

**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, AUGUST 1, 2023

FAST TRACK

10:00 AM 26023 Alicante Lane – File #SD23-0011 – Lands of Ryan
Site Development Permit for a new 4,232 square-foot two-story residence with a 2,562 square-foot basement, attached garage, and associated hardscape; existing 1,196 square-foot detached ADU and existing 879 square-foot garage accessory structure.
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 the 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>.

Project Description: New 4,232 square-foot two-story residence with a 2,562 square-foot basement, attached garage, and associated hardscape; existing 1,196 square-foot detached ADU and existing 879 square-foot garage accessory structure.

File Number: SD23-0011
Address: 26023 Alicante Lane
Owner(s): Barbara Ryan
Staff Planner: Jeremy Loh, Associate Planner

Site Data

Gross Lot Area 1.000 acres
 Net Lot Area: 1.000 acres
 Average Slope: 7.5%
 Lot Unit Factor: 1.000

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	15,000	5,802	12,176	6,394	2,824
Floor	6,000	1,275	5,507	4,232	493
Basement		0	2,562		
ADU		1,196*	1,196*		

*800 square feet exempt for ADU

Height:	Maximum	Proposed
On Vertical Plane	27'	26'-8"
Lowest to Highest	35'	26'-8"

Setbacks:	Minimum	Proposed
Front (west)	40'	40'-0"
Side (north)	30'	30'-0"
Side (south)	30'	30'-0"
Rear (east)	30'	196'-0"

Exterior Materials: standing seam metal roof, aluminum clad windows, stone veneer, cement plaster, stone window sills, wood garage door

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

Fast Track Points: 5 (Less than 15 points required to be eligible for Fast Track process)

Grading: Cut: 2,290 CY Fill: 15 CY Export: 2,275 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: EDPC recommends retention of two heritage oak trees proposed for removal. Committee wondered if the new architecture should match the existing structures. Concerned about bunker design and proposed new driveway where one already exists.

The original application included a portion of basement counted a bunker; the bunker has since been removed. Generally the Town encourages ADUs to match the primary residence but it is not a strict requirement. The existing garage, however, is not an ADU and some discussion can be had about the materials.