

March 1, 2019

**TOWN OF LOS ALTOS HILLS
NOTICE OF SITE DEVELOPMENT/ FAST TRACK
PUBLIC HEARING**

FROM: Planning Director

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/ FAST TRACK Hearing:

DATE: **TUESDAY, MARCH 12, 2019**
LOCATION: **COUNCIL CHAMBERS OF TOWN HALL
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>
SITE DEVELOPMENT		
10:00 a.m.	Owner: Lands of Duarte Address: 12165 Hilltop Drive	Landscape Screening (Staff: Dylan Parker)
FAST TRACK		
10:15 a.m.	Owner: Lands of Singh Address: 26303 Esperanza Drive	New Residence w/ Basement (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.

Suzanne Avila, AICP
Planning Director

Project Description: New residence

File Number: SD18-0059
Address: 26303 Esperanza Drive
Owner(s): Manpreet Singh and Rasneet Kaur
Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.18 acres
Average Slope: 11.9%
Lot Unit Factor: 1.128

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	16,801	15,702	16,268	566	533
Floor	6,660	3,184	6,325	3,141	335
Basement (Exempt)			(2,171)		

Height: **Maximum** **Proposed**
 On Vertical Plane 27' 27'-0"
 Lowest to Highest 35' 27'-0"

Setbacks: **Minimum** **Proposed**
 Front 40' 53'-9"
 Side (right) 30' 92'-0"
 Side (left) 40' 51'-7"
 Rear 30' 30'-0"

Exterior Materials: Standing seam metal roof, stucco, stone veneer siding, wood trim, aluminum clad wooden doors and windows, and wrought iron railings.

Parking: Required spaces: 4, out of setbacks
 Proposed: 5: 3 in garage and 2 uncovered

Green Point Rated: 125

Fast Track Points: 11

Grading: Cut: 1,050 CY Fill: 100 CY Import: 0 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Committee commented on the highly visible nature of the site and that screening will be very important on the Concepcion frontage. Light wells and roof deck access was a concern.

Pathways Committee: Construct a Type 2B pathway along Esperanza Drive to the satisfaction of the Engineering Department prior to final inspection. (Included as a condition of approval)