

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

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

**TUESDAY, FEBRUARY 16, 2021**

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**FAST TRACK SITE DEVELOPMENT HEARING**

- 10:00 AM**     13781 Ciceroni Lane - File #SD20-0083 – Lands of Stalder  
Site Development Permit for a new 6,279 square-foot, two-story residence with an attached two-car garage, a 519 square-foot detached garage, and a 1,000 square-foot detached accessory dwelling unit (ADU).  
CEQA review: Categorical Exemption per Section 15303(a)  
*Project Planner: Krista Yost*
- 10:15 AM**     13902 Campo Vista Lane – File #SD20-0022 – Lands of Campo Vista Lane LLC  
Site Development Permit for a new 3,554 square-foot, single-story residence with a 2,853 square-foot basement, a detached 660 square-foot carport, and a detached 1,181 square-foot accessory dwelling unit).  
CEQA review: Categorical Exemption per Section 15303(a)  
*Project Planner: Jeremy Loh*

Those interested in the application may attend via the Zoom Teleconference link provided below. A digital copy of the meeting agenda, project plans and project fact sheet are available on the Planning Department webpage: <http://www.losaltoshills.ca.gov/501/Public-Meeting-Resources>. If you have any questions or need additional information about this application, please contact Project Planner for the project.

**NOTICE OF TELECONFERENCE 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:	<a href="http://bit.ly/SiteDevelopmentHearing">http://bit.ly/SiteDevelopmentHearing</a>
Teleconference Number:	(669) 900-6833
Meeting ID:	864 7719 6354
Meeting Passcode:	398572

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.

February 5, 2021

**Project Description:** New two-story residence with an attached garage, a detached garage, and a detached accessory dwelling unit (ADU)

**File Number:** SD20-0083  
**Address:** 13781 Ciceroni Lane  
**Owner(s):** Dana and Angie Stalder  
**Staff Planner:** Krista Yost, Assistant Planner

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**Site Data**

*Net Lot Area:* 1.27 acres  
*Average Slope:* 8.6%  
*Lot Unit Factor:* 1.27

**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	19,050	659	18,916	18,257	134
Floor	7,620	0	7,583	7,583	37
ADU (Exempt)	1,200	0	1,000		

<b>Height:</b>	<b>Maximum</b>	<b>Proposed</b>
On Vertical Plane	27'	26'-11"
Lowest to Highest	35'	30'-5"

<b>Setbacks:</b>	<b>Minimum</b>	<b>Proposed</b>
Front	40'	143'-0"
Side (right)	30'	30'-0"
Side (left)	30'	30'-0"
Rear	30'	118'-6"

**Exterior Materials:** Wood siding (medium grey), coursed limestone veneer, standing seam metal roof (dark grey), metal clad wood windows and steel windows (dark bronze).

**Parking:** Required spaces: 5, 4 out of setbacks  
 Proposed: 5; 4 in garages and 1 uncovered

**Fast Track Points:** 11

**Grading:** Cut: 1,310 CY                      Fill: 235 CY                      Export: 1,075 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** The low retaining wall proposed within the rear yard setback should be reviewed for code compliance. Lighting within the loggia should be reduced to four lights. The amount of sky lights on the southern portion of the first story roof should be reduced. Landscape screening is recommended along the westerly property line. Oak trees that have been removed have not been indicated. Light reflectivity value for exterior finish colors should be provided. Landscaping within five feet of the home should be removed and replaced with hardscape. All dead trees and dried debris should be removed to reduce fire risk.

**Pathways Committee:** Applicant shall pay in-lieu fees prior to issuance of the building permit.

**Project Description:** New single-story residence with basement, detached carport, and detached accessory dwelling unit (ADU)

**File Number:** SD20-0022  
**Address:** 13902 Campo Vista Lane  
**Owner(s):** Campo Vista Lane LLC  
**Staff Planner:** Jeremy Loh, Assistant Planner

**Site Data**

*Gross Lot Area:* 4.123 acres  
*Net Lot Area:* 3.997 acres  
*Average Slope:* 9.31%  
*Lot Unit Factor:* 3.997

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

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	59,955	17,476	24,624	7,148	35,331
Floor	23,982	1,905	6,261	4,356	17,721
Basement		(949)	(2,853)		

Height:	Maximum	Proposed
On Vertical Plane	27'	19'-5"
Lowest to Highest	35'	19'-5"

Setbacks:	Minimum	Proposed
Front (west)	40'	192'-0"
Side (north)	30'	90'-0"
Side (south)	30'	316'-0"
Side (east)	30'	384'-0"

**Exterior Materials:** Standing seam metal roof, vertical wood siding, and glass guardrails

**Parking:** Required spaces: 5, 4 out of setbacks  
 Proposed: 6; 2 in carport, 4 uncovered

**Fast Track Points:** 4 (*Less than 15 points required to be eligible for Fast Track process*)

**Grading:** Cut: 1,320 CY      Fill: 435 CY      Export: 885 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Committee recommends that the Heritage oak trees be fenced during construction. The Committee noted that the main structure is single-story, well screened, and far from property lines, and that the ADU was providing a 40-foot setback from the Campo Vista property line.

**Pathways Committee:** At May 14, 2020 regular meeting, the Committee voted to recommend that the Town build a path along the south side of Fremont Road along this property’s frontage in the future since the Pathways Element identified Fremont Road as being street with pathways on both sides. Alignment of this future path should be done in conjunction with the property owner and that an additional pathway easement adjacent to the Fremont Road right-of-way may be required. Applicant should pay in-lieu fees prior to issuance of the building permit.

**Open Space Committee:** The project will not impact wildlife, riparian habitat, or native vegetation, so the application was not routed to the Committee for review.