



PUBLIC HEARING NOTICE FAST TRACK MEETING

Notice is hereby given to property owners that a PUBLIC HEARING will be held to consider a request for a Site Development Permit by the Site Development Committee as follows:

Date/Time: Tuesday, October 3, 2023 at 10:00 a.m.

Project: 25661 La Lanne Court – File #SD23-0022 – Lands of Yuan
Site Development Permit for a new 6,125 square-foot one-story residence with attached garage, 800 square-foot detached ADU, and associated site improvements.
CEQA review: Categorical Exemption per Sections 15301(1)(1); 15303(a)

A digital copy of the meeting agenda is available on the Planning Department webpage: <https://www.losaltoshills.ca.gov/506/Agendas-Minutes-and-Packets>. If you wish to review the project plans, a copy is available in Town Hall. If you have any questions or need additional information about this application, please contact Project Planner Jonathan Fox at (650) 947-2504 or 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 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 6,125 square-foot one-story residence with attached garage, 800 square-foot detached ADU, and associated site improvements.

File Number: SD23-0022
Site Address: 25661 La Lanne Court
Owner(s): Richard & Melody Yuan
Staff Planner: Jonathan Fox, Assistant Planner

Site Data

Net Lot Area: 1.04 acre
Average Slope: 6.6%
Lot Unit Factor: 1.04

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	15,600	11,677	12,297	620	3,303
Floor	6,240	3,728	6,125	2,397	115

Height: **Maximum** **Proposed**
 On Vertical Plane 27 ft. 22'-6" ft.
 Lowest to Highest 35 ft. 22'-6" ft.

Setbacks: **Minimum** **Proposed**
 Front 40 ft. ≥51'-6" ft.
 Sides 30 ft. ≥30'-3" ft.
 Rear 30 ft. >144'-0" ft.

Exterior Materials: Stucco and stone veneer walls, flat membrane roofing system.

Parking: Required spaces: 5, 4 out of setbacks.
 Proposed: 5 (2 garage spaces), 4 out of setbacks.

Fast Track Points: 8 (*Less than 15 points required to be eligible for Fast Track*)

Grading: Cut: 160-CY Fill: 75-CY Export: 85-CY

Sewer/Septic: Public Sewer

Environmental Design Committee: EDPC recommended removal of a large eucalyptus tree due its flammability, breakability, and invasiveness. Recommended more eco-friendly alternative to artificial turf such as low-water native grasses. The Committee provided comments on parking requirements, hardscape, exterior lighting, and the noise level from Foothill Expressway. These items have been addressed in subsequent plan revisions.

Open Space Committee: No comments received.

Pathway Committee: No comments received.