

**TOWN OF LOS ALTOS HILLS
NOTICE OF FAST TRACK
PUBLIC HEARING**

Notice is hereby given to property owners of each of the following project(s) that the following request(s) will be considered at the SITE DEVELOPMENT HEARING:

DATE: TUESDAY, 07 JANUARY 2020
LOCATION: COUNCIL CHAMBERS
26379 FREMONT ROAD
TOWN OF LOS ALTOS HILLS

Those interested may wish to attend. Site Plans may be reviewed at Town Hall prior to the meeting date. **Any planning questions may be directed to the Planning Department prior to the Hearing.** Persons with disabilities, who require auxiliary aids or services in attending or participating in meetings, may call the City Clerk at (650) 941-7222.

<u>TIME:</u>	<u>PROPERTY OWNER:</u>	<u>REQUEST FOR:</u>
FAST TRACK		
10:00 a.m.	Address: 24005 Oak Knoll Circle Owner: Lands of Davila	New Residence, Detached Garage, Accessory Structures, Pool Staff: Jeremy Loh

Applicants scheduled on this date are requested to be present at the listed time or be represented by an authorized agent. If applicant is not represented at the time listed above, the meeting will be rescheduled to a later date. Court challenges to the action of the: Site Development Committee, Planning Commission, or City Council may be limited to issues raised at the public hearing, described in this notice, or in written correspondence received at Town Hall at, or prior to, the time of the public hearing. Further details may be obtained from the Planning Department at (650) 941-7222.

Zachary Dahl, AICP
Planning Director
Town of Los Altos Hills

Project Description: New residence, new detached garage and pool replacement

File Number: SD19-0023

Address: 24005 Oak Knoll Circle

Owner(s): Jason and Lani Davila

Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 2.062 acres

Average Slope: 11.8%

Lot Unit Factor: 1.981

Floor and Development Area (square footage):

<i>Area Type</i>	<i>Maximum</i>	<i>Existing</i>	<i>Proposed</i>	<i>Increase</i>	<i>Remaining</i>
Development	28,378	29,249	22,770	(6,479)	5,608
Floor	11,708	5,935	8,674	2,739	3,034

Height: Maximum Proposed

On Vertical Plane 27' 28'-7"

Lowest to Highest 35' 35'-0"

Setbacks: Minimum Proposed

Front 48' 62'-0"

Side (east) 36' 46'-0"

Side (west) 36' 54'-0"

Rear 36' 173'-0"

Exterior Materials: Slate tile roof, wood siding, colored cement plaster, steel fascia gutters.

Parking: Required spaces: 4, out of setbacks
Proposed: 4 - 2 in garage and 2 uncovered

Green Point Rated: 65

Fast Track Points: 14

Grading: Cut: 575 CY Fill: 500 CY Export: 75 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Structure height is too high for a hillside/ridgeline property. Property owner shared concerns over cypress trees on neighboring property blocking views from the subject property. Committee believes the cypresses are providing screening. Roof pitch and reflectivity is a concern; roof has been changed from metal roofing to slate tile roofing. Second story is proposed near two large oak trees, foundation should be hand dug. Pool should be hand dug near large oak tree, arborist should be on site during grading operations. Landscape screening will need to be considered. Lighting specifications not given.

Pathways Committee: Applicant shall pay in-lieu fees prior to acceptance of plans for building plan check.