

**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, 25 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: 23691 Camino Hermoso Owner: Lands of Luu	New Residence, ADU 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

February 14, 2020

Project Description: New residence with basement and accessory dwelling unit

File Number: SD18-0063

Address: 23691 Camino Hermoso Drive

Owner(s): Michael Luu

Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.30 acres

Average Slope: 18.30%

Lot Unit Factor: 1.069

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	12,708	11,880	12,004	(124)	704
Floor	5,970	3,374	5,966	(2,592)	4
Basement			5,024		

Height: Maximum Proposed

On Vertical Plane 27' 24'-3"

Lowest to Highest 35' 35'-0"

Setbacks: Minimum Proposed

Front 40' 71'-0"

Side (east) 30' 58'-11"

Side (west) 30' 31'-6"

Rear 30' 47'-10"

Exterior Materials: Board formed concrete, I-beam support framing, stone veneer, horizontal barn siding, standing seam metal roof, and glass guardrails.

Parking: Required spaces: 5, 4 out of setbacks
Proposed: 5; 3 in garage and 2 uncovered

Green Point Rated: 148

Fast Track Points: 9

Grading: Cut: 2,015 CY Fill: 300 CY Export: 1,715 CY

Sewer/Septic: Septic

Environmental Design and Protection Committee: The proposed residence is closer to Camino Hermoso Drive than the existing residence. Keeping existing cedar trees to the northwest is important for screening. Pool equipment should not be within setbacks. A large valley oak was removed without a permit, penalties should be more than three replacement trees. Light wells appear excessive in size and garage doors should be opaque. Number of skylights may need to be reduced.

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