

**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, 14 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.

TIME: PROPERTY OWNER: REQUEST FOR:

FAST TRACK

10:00 AM	Address: 12360 Priscilla Lane Owner: Lands of Chawla Ventures, LLC	New Residence Staff: Jeremy Loh
10:15 AM	Address: 26898 Dezahara Way Owner: Lands of Fey	New Residence with Attached Garage, ADU, Pool/Spa 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 and hardscape

File Number: SD19-0046

Address: 12360 Priscilla Lane

Owner(s): Chawla Ventures, LLC

Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.005 acres

Average Slope: 10.2%

Lot Unit Factor: 1.001

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	14,940	12,223	11,690	(533)	3,250
Floor	5,996	2,960	4,588	1,628	1,408

Height: **Maximum** **Proposed**

On Vertical Plane 27' 19'-0"

Lowest to Highest 35' 19'-0"

Setbacks: **Minimum** **Proposed**

Front 30' 52'-0"

Side (east) 30' 79'-0"

Side (west) 30' 38'-0"

Rear 30' 48'-0"

Exterior Materials: Standing seam metal roof, painted wood siding, stone veneer, metal clad wood window frames, and painted stucco.

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

Green Point Rated: 63

Fast Track Points: 3

Grading: Cut: 122 CY Fill: 149 CY Export: 27 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Metal roof should have a matte finish. Exterior lighting should be reduced. 13 fixtures labelled as "DS" should be reduced.

Note: DS is a callout for downspouts, those are not light fixtures.

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

*Fast Track Hearing Fact Sheet***Project Description:** New residence, secondary dwelling unit, pool, and hardscape**File Number:** SD19-0071**Address:** 26898 Dezahara Way**Owner(s):** Ashley and Scott Fey**Staff Planner:** Jeremy Loh, Assistant Planner**Site Data***Net Lot Area:* 1.000 acres*Average Slope:* 4.6%*Lot Unit Factor:* 1.000**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	15,000	11,031	14,158	3,127	842
Floor	6,000	3,765	5,993	2,228	3

Height: **Maximum** **Proposed**

On Vertical Plane 27' 18'-10"

Lowest to Highest 35' 18'-10"

Setbacks: **Minimum** **Proposed**

Front 40' 41'-0"

Side (east) 30' 34'-0"

Side (west) 30' 31'-0"

Rear 30' 95'-0"

Exterior Materials: Barrel clay tile roof, corrugated metal roof, vertical wood siding, integral color cement plaster, stained cedar trellis, and stone veneer.**Parking:** Required spaces: 4, out of setbacks, 1, for second unit
Proposed: 4 - 4 in garage and 1 uncovered**Green Point Rated:** 63.5**Fast Track Points:** 6**Grading:** Cut: 515 CY Fill: 630 CY Export: 155 CY**Sewer/Septic:** Sewer**Environmental Design and Protection Committee:** Project does not take full advantage of bay views; second unit has best view on property. Exterior lighting on structure not shown. Multiple unprotected trees proposed for removal. Walls and new residence should have a light reflectivity value of 50. Committee is wondering if pedestrian gate height of 6'-8" is acceptable. Stone pathway should end at pathway easement. Landscape screening should not be approved at this time.*Note: Exterior lighting added. Pedestrian gate is located outside of setbacks.***Pathways Committee:** Applicant shall pay in-lieu fees prior to acceptance of plans for building plan check.