

April 19, 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, APRIL 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.

<u>TIME:</u>	<u>PROPERTY OWNER:</u>	<u>REQUEST FOR:</u>
SITE DEVELOPMENT		
10:00 a.m.	Owner: Lands of Goumas and Eggers	Pool Cabana
	Address: 12501 Moody Springs	(Staff: Jeremy Loh)
FAST TRACK		
10:15 a.m.	Owner: Lands of St. Ledger	New Residence
	Address: 12255 Menalto Drive	(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.

Steve Padovan
Interim Planning Director

Project Description: New residence and pool

File Number: SD19-0011

Address: 12255 Menalto Dive

Owner(s): Susan St. Ledger

Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.214 acres

Average Slope: 15.46%

Lot Unit Factor: 1.072

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	13,885	9,003	13,550	4,547	335
Floor	6,139	3,613	6,135	2,522	4
Basement (Exempt)			(3,860)		

Height: Maximum Proposed

On Vertical Plane 27' 20'-6"

Lowest to Highest 35' 32'-0"

Setbacks: Minimum Proposed

Front 30' 31'-7"

Side (right) 30' 30'-4"

Side (left) 30' 31'-4"

Rear 30' 72'-10"

Exterior Materials: Standing seam metal roof (LRV 20), wood siding and soffits (LRV 11.37), matte stucco (LRV 46.13), limestone veneer (LRV 48.85), matte porcelain panels (LRV 5.95), metal windows and doors (LRV 7.81)

Parking: Required spaces: 4, out of setbacks
Proposed: 4: 4 in garage (3-car and 1-car garages)

Green Point Rated: 75.4

Fast Track Points: 13

Grading: Cut: 1,700 CY Fill: 160 CY Import: 0 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Committee commented on need for screening due to prominent placement on hillside, lighting is a concern, AC units on rooftop could be a noise issue, two large cypress trees proposed for removal should be retained. Applicant has removed AC units from rooftop and two large cypress trees are being removed at request from neighbor and to accommodate the new house from a fire safety standpoint.

Pathways Committee: Applicant shall pay a pathway fee. (Included as a condition of approval)