

**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, July 26, 2022

FAST TRACK HEARING

10:00 AM 26880 Ortega Drive – File #SD22-0006 – Lands of Rajwar
Site Development Permit for a 1,866 square-foot addition, which includes a new 789 square-foot lower floor, to an existing single-story residence and new patios and walkways.
CEQA review: Categorical Exemption per Section 15301(e)
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 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.

July 15, 2022

Project Description: New 1,866 square-foot addition, including a new 789 square-foot lower floor, to an existing single-story residence and associated patios and walkways.

File Number: SD22-0006
Address: 26880 Ortega Drive
Owner(s): Nathalie and Ravi Rajwar
Staff Planner: Jeremy Loh, Associate Planner

Site Data

Net Lot Area: 1.004 acres
Average Slope: 19.9%
Lot Unit Factor: 0.791

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	8,928	6,626	8,759	2,133	169
Floor	5,000	2,779	4,645	1,866	355

Height:	Maximum	Proposed
On Vertical Plane	27'	24'-4"
Lowest to Highest	35'	28'-3"

Setbacks:	Minimum	Proposed
Front (west)	40'	42'-0"
Side (north)	30'	30'-0"
Side (south)	30'	77'-0"
Rear (east)	30'	85'-0"

Exterior Materials: Composition shingle roofing, cement plaster walls, red cedar siding, dark bronze clad windows, gutters, and downspouts.

Parking: Required spaces: 4 out of setbacks
 Proposed: 4; 2 in garage, 2 uncovered

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

Grading: Cut: 315 CY Fill: 110 CY Export: 205 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Riparian easement needed and applicant should remove ivy and vineyard from riparian area. One cedar and four small trees proposed for removal. Exterior lighting is minimal but should meet outdoor lighting policy.

Open space easement already recorded on property approximately 26 feet from creek top-of-bank. Vineyard allowed in existing open space easement.