

**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, APRIL 27, 2021

SITE DEVELOPMENT HEARING

- 10:00 AM** 24840 Summerhill Avenue – File #SD21-0007 – Lands of Ali and Varadarajan
Site Development Permit for landscape screening and new fencing for an approved two-story residence.
CEQA review: Categorical Exemption per Sections 15304(b)
Project Planner: Krista Yost

FAST TRACK HEARING

- 10:15 AM** 26616 Westwind Way – File #SD20-0096 – Lands of Chakravarthy
Site Development Permit for a new 4,935 square-foot, two-story residence with a 2,100 square foot basement and two-car garage, a detached 655 square-foot accessory dwelling unit, a 500 square-foot swimming pool, and related hardscape.
CEQA review: Categorical Exemption per Sections 15303(a); 15303(e)
Project Planner: Steve Padovan

SITE DEVELOPMENT HEARING

- 10:30 AM** 25915 Elena Road – File #ZP21-0007 – Lands of Shah (Continued from April 20, 2021)
Zoning Permit for existing 6-foot high wall at property line.
CEQA review: Categorical Exemption per Sections 15303(e)
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: <http://bit.ly/SiteDevelopmentHearing>
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.

Project Description: New 4,935 square-foot, two-story residence with a 2,100 square foot basement and two-car garage, a detached 655 square-foot accessory dwelling unit, a 500 square-foot swimming pool, and related hardscape.

File Number: SD20-0096
Address: 26616 Westwind Way
Owner(s): Chakravarthy - Purushotham
Staff Planner: Steve Padovan, Project Planner

Site Data

Net Lot Area: 1.023 acres
Average Slope: 22.42%
Lot Unit Factor: 0.751

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	7,767	11,611	10,659	(952)	0
Floor	5,000	3,782	4,935	1,153	65
ADU (up to 800 sq. ft. credit)		0	655		

Height:	Maximum	Proposed
On Vertical Plane	27'	27'
Lowest to Highest	35'	32'

Setbacks:	Minimum	Proposed
Front (east)	40'	40'-0"
Side (south)	30'	30'-0"
Side (north)	30'	101'-0"
Rear (west)	30'	54'-0"
ADU (side and rear)	4'	30'

Exterior Materials: TPO membrane roof with PV panels; Integral cement plaster stucco walls with thin stone veneer and wood elements throughout; Black metal aluminum frame windows and doors; glass and metal guardrails, roof deck for master suite.

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

Fast Track Points: 14 (*Less than 15 points required to be eligible for Fast Track process*)

Grading: Cut: 1,170 CY Fill: 405 CY Export: 765 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Comments include exposed three story element on the downhill side of the property due to daylighting of basement – should be single story; Landscape screening needed on downhill side, house colors need to meet the Town’s LRV standards; Exterior lighting should be fully shielded and not allowed under roof eaves; Recommend granting of an open space easement below the 387 foot contour line; Retain existing non-native trees not impacted by construction until a landscape plan is approved; Terraces, decks, and other outdoor spaces should be designed to better accommodate landscape screening which would further reduce visual impacts.

Open Space Committee: No recommendations provided.