

**TOWN OF LOS ALTOS HILLS
NOTICE OF FAST TRACK
PUBLIC HEARING**

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

DATE: TUESDAY, 11 FEBRUARY 2020
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.

<u>TIME:</u>	<u>PROPERTY OWNER:</u>	<u>REQUEST FOR:</u>
FAST TRACK		
10:00 AM	Address: 24752 Olive Tree Ln Owner: Lands of Duong	New Residence, Attached Garage, Basement Staff: Jeremy Loh

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.

Zachary Dahl, AICP
Planning Director
Town of Los Altos Hills

January 31, 2020

Project Description: New residence with basement and existing pool

File Number: SD19-0052
Address: 24752 Olive Tree Lane
Owner(s): Dan Viet Duong and Cecilia Pham
Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.153 acres
Average Slope: 28.1%
Lot Unit Factor: 0.706

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	7,500	9,060	9,060	0	0
Floor	5,000	3,172	4,279	1,107	721
Basement			636		

Height: **Maximum** **Proposed**
 On Vertical Plane 27' 26'-2"
 Lowest to Highest 35' 26'-2"

Setbacks: **Minimum** **Proposed**
 Front 40' 62'-0"
 Side (east) 30' 126'-0"
 Side (west) 30' 42'-0"
 Rear 30' 33'-0"

Exterior Materials: Smooth stucco siding, stone veneer, heavy composition shingle roof, horizontal cable railing.

Parking: Required spaces: 4, 4 out of setbacks
 Proposed: 4; 2 in garage and 2 uncovered

Green Point Rated: 91.3

Fast Track Points: 12

Grading: Cut: 250 CY Fill: 54 CY Export: 196 CY

Sewer/Septic: Septic

Environmental Design and Protection Committee: Project proposes to remove stand of 24 Cedar trees. The impact to screening from Olive Tree Lane is unknown as large hedge of Oleander provides excellent street level screening; Oleanders should be retained. Proposed wall lanterns and hanging lanterns emit 1200 and 2400 lumens, respectively. Committee suggests reduction to no more than 600 lumens per fixture.

Open Space Committee: Committee recommends open space easement on those portions of the property below 780 elevation (>30% slope).

Pathways Committee: Applicant shall pay in-lieu fees prior to acceptance of plans for building plan check.