

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

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

TUESDAY, JUNE 8, 2021

SITE DEVELOPMENT HEARING

- 10:00 AM** 27575 Black Mountain Road – File #SD21-0023 – Lands of Gourji
Site Development Permit for landscape screening for an approved new residence; and new fencing and driveway gate.
CEQA review: Categorical Exemption per Section 15304(b)
Project Planner: Jeremy Loh
- 10:00 AM** 13101 La Cresta Drive – File #SD21-0016 – Lands of French
Site Development Permit for a new 1,432 square-foot swimming pool and spa and associated hardscape improvements.
CEQA review: Categorical Exemption per Sections 15301(1)(4)
Project Planner: Krista Yost

FAST TRACK SITE DEVELOPMENT HEARING

- 10:30 AM** 13800 Barton Court – File #SD20-0099 – Lands of Jackson
Site Development Permit for a new 1,033 square-foot two-story accessory building with a 1,019 square-foot attached accessory dwelling unit and a 913 square-foot basement, and a new 1,00 square-foot swimming pool.
CEQA review: Categorical Exemption per Section 15303(e)
Project Planner: Krista Yost

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 TELECONFERENCED 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.

May 28, 2021

Project Description: New two-story accessory building with attached accessory dwelling unit and basement and pool

File Number: SD20-0099

Address: 13800 Barton Court

Owner(s): Peter Jackson

Staff Planner: Krista Yost, Assistant Planner

Site Data

Net Lot Area: 1.00 acres

Average Slope: 19.5%

Lot Unit Factor: 0.796

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	9,104	9,694	9,092	(602)	12
Floor	5,000	3,156	4,412	1,256	588
Basement (exempt)			913		

Height:	Maximum	Proposed
On Vertical Plane	32'	26'-10"
Lowest to Highest	35'	26'-10"

Setbacks:	Minimum	Proposed
Front	40'	166'-0"
Side (west)	30'	141'-4"
Side (east)	30'	30'-0"
Rear	30'	34'-3"

Exterior Materials: Shingle roof, radiata pine fascia and siding, stone veneer wainscot, and radiata pine window and door trim

Parking: Required spaces: 1 additional parking space for ADU
Proposed: 1 additional uncovered

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

Grading: Cut: 1,325 CY Fill: 260 CY Export: 1,065 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: The accessory building will be visible to passersby along Fremont Road and Barton Court due to its siting on a slope above the residence. The proposed exterior finish colors of the building do not conform to the Town's light reflectivity value requirement of 40 or less. Any proposed landscaping shall not create a fire ladder. All exterior light fixtures on the building shall not be visible from off-site per Town requirements, and no more than 3,000 Kelvins and 600 lumens. A significant amount of grading will be required for the new accessory building and pool. Suggested reducing the square footage of the building by designing a one-story structure with a basement instead.

Open Space Committee: No comments.