

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

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

TUESDAY, JUNE 09, 2020

FAST TRACK HEARING

- 10:00 AM** 11778 Maria Lane - File #SD19-0039 – Lands of Hyder
Site Development Permit for a 3,964 square-foot one-story addition to an existing 5,645 square-foot one-story residence.
Planner: Jeremy Loh
- 10:15 AM** 25750 Vinedo Lane - File #SD19-0076 – Lands of Bennett
Site Development Permit for a new 5,344 square-foot, two-story residence with basement, detached 653 square-foot accessory dwelling unit, attached garage, and 900 square-foot pool.
Planner: Jeremy Loh
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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 TELECONFERENCED 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/83489137375>

Teleconference Number: (669) 900-6833

Meeting ID: **834 8913 7375**

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.

Fast Track Hearing Fact Sheet

Project Description: Major Addition

File Number: SD19-0039
Address: 11778 Maria Lane
Owner(s): Kamal Hyder

Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 3.210 acres
Average Slope: 17.20%
Lot Unit Factor: 2.715

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	35,544	10,048	14,718	4,670	20,826
Floor	15,910	5,645	9,609	3,964	6,301

Height:	Maximum	Proposed
On Vertical Plane	27'	19'-4"
Lowest to Highest	35'	19'-4"

Setbacks:	Minimum	Proposed
Front	40'	40'-10"
Side (west)	30'	300'-0"
Side (east)	30'	30'-0"
Rear	30'	130'-0"

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

Green Point Rated: 25

Fast Track Points: 5

Grading: Cut: 420 CY Fill: 0 CY Export: 420 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Addition was originally not attached to the main residence and has since been corrected. Lower level does not qualify as a basement and is counted towards floor area. Lighting fixture units and locations unclear.

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

Fast Track Hearing Fact Sheet

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

File Number: SD19-0076
Address: 25750 Vinedo Lane
Owner(s): Nicholas Bennett

Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.009 acres
Average Slope: 9.60%
Lot Unit Factor: 1.009

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	15,135	12,571	14,272	1,701	863
Floor	6,054	3,980	5,997	2,017	57
Basement			2,020		

Height:	Maximum	Proposed
On Vertical Plane	27'	26'-1"
Lowest to Highest	35'	26'-1"

Setbacks:	Minimum	Proposed
Front	40'	73'-6"
Side (west)	30'	31'-7"
Side (east)	30'	80'-0"
Rear	30'	46'-0"

Exterior Materials: Standing seam metal roof, stained wood siding, painted brick siding, smooth plaster exterior, and dark bronze 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: 1,740 CY Fill: 325 CY Export: 1,415 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Development area within setbacks has been relocated. Additional landscape screening will be needed for second story element. 16" diameter tree proposed for removal should be retained for screening. Basement lightwells have been reduced in size.

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