

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

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

TUESDAY, JULY 27, 2021

SITE DEVELOPMENT FAST TRACK HEARING

10:00 AM 24151 Dawnridge Drive – File #SD21-0015 – Lands of Hsiao and Wu
Site Development Permit for a new 5,730 square-foot, single-story residence with attached garage, an attached 800 square-foot accessory dwelling unit, and new pool.
CEQA review: Categorical Exemption per Section 15303(a)
Project Planner: Jeremy Loh

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:	http://bit.ly/SiteDevelopmentHearing
Teleconference Number:	(669) 900-6833
Meeting ID:	864 7719 6354
Meeting Passcode:	398572

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 21, 2021

Fast Track Hearing Fact Sheet

Project Description: New residence, pool, and attached accessory dwelling unit

File Number: SD21-0015
Address: 24151 Dawnridge Drive
Owner(s): Sissie Hsiao and Steven Wu

Staff Planner: Jeremy Loh, Associate Planner

Site Data

Gross Lot Area: 0.999 acres
Net Lot Area: 0.956 acres
Average Slope: 9.32%
Lot Unit Factor: 0.956

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	14,340	13,591	14,337	746	3
Floor	5,736	3,983	5,730	1,747	6

800 square foot credit for ADU

Height:	Maximum	Proposed
On Vertical Plane	27'	20'-0"
Lowest to Highest	35'	21'-0"

Setbacks:	Minimum	Proposed
Front (south)	40'	40'-0"
Rear (north)*	60'	58'-0"
Side (west)	30'	44'-0"
Side (east)	30'	32'-0"

**30' setback from 30' ingress/egress easement*

Exterior Materials: Flat roof, vertical wood siding, cement plaster, stone veneer, built-in metal fascia gutters, dark bronze framed windows and doors.

Parking: Required spaces: 5, 4 out of setbacks
 Proposed: 5; 3 in garage, 2 uncovered (ADU parking in setback)

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

Grading: Cut: 705 CY Fill: 470 CY Export: 235 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Screening at the front of the property will be required but most trees will be retained. Committee concerned about total visible height of two proposed screen walls at front of the property. Number of skylights and glazing in garage doors a concern. One 15" oak tree proposed for removal at back of property where committee notes that plenty of existing screening exists.

Open Space Committee: Driveway access easement between the proposed residence and Hale Creek. No recommendations.