

**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, JUNE 29, 2021**

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**SITE DEVELOPMENT HEARING**

**10:00 AM**     28001 Elena Road (APN 182-02-016) – File #ZP21-0047 – Lands of Sea Landing LP  
Zoning Permit for new 6'-0" tall property line fencing and gates.  
CEQA review: Categorical Exemption per Section 15303(e)  
*Project Planner: Jeremy Loh*

**FAST TRACK HEARING**

**10:15 AM**     14330 DeBell Road – File #SD21-0042 – Lands of Lextera, LLC  
Site Development Permit for a new 5,253 square-foot, one-story residence with a 3,358 square-foot basement, a detached 798 square-foot accessory dwelling unit and a 924 square-foot swimming pool with integrated spa.  
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**

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.

June 25, 2021

**Project Description:** New 5,253 square foot one-story residence with a 3,358 square foot basement, a 798 square foot detached accessory dwelling unit (ADU) and a 924 square foot pool and spa.

**File Number:** SD21-0042  
**Address:** 14330 DeBell Road  
**Owner(s):** Lextera, LLC  
**Staff Planner:** Suzanne Avila, Consultant Planner

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**Site Data**

*Net Lot Area:* 1.001 acres  
*Average Slope:* 4.5%  
*Lot Unit Factor:* 1.001

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

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	15,815*	13,674	14,689	1,015	1,126
Floor	6,801*	3,666	5,253	1,587	2
Basement		(0)	(3,358)		

*\*includes 800 square foot allowance for ADU*

Height:	Maximum	Proposed
On Vertical Plane	27'	22'6½"
Lowest to Highest	35'	22'6½"

Setbacks:	Minimum	Proposed
Front (north)	40'	41'4"
Side (east)	30'	30'0"
Side (west)	30'	31'2"
Rear (south)	30'	31'4"

**Exterior Materials:** Smooth stucco siding, wood and stone veneer trim, aluminum clad wood frame windows, standing seam roofing, stucco, and glass guardrails

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

**Fast Track Points:** 8 (*Less than 15 points required to be eligible for Fast Track process*)

**Grading:** Cut: 2,017 CY      Fill: 12 CY      Export: 2,005 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Project is visible to Manuella Road and Committee requests that existing vegetation be retained through construction. Landscape screening will be necessary to adequately screen the property and replace trees proposed for removal. Flammable material including Juniper shrub should be removed. Original plans showed for driveway cuts which has since been reduced to two. Driveways should be roughened where they cross Town roadside paths. EDPC appreciates the single-story design.

**Pathways Committee:** Applicant shall pay a pathway fee and repair any damages to existing pathways prior to final inspection.