

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

Notice is hereby given that the following requests will be considered at a PUBLIC HEARING on:
TUESDAY, APRIL 21, 2020

SITE DEVELOPMENT HEARING

- 10:00 AM** 25720 Carado Court - File # SD19-0077 - Lands of Claasen
Site Development Permit for a 1,430 square foot, single-story addition to an existing residence with nonconforming setbacks. *Planner: Steve Padovan*
- 10:15 AM** 25380 Becky Lane - File # SD20-0006 - Lands of Kleidon and Li
Site Development Permit for landscape screening and new fencing for an approved two-story residence with attached garage and basement. *Planner: Krista Yost*
- 10:30 AM** 24874 Olive Tree Lane - File # VAR20-0002 - Lands of Hadden
Variance to allow 149 square feet of driveway hardscape to encroach into the left side yard setback. *Planner: Krista Yost*
- 10:45 AM** 11871 Hilltop Drive - File # SD19-0087 - Lands of Sand Brook LLC
Site Development Permit for landscape screening and new fencing for an approved two-story residence, detached accessory dwelling unit, and barn. *Planner: Jeremy Loh*
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Those interested may attend via the Zoom Teleconference link provided below. Digital copies of the plans and other information for the application are available for public review upon request. To obtain plans and other information about any of these applications, contact the Planning Department at (650) 941-7222 or planning@losaltoshills.ca.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in meetings, may call the City Clerk at (650) 941-7222.

NOTICE OF TELECONFERENCED MEETING

Pursuant to the Governor's Executive Order N-29-20 (dated March 17, 2020), Cities may hold meetings via teleconference. Teleconference locations are not open to the public pursuant to California Governor Executive Order N-29-20. For this meeting, there will be no physical location from which members of the public may observe/comment. This meeting will be recorded via Zoom and will be made available upon request.

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit public comments in advance of the meeting, please email the planner assigned to the project. Emails received prior to the meeting will be included in the public record.
2. If you wish to observe the meeting and/or submit a public comment during the meeting, please use the following information:

Videoconference Link: <https://zoom.us/j/680118349?pwd=ZzRqemhxbEluNzkrM080b1Z3ZTRPZz09>

Teleconference Number: (669) 900-6833 or (253) 215-8782

Meeting ID: **680 118 349** Password: **908888**

3. Public testimony will be taken at the direction of the Planning Director and members of the public may only comment during times allotted for public comments.

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.

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

Notice is hereby given that the following requests will be considered at a PUBLIC HEARING on:

TUESDAY, APRIL 21, 2020

FAST TRACK SITE DEVELOPMENT HEARING

- 1:00 PM** 12170 Dawn Lane - File # SD19-0078 - Lands of Koganti
Site Development Permit for a new 5,761 sq ft, two-story single-family residence with basement, a 982 sq ft accessory dwelling unit in the basement, and attached garage. *Planner: Jeremy Loh*
- 1:15 PM** 25538 Hidden Springs Court - File # SD19-0074 - Lands of HPK Corp.
Site Development Permit for a new 5,975 sq ft, single-story residence including a 4-car garage, a basement and a 570 sq ft swimming pool on a vacant property. *Planner: Steve Padovan*
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Those interested may attend via the Zoom Teleconference link provided below. Digital copies of the plans and other information for the application are available for public review upon request. To obtain plans and other information about any of these applications, contact the Planning Department at (650) 941-7222 or planning@losaltoshills.ca.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in meetings, may call the City Clerk at (650) 941-7222.

NOTICE OF TELECONFERENCED MEETING

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Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit public comments in advance of the meeting, please email the planner assigned to the project. Emails received prior to the meeting will be included in the public record.
2. If you wish to observe the meeting and/or submit a public comment during the meeting, please use the following information:

Videoconference Link: <https://zoom.us/j/412172064?pwd=cS81NDVhUGVGaFVUVmcrV0VVKQ2hMdz09>

Teleconference Number: (669) 900-6833 or (253) 215-8782

Meeting ID: **412 172 064** Password: **136833**

3. Public testimony will be taken at the direction of the Planning Director and members of the public may only comment during times allotted for public comments.

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.

Project Description: New residence with basement and attached accessory dwelling unit

File Number: SD19-0078
Address: 12170 Dawn Lane
Owner(s): Gopichand Koganti
Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 0.974 acres
Average Slope: 10.47%
Lot Unit Factor: 0.964

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	14,290	10,393	13,173	2,780	1,117
Floor	5,761	3,664	5,761	2,097	0
Basement			3,252		

Height: Maximum Proposed

On Vertical Plane 27' 24'-0"
 Lowest to Highest 35' 24'-0"

Setbacks: Minimum Proposed

Front 30' 41'-6"
 Side (north) 30' 55'-0"
 Side (south) 30' 73'-0"
 Rear 30' 45'-0"

Exterior Materials: "Puritan Grey" stucco (LRV 33.7), "Granite" stucco (LRV 34.2, stone veneer, cedar siding, standing seam metal roofing, and aluminum edged windows.

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

Green Point Rated: 66

Fast Track Points: 9

Grading: Cut: 2,185 CY Fill: 150 CY Export: 2,035 CY

Sewer/Septic: Septic

Environmental Design and Protection Committee: Neighbors to northwest and southeast will need more screening and oak trees and palm tree at driveway should be retained. Glass guard railing could produce glare from the property, committee suggests wire guard rails instead. Committee's concerns regarding lower level plaza, pool and square footage has been addressed by project architect.

Open Space Committee: Committee recommends preserving oaks to the extent feasible. No open space easement required.

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

Project Description: New residence with 4-car garage, basement and a new pool

File Number: SD19-0074

Address: 25538 Hidden Springs Court

Owner(s): HPK Corporation, c/o Nazanin Maleki

Staff Planner: Steve Padovan, Principal Planner

Site Data

Net Lot Area: 1.52 acres

Average Slope: 15.95%

Lot Unit Factor: 1.326

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	16,931	0	11,374	11,374	5,557
Floor	7,562	0	5,975	5,975	1,587
Basement			3,973		

Height:	Maximum	Proposed
On Vertical Plane	27'	26.5'-0"
Lowest to Highest	35'	26.5'-0"

Setbacks:	Minimum	Proposed
Front	40'	150'-0"
Side (right)	30'	31'-0"
Side (left)	30'	33'-0"
Rear	30'	30'-0"

Exterior Materials: Stucco, concrete, stone facing on exposed lower level and on several vertical elements on main floor, glass railings, concrete decking.

Parking: Required spaces: 4, out of setbacks
Proposed: 4 spaces in garage

Green Point Rated: 70

Fast Track Points: 13

Grading: Cut: 3,465 CY Fill: 5 CY Import: 0 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Save the 24-inch oak tree by the driveway, protect the 32-inch oak from new hardscape, and replace oaks lost at a 3 to 1 ratio; Concern with new light sources and utility equipment impacts to existing residence to the south; Consider replacing glass railing on decks facing south neighbor; limit lighting under eaves and limit fencing heights to six feet; Restrict fencing along the conservation easement.

Open Space Committee: Provide an Open Space Easement 25 feet in width from the top of the creek bank and restrict fencing along the open space easement; Save the 24-inch oak tree by the driveway and remove hardscape under the 32-inch oak; Correct information on plan set.