

February 22, 2019

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

FROM: Planning Director

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/ FAST TRACK Hearing:

**DATE: TUESDAY, MARCH 5, 2019  
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.

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<u>TIME:</u>	<u>PROPERTY OWNER:</u>	<u>REQUEST FOR:</u>
<b>10:00 a.m.</b>	Owner: Lands of Broken Oak Trust  Address: 27860 Black Mountain Road	New Residence, Second Unit, Detached Garage, & Accessory Structure (Staff: Jeremy Loh)
<b>10:15 a.m.</b>	Owner: Lands of Talagadadeevi Address: 12857 La Cresta Drive	New Residence (Staff: Jeremy Loh)

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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.

Suzanne Avila, AICP  
Planning Director

*Fast Track Hearing Fact Sheet*

**Project Description:** New residence, new secondary dwelling unit, new detached garage, and new accessory structure

**File Number:** SD18-0071

**Address:** 27860 Black Mountain Road

**Owner(s):** Broken Oak Trust

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

**Site Data**

*Net Lot Area:* 3.120 acres  
*Average Slope:* 7.6%  
*Lot Unit Factor:* 3.120

**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	46,800	0	30,814	30,814	15,986
Floor	18,720	0	9,450	9,450	9,270
Basement (Exempt)			(3,148)		

**Height:**                      **Maximum**              **Proposed**  
 On Vertical Plane              27'                      27'-10"  
 Lowest to Highest              35'                      31'-6"

**Setbacks:**                      **Minimum**              **Proposed**  
 Front                              33'                      88'-3"  
 Side (right)                      33'                      33'-0"  
 Side (left)                      33'                      54'-7"  
 Rear                                33'                      143'-4"

**Exterior Materials:** Shingle upper roof, standing seam metal lower roof, lap siding, and brick siding.

**Parking:** Required spaces: 5, out of setbacks  
 Proposed: 6: 3 in garage and 3 uncovered

**Green Point Rated:** 77

**Fast Track Points:** 11

**Grading:** Cut: 2,055 CY              Fill: 500 CY              Import: 0 CY

**Sewer/Septic:** Septic

**Environmental Design and Protection Committee:** Committee commented on the amount of lighting, colors and materials, and compatibility of the proposed farming operations. Committee recommends forwarding proposal to Open Space Committee.

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

**Project Description:** New residence

**File Number:** 232-17-ZP-SD

**Address:** 12857 La Cresta Drive

**Owner(s):** Salia Talagadadeevi and Kishore Kagolanu

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

**Site Data**

*Net Lot Area:* 0.975 acres

*Average Slope:* 25.88%

*Lot Unit Factor:* 0.643

**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	7,500	9,505	7,450	(2,055)	50
Floor	5,000	3,615	4,990	9,450	9,270

<b>Height:</b>	<b>Maximum</b>	<b>Proposed</b>
On Vertical Plane	27'	23'-10"
Lowest to Highest	35'	23'-10"

<b>Setbacks:</b>	<b>Minimum</b>	<b>Proposed</b>
Front	40'	40'-10"
Side (right)	30'	45'-2"
Side (left)	30'	64'-8"
Rear	30'	165'-4"

**Exterior Materials:** Wood siding, aluminum siding, and stucco.

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

**Green Point Rated:** 50

**Fast Track Points:** 11

**Grading:** Cut: 130 CY                      Fill: 90 CY                      Import: 0 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Committee stated that glass guardrails should be non-reflective.

**Pathways Committee:** Applicant shall dedicate a 10' pathway easement north of the southern driveway. This easement shall include sufficient room for the required native path to be installed, and should roughly follow the northern edge of pavement.