

**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, JANUARY 5, 2021**

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**SITE DEVELOPMENT HEARING**

**10:15 AM**      12805 Deer Creek Lane – File #SD20-0036 – Lands of Rahman  
Site Development Permit for a new 6,103 square-foot, two-story residence which includes a 478 square foot attached 2-car garage and a 277 square foot attached ADU, and a pool.  
CEQA review: Categorical Exemption per Section 15303(a)  
*Project Planner: Steve Padovan*

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="https://bit.ly/LAHSiteDevelopment">https://bit.ly/LAHSiteDevelopment</a>
Teleconference Number:	(669) 900-6833
Meeting ID:	838 5224 8304
Meeting Passcode:	489195

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.

*Fast Track Hearing Fact Sheet*

**Project Description:** New residence, attached accessory dwelling unit and new pool

**File Number:** SD20-0036  
**Address:** 12805 Deer Creek Lane  
**Owner(s):** Shahriar Rahman

**Staff Planner:** Steve Padovan, Principal Planner

**Site Data**

*Net Lot Area:* 1.430 acres  
*Average Slope:* 19.8%  
*Lot Unit Factor:* 1.13

**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	12,792	0	9,635	9,635	3,157
Floor	6,226	0	6,103	6,103	123

<b>Height:</b>	<b>Maximum</b>	<b>Proposed</b>
On Vertical Plane	27'	30' (meets increased setback requirements)
Lowest to Highest	35'	30'

<b>Setbacks:</b>	<b>Minimum</b>	<b>Proposed</b>
Front (south)	40'	101'-0"
Rear (north)	30'	103'-0"
Side (west)	30'	60'-0"
Side (east)	30'	92'-0"

**Exterior Materials:** Tuscan style architecture with a tile roof, curved turret elements, stucco exterior, stone veneer at the front entry and along the base of the structure, arched windows.

**Parking:** Required spaces: 5, 4 out of setbacks  
 Proposed: 5; 2 in garage, 3 uncovered (ADU - tandem space in front of the garage)

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

**Grading:** Cut: 550 CY                      Fill: 500 CY                      Export: 50 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Neighboring homes are reasonably well screened by existing trees in the open space easement (OSE) but recommend additional screening and removal of a palm tree. Plans indicate grading and tree removal in OSE – recommend no grading be permitted and all fencing should be wildlife friendly. Committee also pointed out that the ADU needs a separate entrance, the average slope on the plans is incorrect, and that the hardscape is not defined on the site plan. The most recent revision to the plans addresses several of these issues and the recommended conditions of approval address the remainder.

**Pathways Committee:** Applicant should pay in-lieu fees prior to issuance of the building permit.

**Open Space Committee:** The Committee did not provide a comment letter. However, a large portion of the property is encumbered in an existing open space easement and no development is allowed in that easement. The existing gravel road (bridge not included) should be removed. No tree removal or grading is permitted and removal of invasive species from the riparian areas is recommended. No fencing is permitted in the easement and fencing on the perimeter of the easement shall be wildlife friendly.