

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

Notice is hereby given that the following requests will be considered at a PUBLIC HEARING on:

TUESDAY, AUGUST 11, 2020

SITE DEVELOPMENT HEARING

- 10:00 AM** 26685 Purissima Road - File #SD20-0030 – Lands of Stemm and Hsia
Site Development Permit for a new 3,542 square-foot, two-story residence with an attached two-car garage. CEQA review: Categorical Exemption per Section 15303(a)
Project Planner: Krista Yost
- 10:15 AM** 24490 Amigos Court – File #SD20-0033 – Lands of Teng
Site Development Permit for a new 5,076 square-foot, single-story residence with attached garage, detached 663 square-foot accessory dwelling unit, and 600 square-foot pool. CEQA review: Categorical Exemption per Section 15303(a)
Project Planner: Jeremy Loh
- 10:30 AM** 24160 Dawnridge Drive - File #SD20-0040 – Lands of Andrews
Site Development Permit for a new 5,351 square-foot, two-story residence with a 3,729 square foot basement and attached ADU. CEQA review: Categorical Exemption per Section 15303(a)
Project Planner: Steve Padovan

Those interested in the application may attend via the Zoom Teleconference link provided below. A digital copy of the meeting agenda, project plans and project fact sheet are available on the Planning Department webpage: <http://www.losaltoshills.ca.gov/501/Public-Meeting-Resources>. If you have any questions or need additional information about this application, please contact Project Planner for the project.

NOTICE OF TELECONFERENCE MEETING

Pursuant to the Governor's Executive Order N-29-20 (dated March 17, 2020), Cities may hold meetings via teleconference. Teleconference locations are not open to the public pursuant to California Governor Executive Order N-29-20. For this meeting, there will be no physical location from which members of the public may observe/comment. This meeting will be recorded via Zoom and will be made available upon request.

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit public comments in advance of the meeting, please email the planner assigned to the project. Emails received prior to the meeting will be included in the public record.
2. If you wish to observe the meeting and/or submit a public comment during the meeting, please use the following information:

Videoconference Link:	https://bit.ly/LAHSiteDevelopment
Teleconference Number:	(669) 900-6833
Meeting ID:	838 5224 8304
Meeting Passcode:	489195

3. 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.

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.

July 31, 2020

Project Description: New 3,542 square-foot, two-story residence with an attached two-car garage

File Number: SD20-0030
Address: 26685 Purissima Road
Owner(s): Mark Stemm and Jennifer Hsia

Staff Planner: Krista Yost, Assistant Planner

Site Data

Net Lot Area: 1.019 acres
Average Slope: 14.2%
Lot Unit Factor: 0.927

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	12,445	12,689	12,870	181	(425)
Floor	5,367	3,877	4,175	298	1,192
Basement					

Height:	Maximum	Proposed
On Vertical Plane	27'	24'-2"
Lowest to Highest	35'	24'-2"

Setbacks:	Minimum	Proposed
Front	40'	46'-3"
Side (west)	30'	136'-6"
Side (east)	30'	47'-10"
Rear	30'	67'-8"

Exterior Materials: Synthetic wood siding, dark metal trim, stucco (medium grey)

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

Fast Track Points: 12

Grading: Cut: 55 CY Fill: 354 CY Import: 299 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Two detached accessory dwelling units on the property. Old pool equipment at the side of the existing residence near the patio is shown to be retained and is in poor condition. Twelve trees are shown to be removed; however, tree species and size are not specified. Tall wall without modulation at the front of residence.

Pathways Committee: The frontage along Purissima Road should be redrawn on the site plan and grading plan to show the existing pathway and proposed 10' public right-of-way easement. If necessary, a pathway easement shall be granted to the Town on the portion of the existing pathway that jogs in by the telephone pole.

Fast Track Hearing Fact Sheet

Project Description: New residence with pool and detached accessory dwelling unit

File Number: SD20-0033
Address: 24490 Amigos Court
Owner(s): Lulu Teng

Staff Planner: Jeremy Loh, Assistant Planner

Site Data

Net Lot Area: 1.076 acres
Average Slope: 14.8%
Lot Unit Factor: 0.965

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	12,738	11,450	12,104	654	634
Floor	5,558	3,948	5,076	1,128	482

Height:	Maximum	Proposed
On Vertical Plane	27'	22'-11"
Lowest to Highest	35'	22'-11"

Setbacks:	Minimum	Proposed
Front	40'	62'-0"
Side (north)	30'	30'-0"
Side (south)	30'	30'-0"
Side (east)	30'	88'-0"
Side (west)	40'	40'-0"

Exterior Materials: Standing seam metal roof, horizontal siding “iron ore”, stone veneer, stucco (LRV 48),

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

Fast Track Points: 5

Grading: Cut: 810 CY Fill: 250 CY Export: 560 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Committee would like the Flaxseed trees to be retained at least through construction. 12” oak tree proposed for removal should be retained. Committee recommends a reduction in skylights and recessed patio lighting.

Note: Arborist report recommends removal of the 12” oak tree due to poor structure.

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

Project Description: New residence with a 4-car garage, a basement and an attached ADU

File Number: SD20-0040

Address: 24160 Dawnridge Drive

Owner(s): Jon and Nikki Andrews

Staff Planner: Steve Padovan, Principal Planner

Site Data

Net Lot Area: 1.013 acres

Average Slope: 13.2%

Lot Unit Factor: .944

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	13,027	9,794	12,713	2,919	314
Floor	5,513	3,261	5,351	2,090	162
ADU (Exempt)	800	0	800		
Basement (Exempt)	N/A	0	3,729		

Height: Maximum Proposed

On Vertical Plane 27' 29'-3"

Lowest to Highest 35' 29'-3"

Setbacks: Minimum Proposed

Front 40' 71'-0"

Side (right) 30' 44'-0"

Side (left) 30' 49'-0"

Rear 30' 57'-0"

Exterior Materials: Stucco and limestone facing on exterior walls, dark asphalt shingles, cast iron railings on decks and balconies, window shutters, stone decking.

Parking: Required spaces: 4, out of setbacks, 1 for the ADU

Proposed: 4 spaces in basement garage, 1 tandem space in front of the garage for ADU

Green Point Rated: 69.5

Fast Track Points: 14

Grading: Cut: 2,200 CY Fill: 160 CY Export: 2,040 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Concerns with height of structure and impacts to surrounding neighbor views and screening; excessive grading for underground garage; retain some of the existing redwoods at the rear of the lot for screening; isolate the ADU from the main floor; reduce excessive number of light fixtures and lumens and require shielding of fixtures; no fencing of easements

Pathways Committee: Pay pathway fee of \$10,943