

**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, MAY 4, 2021**

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**SITE DEVELOPMENT HEARING**

**10:00 AM**     27644 Natoma Road – File #SD21-0031 – Lands of Sharma  
Site Development Permit for a new 1,000 square-foot swimming pool and associated hardscape improvements.  
CEQA review: Categorical Exemption per Section 15301(1)(4)  
*Project Planner: Krista Yost*

**FAST TRACK HEARING**

**10:15 AM**     27474 Sunrise Farm Road – File #SD20-0098 – Lands of Zeigler  
Site Development Permit for a new 4,492 square-foot two-story residence with a 334 square-foot attached ADU.  
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.

April 23, 2021

*Fast Track Hearing Fact Sheet*

**Project Description:** New two-story residence with attached, three-car garage and attached accessory dwelling unit

**File Number:** SD20-0098  
**Address:** 27474 Sunrise Farm Road  
**Owner(s):** David Ziegler

**Staff Planner:** Jeremy Loh, Assistant Planner

**Site Data**

*Gross Lot Area:* 1.205 acres  
*Net Lot Area:* 1.205 acres  
*Average Slope:* 28.27%  
*Lot Unit Factor:* 0.733

**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	2,425	7,166	4,741	334
Floor	5,000	0	4,492	4,492	508
ADU			334	334	

<b>Height:</b>	<b>Maximum</b>	<b>Proposed</b>
On Vertical Plane	27'	27'-5"
Lowest to Highest	35'	30'-0"

<b>Setbacks:</b>	<b>Minimum</b>	<b>Proposed</b>
Front (north)	44'	48'-0"
Side (east)	33'	33'-0"
Side (west)	33'	33'-0"
Rear (south)	33'	222'-0"

**Exterior Materials:** Standing seam metal roof, vertical wood siding, and glass guardrails

**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: 520 CY                      Fill: 0 CY                      Export: 520 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Committee recommends that lighting in the veranda be reduced and that proposed fixtures comply with lumen and color temperature guidelines. Committee recommends protection of riparian habitat. Committee advises that existing trees being retained near garage could pose fire hazard.

**Open Space Committee:** The property has steep slopes and Deer Creek is located near the lowest point of the site. There are stands of oak trees in this sloping area. Committee requests open space easement encompassing the lower half of the property to protect oak trees and creek.