

**TOWN OF LOS ALTOS HILLS
NOTICE OF FAST TRACK
PUBLIC HEARING**

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

TUESDAY, MARCH 1, 2022

FAST TRACK HEARING

10:00 AM 25959 Alicante Lane – File #SD21-0088 – Lands of Liu
Site Development Permit for a new 5,338 square-foot two-story residence with a 2,757 square-foot basement, an attached 853 square-foot accessory dwelling unit (ADU), a 271 square-foot cabana, a 1,131 square-foot swimming pool, and a 5,897 tennis court.
CEQA review: Categorical Exemption per Sections 15303(a); 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 TELECONFERENCED MEETING

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021), which amended Section 54953 of the Government Code to allow local legislative bodies to continue to conduct meetings by teleconference under specified conditions and pursuant to special rules on notice, attendance, and other matters. As the City Council for the Town of Los Altos Hills has made the findings required by Government Code Section 54953, the Council, the Planning Commission and Committees will continue to conduct meetings by teleconference and the Council Chambers will not be open to the public for this Site Development Committee meeting. Pursuant to the requirements of Government Code Section 54953(e), members of the public will be provided with notice of how they may access the meeting and offer public comment.

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 5,338 square-foot two-story residence with a 2,757 square-foot basement, an attached 853 square-foot accessory dwelling unit (ADU), a 271 square-foot cabana, a 1,131 square-foot swimming pool, and a 5,897 tennis court.

File Number: SD21-0088
Address: 25959 Alicante Lane
Owner(s): JingJing Liu
Staff Planner: Jeremy Loh, Associate Planner

Site Data

Net Lot Area: 1.000 acres
Average Slope: 10.6%
Lot Unit Factor: 0.987

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	14,583	14,097	14,571	474	12
Floor	5,892	5,862	5,662	-200	230
Basement		(0)	(2,757)		
ADU credit 800 square feet		(0)	(853)		

Height:	Maximum	Proposed
On Vertical Plane	27'	26'-4"
Lowest to Highest	35'	26'-4"

Setbacks:	Minimum	Proposed
Front (south)	40'	40'-8"
Side (east)	30'	30'-11"
Side (west)	30'	37'-0"
Rear (north)	30'	112'-0"

Exterior Materials: Standing seam metal roofing, metal chimney shrouds, smooth cement plaster, aluminum edged windows and doors, and painted wood garage doors

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

Fast Track Points: 9 (*Less than 15 points required to be eligible for Fast Track process*)

Grading: Cut: 2,740 CY Fill: 240 CY Export: 2,500 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Applicant should retain front yard trees and shrubs during construction, side yard tennis court will likely require additional landscape screening. Observed multiple trees appear to be cut down in anticipation of development, verify if permits needed with arborist report. Pool lights should face the home and no lighting is permitted for the tennis court.

Arborist report provided by applicant shows multiple unprotected species cut down including multiple privet, apple, elm, cherry, and pine trees.

Pathways Committee: Noted that Alicante Lane is a cul-de-sac with nine residences and requested payment of pathway fee.

Open Space Committee: Project routed to Committee, no comments as property has no slopes over 30%, no proximity to a creek, and no concentration of oak trees.