

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

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

TUESDAY, MAY 26, 2020

SITE DEVELOPMENT HEARING

10:00 AM 10350 West Loyola Drive – File #SD20-0003 – Lands of Smith
Site Development Permit to allow hardscape improvements including a driveway remodel, new outdoor kitchen, and patio and deck replacement resulting in a reduction of 1,060 square feet of MDA; and a new 6-foot tall open fence and driveway gate in the front yard. *Planner: Krista Yost*

FAST TRACK HEARING

10:15 AM 27575 Black Mountain Road - File #SD20-0009 – Lands of Gourji
Site Development Permit for a new 5,795 square-foot, two-story residence with basement, detached 720 square-foot accessory dwelling unit, attached garage, and 700 square-foot pool.
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. 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: <https://us02web.zoom.us/j/81271023325>

Teleconference Number: (669) 900-6833

Meeting ID: **812 7102 3325**

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.

Project Description: New residence with basement, pool and detached accessory dwelling unit

File Number: SD20-0009
Address: 27575 Black Mountain Road
Owner(s): Andrei Gourji

Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.00 acres
Average Slope: 8.82%
Lot Unit Factor: 1.000

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	15,000	6,296	14,264	7,994	736
Floor	6,000	2,688	5,795	3,107	205
Basement			2,016		

Height:	Maximum	Proposed
On Vertical Plane	27'	26'-6"
Lowest to Highest	35'	26'-6"

Setbacks:	Minimum	Proposed
Front	40'	48'-0"
Side (west)	30'	35'-0"
Rear	30'	56'-0"

Exterior Materials: Slate roof, painted stucco walls, wood trim and eaves, and aluminum clad windows.

Parking: Required spaces: 5, 4 out of setbacks
 Proposed: 5; 3 in garage and 2 uncovered

Green Point Rated: 50

Fast Track Points: 2

Grading: Cut: 1,430 CY Fill: 175 CY Export: 1,255 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Pool house (ADU) and residence are not compatible designs. Heritage oak trees and large olive tree proposed for removal should be retained through relocating or reorienting design. Fencing is too tall and should be reviewed with landscape screening plan.

Open Space Committee: Committee recommends removal of stinkwort prior to winter every year as a condition of approval.

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