

**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 13, 2021

FAST TRACK HEARING

10:00 AM 26724 Palo Hills Drive – File #SD20-0097 – Lands of Wen
Site Development Permit for a new 5,917 square-foot, two-story residence with an attached 706 square-foot accessory dwelling unit, a 1,000 square-foot swimming pool, and a 400 square-foot pool cabana.
CEQA review: Categorical Exemption per Sections 15303(a); 15303(e)
Project Planner: Steve Padovan

SITE DEVELOPMENT HEARING

10:15 AM 25915 Elena Road – File #ZP21-0007 – Lands of Shah
Zoning Permit for existing 6-foot high wall at property line.
CEQA review: Categorical Exemption per Section 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.

April 2, 2021

Project Description: New 5,917 square foot, two-story residence with an attached 706 square-foot accessory dwelling unit (ADU), a 1,000 square-foot swimming pool, and a 400 square-foot pool cabana.

File Number: SD20-0097
Address: 26724 Palo Hills Drive
Owner(s): Rudy and Elaine Wen
Staff Planner: Steve Padovan, Principal Planner

Site Data

Net Lot Area: 1.032 acres
Average Slope: 11.5%
Lot Unit Factor: 0.999

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	14,423	16,713	13,443	(3,270)	980
Floor	5,919	4,701	5,917	1,216	2
ADU (up to 800 sq. ft. credit)		0	706		

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

Setbacks:	Minimum	Proposed
Front (north)	40'	50'-0"
Side (east)	30'	30'-0"
Side (west)	30'	52'-0"
Rear (south)	30'	110'-0"
ADU (side and rear)	4'	10'

Exterior Materials: Asphalt composition roofing with metal roof accents, board and batten siding with cement plaster stucco wall elements throughout, PV panels on roof

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

Fast Track Points: 13 (*Less than 15 points required to be eligible for Fast Track process*)

Grading: Cut: 332 CY Fill: 324 CY Export: 6 CY

Sewer/Septic: Sewer (current home is on septic)

Environmental Design and Protection Committee: Comments include remove of non-native species and fencing within the 25-foot riparian creek corridor but retain the native plants; New guest parking and fencing should not be located in the 25-foot creek setback. Additional comments regarding the attached ADU in the setback (permitted per Town code), removal of a large oak, stormwater bubbler in riparian corridor.

Open Space Committee: Require the dedication of an open space easement over the of Barron Creek riparian corridor starting at 25 feet from the top of bank on the east side of the channel to the westerly property line; Do not allow new fencing in the open space/riparian easement and remove all existing fencing in the easement; do not allow the pool and pool cabana within the flood plain; remove all non-native plants from the riparian corridor and reestablish native riparian plants; require replacement valley oak trees for the large valley oak being removed.