

**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, NOVEMBER 21, 2023

FAST TRACK

10:00 AM 26045 Torello Lane – File #SD23-0029 – Lands of Lilly
Site Development Permit for a 1,454 square-foot addition to an existing single-story residence resulting in a 5,737 square-foot two-story residence with attached garage, request to exceed the 27-foot height threshold for a 27'-7" building height measured on vertical plane, conversion of existing accessory structure into 968 square-foot detached ADU, new swimming pool, and associated improvements.
CEQA review: Categorical Exemption per Sections 15301(e)(1); 15303(e)
Project Planner: Jonathan Fox, jfox@losaltoshills.ca.gov

SITE DEVELOPMENT

10:15 AM 13113 Byrd Lane – File #SD23-0032 – Lands of Hettrich
Site Development Permit a 304 square-foot addition to an existing two-story residence resulting in a 6,441 square-foot two-story residence.
CEQA review: Categorical Exemption per Sections 15301(e)(1)
Project Planner: Jonathan Fox, jfox@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 the 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.

November 7, 2023

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>.

Fast Track Hearing Fact Sheet

Project Description: Site Development Permit for a 1,454 square-foot addition to an existing single-story residence resulting in a 5,737 square-foot two-story residence with attached garage, request to exceed the 27-foot height threshold for a 27'-7" building height measured on vertical plane, conversion of existing accessory structure into 968 square-foot detached ADU, new swimming pool, and associated improvements.

File Number: SD23-0029
Site Address: 26045 Torello Lane
Owner(s): Marianne & Oggie Lilly
Staff Planner: Jonathan Fox, Assistant Planner

Site Data

Net Lot Area: 1.006 acre
Average Slope: 4.0%
Lot Unit Factor: 1.006

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	15,000	16,738	14,973	-1,765	27
Floor	6,036	5,309	6,035	726	1

Height:	Maximum	Proposed
On Vertical Plane	27 ft.	27'-7" ft.
Lowest to Highest	35 ft.	~28'-0" ft.

Setbacks:	Minimum	Proposed
Front	44 ft.	≥46'-0" ft.
Side (east)	33 ft.	≥60'-0" ft.
Side (west)	33 ft.	≥43'-0" ft.
Rear	33 ft.	≥90'-0" ft.

Exterior Materials: Combination of wood siding, cement plaster, and brick veneer siding. Incorporation of composite shingle roof and standing seam metal roof.

Parking: Required spaces: 4, 4 out of setbacks.
 Proposed: 5 (3 garage spaces), 4 out of setbacks.

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

Grading: Cut: 410-CY Fill: 385-CY Export: 25-CY

Sewer/Septic: Public Sewer

Environmental Design Committee: EDPC questioned how the FEMA Flood Zone affects construction. Provided comments on MDA, MFA, lighting, setbacks, and fencing. The Committee recommends keeping all trees that are not affected by the construction until the Landscape Screening Plan is submitted.