

**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 29, 2023

FAST TRACK

10:00 AM 25980 Todd Lane – File #FT23-0001 – Lands of Arumugum
Site Development Permit for 1,701 square feet of addition to an existing 3,584 square-foot residence and associated hardscape improvement including new decking and a fire engine turnaround.
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 1,701 square-foot addition to an existing 3,584 square-foot residence with associated new hardscaping, decking, property line fencing and fire engine turnaround. Additions include 1,195 square feet on the main level and 506 square feet on the lower level.

File Number: FT23-0001
Address: 25980 Todd Lane
Owner(s): Karthik Manimaran & Niveditha Arumugam
Staff Planner: Jeremy Loh, Associate Planner

Site Data

Gross Lot Area 0.98 acres
Net Lot Area: 0.98 acres
Average Slope: 13.31%
Lot Unit Factor: 0.91

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	12,520	9,811	12,326	2,515	194
Floor	5,309	3,584	5,285	1,701	24
ADU		900	900*		

*800 square feet exempt for ADU

Height:	Maximum	Proposed
On Vertical Plane	27'	25'-5"
Lowest to Highest	35'	25'-5"

Setbacks:	Minimum	Proposed
Front (west)	30'	30'-6"
Side (north)	30'	45'-0"
Side (south)	30'	29'-8"
Rear (east)	30'	90'-0"

Exterior Materials: Stucco siding, hardie plank wood siding, black framed windows, black trim, wood garage doors, flat roof

Parking: Required spaces: 5, 4 out of setbacks
 Proposed: 5; 3 in garages

Fast Track Points: 7 (Less than 15 points required to be eligible for Fast Track process)

Grading: Cut: 42 CY Fill: 301 CY Export: 259 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Notes 16 skylights proposed and exterior lights should follow outdoor lighting policy. Suggests retaining large cedar tree in middle of yard to provide screening. Recommends clearing spaces underneath decks for fire safety.

Multiple recessed can lights removed from application.

Open Space Committee: Committee recommends native planting for screening purposes and standard stinkwort removal condition.