

**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, MARCH 23, 2021**

---

**SITE DEVELOPMENT HEARING**

**10:00 AM**     27447 Edgerton Road - File #PM21-0003 – Lands of Tropea  
Site Development Permit for a modification to the exterior lighting associated with the landscape screening plan for a new residence.  
CEQA review: Categorical Exemption per Section 15304(b)  
*Project Planner: Steve Padovan*

**FAST TRACK HEARING**

**10:15 AM**     14096 Seven Acres Lane – File #SD20-0091 – Lands of SA96 LLC  
Site Development Permit for a new 5,698 square-foot, two-story residence with a 2,906 square-foot basement, a detached 800 square-foot accessory dwelling unit, an 800 square-foot swimming pool, and 570 square-foot cabana.  
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:	<a href="http://bit.ly/SiteDevelopmentHearing">http://bit.ly/SiteDevelopmentHearing</a>
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.

March 12, 2021

**Project Description:** New two-story residence with 3,973 square feet on the first floor and 1,725 square feet on the second floor, a basement and detached accessory dwelling unit (ADU)

**File Number:** SD20-0091  
**Address:** 14096 Seven Acres Lane  
**Owner(s):** SA96 LLC  
**Staff Planner:** Jeremy Loh, Assistant Planner

---

**Site Data**

*Net Lot Area:* 1.000 acres  
*Average Slope:* 11.67%  
*Lot Unit Factor:* 0.964

**Floor and Development Area (square footage):**

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	13,856	10,018	11,795	1,777	2,061
Floor	5,704	3,651	5,698	2,047	6
Basement		(0)	(2,906)		

Height:	Maximum	Proposed
On Vertical Plane	27'	24'-2"
Lowest to Highest	35'	24'-2"

Setbacks:	Minimum	Proposed
Front (west)	40'	40'-0"
Side (north)	30'	142'-0"
Side (south)	30'	47'-0"
Rear (east)	30'	30'-0"

**Exterior Materials:** Metal ribbed roofing, stucco, and glass guardrails

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

**Fast Track Points:** 11 (*Less than 15 points required to be eligible for Fast Track process*)

**Grading:** Cut: 3,140 CY      Fill: 400 CY      Export: 2,740 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Landscape screening should be required to screen the ADU and mitigate loss of the eucalyptus trees that will be removed. An arborist report should be prepared for the two heritage oak tree removals. The frosted glass light fixtures do not meet Town standards and the pool lights should be directed away from neighboring properties. Concerned about the length of the lightwell.

**Open Space Committee:** Requested the dedication of an open space easement over the of swale along the northern edge of the property, that soil disturbance around northern swale should be minimized, that the eucalyptus and acacia trees on the property should be removed and that perimeter fencing should not impede the flow of water in the swale and be wildlife friendly.