

TOWN OF LOS ALTOS HILLS
NOTICE OF SITE DEVELOPMENT
PUBLIC HEARING

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 HEARING:

DATE: **TUESDAY, 10 DECEMBER 2019**
LOCATION: **COUNCIL CHAMBERS**
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.

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

FAST TRACK

10:00 a.m.	Address: 25251 La Rena Lane	New Residence with Basement, Attached Second Unit, Swimming Pool
	Owner: Lands of KOME LLC	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.

Zachary Dahl, AICP
Planning Director
Town of Los Altos Hills

Fast Track Hearing Fact Sheet

Project Description: New residence with basement, attached secondary dwelling unit, and new pool

File Number: SD19-0022
Address: 25251 La Rena Lane
Owner(s): KOME LLC
Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.002 acres
Average Slope: 31.09%
Lot Unit Factor: 0.549

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	7,500	7,233	7,452	219	8
Floor	5,000	2,233	4,962	2,729	38
Basement (Exempt)			(1,567)		

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

Setbacks:	Minimum	Proposed
Front	40'	42'-0"
Side (right)	30'	49'-0"
Side (left)	30'	30'-0"
Rear	100'	131'-0"

Exterior Materials: Stucco, concrete, vertical wood slats, painted aluminum fascia, ipe wood decking.

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

Green Point Rated: 77

Fast Track Points: 13

Grading: Cut: 596 CY Fill: 128 CY Import: 468 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Freeway noise will negatively impact occupants and will be exacerbated by required removal of Eucalyptus trees. Eucalyptus trees should be replaced with fast growing, native trees. Future property line fence should be set back to allow wildlife movement. Driveway lights too close together; reduce or space out.

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