

**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, APRIL 20, 2021

SITE DEVELOPMENT HEARING

- 10:00 AM** 14146 Amherst Court – File #SD20-0089 – Lands of Shakir
Site Development Permit for a new 512 square-foot and associated hardscape improvements.
CEQA review: Categorical Exemption per Section 15301(1)(4)
Project Planner: Krista Yost

FAST TRACK HEARING

- 10:15 AM** 14221 Miranda Road – File #SD20-0047 – Lands of Irani
Site Development Permit for a new 4,199 square-foot, two-story residence with a 658 square-foot detached garage and a 1,093 square-foot swimming pool.
CEQA review: Categorical Exemption per Section 15303(a)
Project Planner: Krista Yost

SITE DEVELOPMENT HEARING

- 10:30 AM** 13920 Fremont Pines Lane– File #VAR21-0002 – Lands of Corrigan
Minor Variance to allow a new 856 square-foot ground-mounted solar panel system to exceed MDA by 238 square-feet.
CEQA review: Categorical Exemption per Section 15303(e)
Project Planner: Jeremy Loh
- 10:45 AM** 25915 Elena Road – File #ZP21-0007 – Lands of Shah (Continued from 4.13.21)
Zoning Permit for existing 6-foot high wall at property line.
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 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:	http://bit.ly/SiteDevelopmentHearing
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.

Project Description: New two-story residence with a detached garage

File Number: SD20-0047
Address: 14221 Miranda Road
Owner(s): Zubin and Marita Irani
Staff Planner: Krista Yost, Assistant Planner

Site Data

Net Lot Area: 1.001 acres
Average Slope: 5.0%
Lot Unit Factor: 1.001

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	15,015	7,161	13,284	6,123	1,731
Floor	6,006	2,934	4,857	1,923	1,149

Height:	Maximum	Proposed
On Vertical Plane	27'	27'-0"
Lowest to Highest	35'	29'-4"

Setbacks:	Minimum	Proposed
Front	40'	90'-8"
Side (right)	30'	30'-0"
Side (left)	30'	30'-0"
Rear	30'	86'-1"

Exterior Materials: Stucco walls (taupe), standing seam metal roof (dark bronze), metal clad windows and doors (dark bronze), and dark stained wood garage doors.

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

Fast Track Points: 8

Grading: Cut: 555 CY Fill: 335 CY Export: 220 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: The new residence is well designed and conservatively placed. The residence is set further back to make space for the large oak tree in the front yard. Several trees along the southern property line will be removed due to poor health, however, ample oak tree screening is provided on the adjacent property and the removal will help these oak trees thrive. New screening trees proposed along the southern property line should be carefully chosen given that the south elevation of the home is the tallest portion of the home (20-foot façade and 27-foot total height) and is setback 30 feet from the property line. Pool lights should be shown on the plans and should face away from neighboring properties so that the source is not visible from off-site. The proposed wall sconce, labeled “E4” on the plans, should either be replaced with the wall sconce labeled “E2” or configured in a way to direct light downwards only. The proposed double spot light should be on an auto-off timer circuit so that it is not accidentally kept on throughout the night. The trash area proposed within the right side yard setback should be gravel instead of concrete.

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