

**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 25, 2023

SITE DEVELOPMENT

10:00 AM 25538 Hidden Springs Court – File #SD23-0005 – Lands of HPK Corporation
Site Development Permit for landscape screening, fencing, and driveway gate for an approved new residence.
CEQA review: Categorical Exemption per Sections 15304(b); 15303(e)
Project Planner: Jeremy Loh, jloh@losaltoshills.ca.gov

FAST TRACK

10:15 AM 26080 Quail Lane – File #SD22-0088 – Lands of Zhong
Site Development Permit for a new 6,183 square-foot residence with a 5,681 square-foot basement, 1,042 square-foot pool and spa, and 800 square-foot detached ADU.
CEQA review: Categorical Exemption per Sections 15303(a); 15303(e)
Project Planner: Jeremy Loh, jloh@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:

City Council Chambers, 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 Planning 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 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 Planning 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>.

April 14, 2023

Project Description: New 6,183 square-foot single-story residence with a 5,681 square-foot basement, 1,042 square-foot pool and spa, and 800 square-foot detached ADU.

File Number: SD22-0088

Address: 26080 Quail Lane

Owner(s): Yeeping Zhong

Staff Planner: Jeremy Loh, Associate Planner

Site Data

Gross Lot Area 1.181
 Net Lot Area: 1.19 acres
 Average Slope: 9.6%
 Lot Unit Factor: 1.19

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	17,850	10,323	17,504	(7,181)	346
Floor	7,140	3,539	7,136	3,597	4
Basement		0	5,681(953 counted)		
ADU		0	800		

Height: Maximum Proposed

On Vertical Plane 27' 27'-0"
 Lowest to Highest 35' 27'-0"

Setbacks: Minimum Proposed

Side (north) 30' 33'-6"
 Side (east) 30' 65'-5"
 Side (south) 30' 91'-9"
 Side (west) 30' 31'-6"

Exterior Materials: Slate tile roofing, copper gutters and downspouts, smooth stucco finish, metal guard rails, aluminum clad windows, aluminum clad garage doors with obscure glazing

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

Fast Track Points: 6 (*Less than 15 points required to be eligible for Fast Track process*)

Grading: Cut: 3,740 CY Fill: 480 CY Export: 3,260 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: EDPC concerned about total lot coverage and recommends Planning Commission review, specifically for development area/lot coverage policies and codes. Committee suggests eliminating one of the two garages to reduce driveway areas. Committee is also concerned about lightwell design and whether or not the basement is considered daylighted. There were additional concerns about existing drainage and tree removals.

The application complies with the property's MDA and utilizes development area credits consistent with the Town's policies. The basement does meet the definition of a basement with portions counted as floor area, additionally the basement is considered daylighted and so the maximum height of 27 feet is calculated at the daylighted face.

Open Space Committee: Recommends protection of existing oak trees and native landscaping.