

**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, MARCH 28, 2023

FAST TRACK MEETING

10:00 AM 14422 Liddicoat Circle – File #SD22-0034 – Lands of Swildens
Site Development Permit for a new 4,365 square-foot residence with a 612 square-foot detached garage, and 800 square-foot attached ADU.
CEQA review: Categorical Exemption per Sections 15303(a); 15303(e).
Project Planner: Jeremy Loh, jloh@losaltoshills.ca.gov

Applicants scheduled on this date are requested to be present (either virtually or in person) 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.

To attend the meeting in person:

City Council Chambers, 26379 Fremont Road, Los Altos Hills, CA 94022

To provide Public Comment in person:

Members of the public wishing to speak are requested to complete a speaker card and submit it to the Planning Director at the meeting.

To participate in the meeting via Zoom Video Conference, please follow the instructions below:

1. If you wish to submit a public comment on agenda items in advance of the meeting, email the Planner for the project. If you choose to email your comments, indicate in the subject line “FOR PUBLIC COMMENT” and specify the File #. Written comments will be posted on the City website at www.losaltoshills.ca.gov subject to Staff’s ability to post the documents before the meeting.
2. If you wish to provide public comment during the meeting, follow this protocol: raise your hand in the Zoom application, before sharing your comment, identify yourself by name and where you reside.
3. To join from a PC, Mac, iPad, iPhone, or Android device, click this URL to join:

Videoconference Link: <http://bit.ly/SiteDevelopmentHearing>
Teleconference Number: (669) 900-6833
Meeting ID: 864 7719 6354
Meeting Passcode: 398572

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. This meeting will be broadcast via live-stream service at <http://www.losaltoshills.ca.gov>.

Project Description: New 4,365 square-foot two-story residence with a 612 square-foot detached garage and an 800 square-foot attached ADU.

File Number: SD22-0034
Address: 14422 Liddicoat
Owner(s): Eric Swildens
Staff Planner: Jeremy Loh, Associate Planner

Site Data

Gross Lot Area 1.181
Net Lot Area: 1.103 acres
Average Slope: 34.9%
Lot Unit Factor: 0.514

Floor and Development Area (square footage):

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	7,500	12,700	9,875	(2,847)	0
Floor	5,000	3,524	4,977	1,453	23
ADU		0	800		

Height:	Maximum	Proposed
On Vertical Plane	27'	27'-0"
Lowest to Highest	35'	27'-0"

Setbacks:	Minimum	Proposed
Front (north)	40'	95'-6"
Front (east)	40'	94'-2"
Side (south)	30'	90'-0"
Side (west)	30'	34'-6"

Exterior Materials: Stucco façade, corrugated metal wall panel, painted wood trim, grain composite siding, opaque anti-glare/anti-reflective glass, metal trellis

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

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

Grading: Cut: 1,030 CY Fill: 170 CY Export: 860 CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Neighbor on knoll opposite Liddicoat Circle may require landscape screening. I-280 freeway noise is a concern and applicant should retain a sound engineer; sound walls are not permitted. Windows and glass railings should be non-reflective. Committee had questions regarding retention of existing second driveway and existing retaining walls in setbacks.

Retaining walls are allowed in setback areas provided that no grading is proposed within 10 feet of property lines, the existing retaining walls are compliant. The Town's prohibition on second driveways relate to the number of entrances fronting a street; the subject property has two driveways off of a shared ingress/egress easement, not Liddicoat Circle proper.

Open Space Committee: Requests dedication of a 10' wide Open Space Easement along Liddicoat Circle and recommends protection of existing oak trees, replacement of removed oak trees, and native landscape screening.