



## PUBLIC HEARING NOTICE – FAST TRACK

Notice is hereby given to property owners that a PUBLIC HEARING will be held to consider a request for a Site Development Permit by the Site Development Committee as follows:

**Date/Time:** Tuesday, March 31, 2026 at 10:00 a.m.

**Project:** 26918 Dezahara Way – File #SD25-0066 – Lands of Yuen  
Site Development Permit for the demolition of an existing 4,124 square-foot one-story single-family residence and construction of a 4,837 square-foot, one-story single-family residence with attached garage, 963 square-foot attached ADU, and associated hardscape improvements.  
CEQA review: Categorical Exemption per Section 15303(a).

A digital copy of the meeting agenda is available on the Community Development Department webpage: <https://www.losaltoshills.ca.gov/506/Agendas-Minutes-and-Packets>. If you wish to review the project plans, a copy is available in Town Hall. If you have any questions or need additional information about this application, please contact Project Planner Jonathan Fox at (650) 559-2243 or [jfox@losaltoshills.ca.gov](mailto:jfox@losaltoshills.ca.gov).

Applicants scheduled on this date are requested to be present (either virtually or in person) 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.

**To attend the meeting in person:**

Duxbury Conference Room, 26379 Fremont Road, Los Altos Hills, CA 94022

**To provide Public Comment in person:**

Members of the public wishing to speak are requested to complete a speaker card and submit it to the Community Development Director at the meeting.

**To participate in the meeting via Zoom Video Conference, please follow the instructions below:**

1. If you wish to submit a public comment on agenda items in advance of the meeting, email the Planner for the project. If you choose to email your comments, indicate in the subject line "FOR PUBLIC COMMENT" and specify the File #. Written comments will be posted on the City website at [www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov) subject to Staff's ability to post the documents before the meeting.
2. If you wish to provide public comment during the meeting, follow this protocol: raise your hand in the Zoom application, before sharing your comment, identify yourself by name and where you reside.
3. To join from a PC, Mac, iPad, iPhone, or Android device, click this URL to join:

Videoconference Link: <http://bit.ly/SiteDevelopmentHearing>  
Teleconference Number: (669) 900-6833  
Meeting ID: 864 7719 6354  
Meeting Passcode: 398572

Public testimony will be taken at the direction of the Community Development Director and members of the public may only comment during times allotted for public comments. This meeting will be broadcast via live-stream service at <http://www.losaltoshills.ca.gov>.

**Project Description:** Site Development Permit for the demolition of an existing 4,124 square-foot one-story single-family residence and construction of a 4,837 square-foot, one-story single-family residence with attached garage, 963 square-foot attached ADU, and associated hardscape improvements.

**File Number:** SD25-0066  
**Site Address:** 26918 Dezahara Way  
**Owner(s):** Yuen  
**Staff Planner:** Jonathan Fox, Senior Planner

**Site Data**

*Net Lot Area:* 1.00 acre  
*Average Slope:* 16.7%  
*Lot Unit Factor:* 0.856

**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	10,689	9,689	9,379*	(-310)	1,310
Floor	5,000	4,123	5,000*	877	0

\*800 square feet is exempt from MDA and MFA for construction of an ADU

<b>Height:</b>	<b>Maximum</b>	<b>Proposed</b>
On Vertical Plane	27 ft.	16'-7" ft.
Lowest to Highest	35 ft.	21'-0" ft.

<b>Setbacks:</b>	<b>Minimum</b>	<b>Proposed</b>
Front	40 ft.	69'-10" ft.
Side (North)	30 ft.	30'-0" ft.
Side (South)	30 ft.	30'-0" ft.
Rear	30 ft.	68'-0" ft.

**Exterior Materials:** Cement plaster siding; metal windows and fascia, TPO flat membrane roof.

**Parking:** Required spaces: 5, 4 out of setbacks.  
 Proposed: 5 (3 garage spaces), 4 out of setbacks.

**Fast Track Points:** 8 (*Less than 15 points required to be eligible for Fast Track*)

**Grading:** Cut: 370-CY                      Fill: 435-CY                      Export: 65-CY

**Sewer/Septic:** Public Sewer

**Environmental Design and Protection Committee:** EDPC commented on preservation of natural screening, concerns over exterior finish color and lighting on the property, grading, and adequate replacement side screening for neighbors.

**Open Space Committee:** The OSC visited the site and provided no additional comments on the proposed house other than to confirm that the site would be returning for landscape screening.

**Pathways Committee:** Pathways comments are forthcoming.