

**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, June 14, 2022

SITE DEVELOPMENT HEARING

10:00 AM 24005 Oak Knoll Circle– File #SD22-0016 – Lands of Davila
Site Development Permit for landscape screening and fencing for an approved new residence.
CEQA review: Categorical Exemption per Sections 15304(b); 15303(e)
Project Planner: Jeremy Loh

FAST TRACK HEARING

10:15 AM 12815 Deer Creek Lane – File #PM22-0002 – Lands of Sattar and Imam
Site Development Permit Modification to modify a previously approved residence and construct a 6,469 square foot, two-story residence with an attached 433 square foot garage and an attached 1,090 square foot 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 approximate original site contours.
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 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.

June 3, 2022

Project Description: Site Development Permit Modification to modify a previously approved residence and construct a 6,469 square foot, two-story residence with an attached 433 square foot, 2-car garage and an attached 1,090 square foot 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 approximate original site contours.

File Number: PM22-0002
Address: 12815 Deer Creek Lane
Owner(s): Talha Sattar and Mubarik Imam
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	15,835	1,322	4,305
Floor	10,208*	0	7,192*	7,192	3,016

*Excluding 800 square foot allowance for ADU

Height:	Maximum	Proposed
On Vertical Plane	27'	27'
Lowest to Highest	35'	33'

Setbacks:	Minimum	Proposed
Front (south)	40'	60'
Side (east)	30'	212'
Side (west)	30'	42'
Rear (north)	30'	78'

Exterior Materials: Pavillion Beige stucco walls (LRV 48) mixed with stained horizontal wood siding and natural limestone elements, black roof fascia/coping, substantial glazing throughout, black aluminum frame windows and doors, glass panels on garage door.

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

Fast Track Points: 13 (Less than 15 points required to be eligible for Fast Track process)

Grading: Cut: 460 CY Fill: 1,620 CY Import: 1,160 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: Previously 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 near Deer Creek, designation of easement along Deer Creek as a riparian setback, replacement oaks required.

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