

**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 15, 2023

FAST TRACK

10:00 AM 13021 N Alta Lane – File #SD23-0024 – Lands of Liaoning Benefit Investment, LLC
Site Development Permit for a new 8,040 square-foot two-story residence with attached garage,
1,142 square-foot attached ADU, swimming pool, cabana, and associated improvements.
CEQA review: Categorical Exemption per Sections 15301(1)(1); 15303(a)
Project Planner: Jonathan Fox, 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 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>.

Fast Track Hearing Fact Sheet

Project Description: New 8,040 square-foot two-story residence with attached garage, 1,142 square-foot attached ADU, swimming pool, cabana, and associated improvements.

File Number: SD23-0024

Site Address: 13021 N Alta Lane

Owner(s): Liaoning Benefit Investment, LLC

Staff Planner: Jonathan Fox, Assistant Planner

Site Data

Net Lot Area: 2.17 acre

Average Slope: 22.86%

Lot Unit Factor: 1.57

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	16,040	7,277	14,249	6,972	1,791
Floor	8,443	2,706	8,434	5,728	9

Height:	Maximum	Proposed
On Vertical Plane	27 ft.	26'-11" ft.
Lowest to Highest	35 ft.	29'-0" ft.

Setbacks:	Minimum	Proposed
Front	40 ft.	≥41'-3" ft.
Sides	30 ft.	≥79'-3" ft.
Rear	30 ft.	>85'-0" ft.

Exterior Materials: Stucco walls, standing seam metal roof.

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

Fast Track Points: 12 (*Less than 15 points required to be eligible for Fast Track*)

Grading: Cut: 487-CY Fill: 16-CY Export: 471-CY

Sewer/Septic: Public Sewer

Environmental Design Committee: EDPC highlighted the trees to be removed including one eucalyptus, two blue oaks, two coast live oaks, and one valley oak of heritage size. The committee recommends reducing the amount of outdoor light fixtures.

Open Space Committee: Recommends an open space easement dedication approximately at the 430' contour line to the property line, with allowance for future solar panel installation.

Pathway Committee: Recommends collecting a pathway fee and identifying the future Alta Tierra pathway on the site plan.