

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

Notice is hereby given to property owners of each of the following project(s) that the following request(s) will be considered at the SITE DEVELOPMENT HEARING:

DATE: TUESDAY, 14 JANUARY 2020
LOCATION: COUNCIL CHAMBERS
26379 FREMONT ROAD
TOWN OF LOS ALTOS HILLS

Those interested may wish to attend. Site Plans may be reviewed at Town Hall prior to the meeting date. **Any planning questions may be directed to the Planning Department prior to the Hearing.** Persons with disabilities, who require auxiliary aids or services in attending or participating in meetings, may call the City Clerk at (650) 941-7222.

| <u>TIME:</u> | <u>PROPERTY OWNER:</u> | <u>REQUEST FOR:</u> |
|---------------------|--|---|
| FAST TRACK | | |
| 10:00 AM | Address: 13210 La Cresta Drive Owner: Lands of Kamath | New Residence with Attached Garage, Basement & Pool Staff: Jeremy Loh |

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. Further details may be obtained from the Planning Department at (650) 941-7222.

Zachary Dahl, AICP
Planning Director
Town of Los Altos Hills

Project Description: New Residence with Garage & Pool

File Number: SD19-0073
Address: 13210 La Cresta Drive
Owner(s): Rekha Pai & Anil Kamath
Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.072 acres
Average Slope: 23.38%
Lot Unit Factor: 0.765

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 | 7,637 | 15,466 | 14,416 | (1,050) | 0 |
| Floor | 5,000 | 4,882 | 4,775 | (107) | 225 |
| Basement | | | 3,667 | | |

| Height: | Maximum | Proposed |
|-------------------|----------------|-----------------|
| On Vertical Plane | 27' | 26'-2" |
| Lowest to Highest | 35' | 32'-4" |

| Setbacks: | Minimum | Proposed |
|------------------|----------------|-----------------|
| Front | 40' | 46'-1" |
| Side (east) | 30' | 58'-8" |
| Side (west) | 30' | 30'-3" |
| Rear | 30' | 87'-5" |

Exterior Materials: Stucco siding, glass guardrails, metal fascia.

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

Green Point Rated: 73

Fast Track Points: 14

Grading: Cut: 1,540 CY Fill: 680 CY Export: 880 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Committee is concerned about the extensive glazing on the structure as it presents an almost complete two-story façade facing the downhill portion of the property. While the proposed structure is well setback from immediate neighbors, residents lower in the valley could be affected. Due to the roof pitching upwards, the committee recommends reduced lighting within eaves to protect lower neighbors from excessive light. Wired guardrails are recommended to reduce potential glare from glass guardrails. Solid paneled garage doors are also recommended to reduce emitted light.

Pathways Committee: Applicant shall pay in-lieu fees prior to acceptance of plans for building plan check.