

**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, SEPTEMBER 7, 2021**

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**FAST TRACK HEARING**

**10:00 AM**     12500 Minorca Court – File #SD21-0032 – Lands of Arora  
Site Development Permit for a new 4,551 square-foot, one-story residence with a 2,157 square-foot basement, and a detached 1,198 square-foot accessory dwelling unit.  
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:	<a href="http://bit.ly/SiteDevelopmentHearing">http://bit.ly/SiteDevelopmentHearing</a>
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.

August 27, 2021

**Project Description:** New 4,551 square foot one-story residence with a 2,157 square foot basement, a 1,198 square foot detached accessory dwelling unit (ADU).

**File Number:** SD21-0032  
**Address:** 12500 Minorca Court  
**Owner(s):** AAAA 2019 Revocable Trust  
**Staff Planner:** Jeremy Loh, Associate Planner

**Site Data**

*Net Lot Area:* 1.841 acres  
*Average Slope:* 34.2%  
*Lot Unit Factor:* 0.886

**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	7,500	8,040	7,456	(584)	46
Floor	5,000	2,835	4,985	2,150	5
Basement		(0)	(2,157)		

*800 square foot allowance for ADU*

<b>Height:</b>	<b>Maximum</b>	<b>Proposed</b>
On Vertical Plane	27'	19'3"
Lowest to Highest	35'	19'3"

<b>Setbacks:</b>	<b>Minimum</b>	<b>Proposed</b>
Front (north west)	40'	63'3"
Side (south west)	30'	32'3"
Side (north)	30'	53'11"
Rear (south east)	30'	172'4"

**Exterior Materials:** Standing seam metal roof, stucco, stained/painted wood garage door, wood siding, horizontal cable railings

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

**Fast Track Points:** 7 (*Less than 15 points required to be eligible for Fast Track process*)

**Grading:** Cut: 1,048 CY      Fill: 812 CY      Export: 236 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Proximity to 280 will impact property, particularly the location of the ADU. EDPC suggests triple paned and sound rated windows and recommends hiring sound engineer. Thistles and other weeds on property should be removed. 11 Eucalyptus trees proposed for removal will expose the house to further freeway noise.

**Open Space Committee:** Requests dedication of an open space easement over 30% slopes or greater. Suggested open space easement from 412 contour at the northerly border to the 380 contour at the southerly border.

**Pathways Committee:** Applicant shall pay a pathway fee and repair any damages to existing pathways prior to final inspection.