

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

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

**TUESDAY, DECEMBER 21, 2021**

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**SITE DEVELOPMENT HEARING**

**10:00 AM**     26898 Dezahara Way – File # SD21-0085 – Lands of Fey  
Site Development Permit for landscape screening, fences, and driveway gate for an approved new residence.  
CEQA review: Categorical Exemption per Section 15304(b)  
*Project Planner: Jeremy Loh*

**FAST TRACK HEARING**

**10:30 AM**     10311 Magdalena Road – File # SD21-0011 – Lands of Weingarten  
Site Development Permit for a major addition and remodel to an existing residence resulting in a 5,587 square-foot, single-story residence with a mezzanine, an attached 688 square-foot garage, a roof deck, and a new swimming pool. The proposed ADU is under a separate approval.  
CEQA review: Categorical Exemption per Sections 15303(a) and (e)  
*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**

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021), which amended Section 54593 of the Government Code to allow local legislative bodies to continue to conduct meetings by teleconference under specified conditions and pursuant to special rules on notice, attendance, and other matters. As the City Council for the Town of Los Altos Hills has made the findings required by Government Code Section 54953, the Council, the Planning Commission and Committees will continue to conduct meetings by teleconference and the Council Chambers will not be open to the public for this Site Development Committee meeting. Pursuant to the requirements of Government Code Section 54953(e), members of the public will be provided with notice of how they may access the meeting and offer public comment.

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.

December 10, 2021

**Project Description:** Major addition and remodel of an existing residence resulting in a 5,587 square foot, single-story residence with a small mezzanine to access a roof deck and an attached 688 square foot garage along with a new swimming pool. The ADU is under a separate approval.

**File Number:** SD21-0011  
**Address:** 10311 Magdalena Road  
**Owner(s):** Lands of Weingarten  
**Staff Planner:** Steve Padovan

**Site Data**

*Net Lot Area:* 1.022 acres  
*Average Slope:* 12.0%  
*Lot Unit Factor:* 0.978

**Floor and Development Area (square footage):**

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	13,937*	10,638	13,829	3,191	108
Floor	5,770*	3,800	5,711	1,911	59
Basement		-	0		

\*Excluding 800 square feet for the ADU

**Height:**                   **Maximum**   **Proposed**  
 On Vertical Plane           27'           20'  
 Lowest to Highest         35'           20'

**Setbacks:**               **Minimum**   **Proposed**  
 Front (south)             30'           30'  
 Side (east)               30'           50'  
 Side (west)               30'           38'  
 Rear (north)              30'           59'

**Exterior Materials:** Grey stucco exterior, large glass walls, standing seam metal roof, black aluminum window and door frames, cedar wood plank garage door, wood plank window shading, glass railing on roof deck.

**Parking:** Required spaces: 4 (none located in the yard setbacks)  
 Proposed: 4 (3 in garage, 1 uncovered)

**Fast Track Points:** 12    *(Less than 15 points required to be eligible for Fast Track process)*

**Grading:**               Cut: 550 CY           Fill: 430 CY           Export: 120 CY

**Sewer/Septic:**       New Septic Field

**Environmental Design and Protection Committee:** Questions raised on MFA/MDA calculations and grading; recommend preservation of oaks and other shrubs for neighbor privacy and consider an open space easement; concerns with privacy related to the roof deck; recommend dark metal railing or non-reflective glass panels; limit outdoor lighting on the roof deck and consider reduced lighting to comply with dark sky standards; retaining walls should follow the slope contours; no lawn under oaks and tree protection fencing for oaks being preserved.

**Pathway Committee:** Recommended payment of a pathway fee.