

November 5, 2018

**TOWN OF LOS ALTOS HILLS
NOTICE OF SITE DEVELOPMENT/ FAST TRACK
PUBLIC HEARING**

FROM: Planning Director

Notice is hereby given to property owners of each of the following project(s) that the following request(s) will be considered at the SITE DEVELOPMENT/ FAST TRACK Hearing:

DATE: **TUESDAY, NOVEMBER 13, 2018**
LOCATION: **COUNCIL CHAMBERS
26379 FREMONT ROAD
TOWN OF LOS ALTOS HILLS**

Those interested may wish to attend. Site Plans may be reviewed at Town Hall prior to the meeting date. **Any planning questions may be directed to the Planning Department prior to the Hearing.** Persons with disabilities, who require auxiliary aids or services in attending or participating in meetings, may call the City Clerk at (650) 941-7222.

TIME: PROPERTY OWNER: REQUEST FOR:

FAST TRACK

10:00 a.m.	Owner: Lands of Doran	New Residence and Second Unit
	Address: 23520 Ravensbury	(Staff: S. Padovan)

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.

Suzanne Avila, AICP
Planning Director

Project Description: New residence with second unit

File Number: 133-16-ZP-SD-GD

Address: 23520 Ravensbury Avenue

Owner(s): James and Jennifer Doran

Staff Planner: Steve Padovan, Principal Planner

Site Data

Net Lot Area: 1.005 acres

Average Slope: 21.3 %

Lot Unit Factor: .762

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	8,201	9,158	8,855	(303)	0
Floor	5,000	4,019	4,951	932	49

Height: Maximum (P) Residence

On Vertical Plane 27' 26.5'

Lowest to Highest 35' 28'

Setbacks: Minimum Proposed

Front 40' 105'

Side (east) 30' 30'

Side (west) 30' 38'

Rear 30' 33'

Exterior Materials: Board form concrete, stained wood siding, smooth stucco walls, standing seam metal roof, metal railing with cables on upper deck

Parking: Required spaces: 5, out of setbacks
Proposed: 3 spaces in a garage and two open parking spaces

Green Point Rated: 65

Fast Track Points: 12

Grading: Cut: 150-CY Fill: 150-CY Export: 0-CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Screening needed for surrounding properties, lighting should conform to Outdoor lighting ordinance and policy

Pathways Committee: Payment of a Pathway Fee of \$53.00 per linear foot per width of lot (included as condition of approval)