

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

Notice is hereby given that the following requests will be considered at a PUBLIC HEARING on:

**TUESDAY, JULY 7, 2020**

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**FAST TRACK HEARING**

**10:00 AM**     27408 Deer Springs Way - File #SD20-0002 – Lands of Erdmann  
Site Development Permit for a new 4,999 square-foot, two-story residence with basement, detached 800 square-foot accessory dwelling unit, junior accessory dwelling unit, and attached garage. CEQA review: Categorical Exemptions per Section 15303(a)  
*Project Planner: Jeremy Loh*

Those interested may attend via the Zoom Teleconference link provided below. Digital copies of the plans and other information for the application are available for public review upon request. To obtain plans and other information about any of these applications, contact the Planning Department at (650) 941-7222 or [planning@losaltoshills.ca.gov](mailto:planning@losaltoshills.ca.gov). Persons with disabilities, who require auxiliary aids or services in attending or participating in meetings, may call the City Clerk at (650) 941-7222.

**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://us02web.zoom.us/j/81307299687">https://us02web.zoom.us/j/81307299687</a>
Teleconference Number:	(669) 900-6833
Meeting ID:	813 0729 9687
Meeting Password:	94022

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

June 26, 2020

*Fast Track Hearing Fact Sheet*

**Project Description:** New residence with basement, junior accessory dwelling unit, detached accessory dwelling unit

**File Number:** SD20-0002  
**Address:** 27408 Deer Springs Way  
**Owner(s):** Jason and Archana Erdmann

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

**Site Data**

*Net Lot Area:* 1.431 acres  
*Average Slope:* 35.8%  
*Lot Unit Factor:* 0.640

**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	8,628	7,674	8,607	933	21
Floor	5,000	2,997	4,999	2,017	1
Basement			2,668		

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

<b>Setbacks:</b>	<b>Minimum</b>	<b>Proposed</b>
Front	40'	58'-5"
Side (west)	30'	72'-0"
Side (east)	30'	30'-6"
Rear	30'	232'-7"

**Exterior Materials:** Concrete walls, metal fascia, stucco (LRV 49),

**Parking:** Required spaces: 5, 4 out of setbacks  
 Proposed: 5; 5 in garages

**Fast Track Points:** 14

**Grading:** Cut: 2,827 CY                  Fill: 0 CY                  Export: 2,827 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Project design, while stepping down the slope, does not blend the residence with surroundings. Extensive glazing will create light and glare impacts. Project will be visible from afar. Concerned that green roofs could add fire risk. Secondary grasscrete paver driveway within fire road easement and on steep slopes. Three replacement oaks recommended for one coast live oak removal.

*Note: Glazing was reduced by applicant, second driveway removed, other zoning issues addressed.*

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