

July 19, 2019

**TOWN OF LOS ALTOS HILLS  
NOTICE OF SITE DEVELOPMENT  
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, JULY 30, 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.

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**TIME:                      PROPERTY OWNER:                      REQUEST FOR:**

**FAST TRACK**

**10:00 a.m.** Owner: Lands of Schroeder

New Residence w/ second unit

Address: 13109 Byrd Lane

(Staff: Dylan Parker)

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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.

Steve Padovan  
Interim Planning Director

**Project Description:** New residence and secondary dwelling unit

**File Number:** SD18-0069  
**Address:** 13109 Byrd Lane  
**Owner(s):** Devin and Marianne Schroeder  
**Staff Planner:** Dylan Parker, Assistant Planner

**Site Data**

*Net Lot Area:* 1.114 acres  
*Average Slope:* 8.6 %  
*Lot Unit Factor:* 1.114

**Floor and Development Area (square footage):**

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	16,710	11,539	11,360	(68)	179
Floor	6,684	3,276	5,938	2,662	746
Basement			(3,796)		

**Height:**                      **Maximum**      **Proposed**  
 On Vertical Plane              27'              18'-1"  
 Lowest to Highest              35'              18'-1"

**Setbacks:**                      **Minimum**      **Proposed**  
 Front                              40'              45'-4"  
 Side (right)                      30'              32'-4"  
 Side (left)                        30'              30'  
 Rear                                30'              34'-2"

**Exterior Materials:** asphalt single roof, horizontal cedar siding, exposed architectural grade framing, aluminum wood clad windows and doors, exposed architectural glulam beams with metal end caps

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

**Green Point Rated:** 133

**Fast Track Points:** 10

**Grading:** Cut: 1,901 CY              Fill: 112 CY              Export: 1,789 CY

**Sewer/Septic:** Septic

**Environmental Design and Protection Committee:** reduction of quantity and wattage of outdoor light fixtures recommended

**Pathways Committee:** recommendation of pathway fees

**Open Space Committee:** Not referred to Open Space Committee; no OS Land Use designation nor 30% or greater sloped area on the site (relatively flat lot)