regulation Definitions note exemptions for Group U Buildings, and our project is a Group U Building. We also inquired when new Fire Safe Regulations might be coming out and how they might affect projects served by existing roads. Mr. Alcantar replied we would have to comply, as we applied for a building permit, and noted we could request an exception from Santa Clara County Fire. (Attachment 5).

Please refer to the recent report from the Planning Department to the Board of Supervisors which notes Planning and Development's Efforts related to Fire Safe Regulations as follows:

- DPD no longer requires applicants to address access road comments in order to review applications and deem them complete
- DPD offers no-fee extensions to applicants considering how to approach the regulations
- DPD advises applicants on how to proceed with Exception requests and appeals.
- DPD has waived or refunded all fire appeal-related fees to date

(Report 112128 dated September 27,8 2022, Attachment 6)

Per the Planning Department's Efforts noted in Report 112128, we request our application allowed to be deemed complete without addressing CalFire's access road comments.

The project is within the SRA and HFHS, and West Road is a County Maintained Road.

Thank you and we look forward to getting our proposed Non-Habitable, Group U, Accessory Structure, detached garage built.

Robert Mintz, Architect  
Valley Home Builders  
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