

**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, JANUARY 11, 2022

FAST TRACK HEARING

10:00 AM 12815 Deer Creek Lane – File #SD21-0048 – Lands of Ng and Kim
Site Development Permit for a 6,192 square foot one-story residence with an attached 1,043 square foot, 4-car garage and an attached ADU. One heritage oak is proposed for removal and the existing tennis court and road access will be demolished and filled to restore the property to its original site contours.
CEQA review: Categorical Exemption per Sections 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 TELECONFERENCED 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.

January 3, 2022

Project Description: Site Development Permit for a 6,192 square foot one-story residence with an attached 1,043 square foot, 4-car garage and an attached ADU. One heritage oak is proposed for removal and the existing tennis court and road access will be demolished and filled to restore the property to its original site contours.

File Number: SD21-0048
Address: 12815 Deer Creek Lane
Owner(s): Stanley Ng & Christine Kim
Staff Planner: Steve Padovan

Site Data

Net Lot Area: 2.457 acres
Average Slope: 21.06%
Lot Unit Factor: 1.874

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	20,338*	14,513	15,549	1,036	4,789
Floor	10,208*	0	7,540	7,540	2,668

*Excluding 800 square foot allowance for ADU

Height: **Maximum** **Proposed**

On Vertical Plane 27' 18.5'
 Lowest to Highest 35' 21'

Setbacks: **Minimum** **Proposed**

Front (south) 40' 54'
 Side (east) 30' 205'
 Side (west) 30' 34'
 Rear (north) 30' 61'

Exterior Materials: Dark gray and light gray stucco siding (LRV 23 & 49), Dark fir longboard aluminum siding, board form siding, black painted finish aluminum frame windows.

Parking: Required spaces: 5 (4 out of setbacks)
 Proposed: 6 (4 in garage, 2 uncovered)

Fast Track Points: 10 (*Less than 15 points required to be eligible for Fast Track process*)

Grading: Cut: 640 CY Fill: 1,690 CY Import: 1,050 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Recommended reduction in number of recessed lights, use of wall sconces or recessed lighting in same location and compliance with dark sky standards (see condition #10). Also expressed concern about grading (grading has been reduced).

Open Space Committee: Recommended inclusion of any slopes greater than 30% within an open space easement, no grading or construction within open space easements, extreme care to be taken during grading to prevent damage to Deer Creek, designation of the open space easement along Deer Creek as a riparian setback and replacement of oaks to be removed.

Pathway Committee: Recommended payment of a pathway fee (to be required only if a pathway fee was not paid with subdivision fees).