

TOWN OF LOS ALTOS HILLS
NOTICE OF
FAST TRACK PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Clerk of the Town of Los Altos Hills, State of California, has set after the hour of **10:00 a.m. TUESDAY, October 28, 2014** in the **Council Chambers of Town Hall, 26379 Fremont Road**, Los Altos Hills, California, as the time and place for a Public Hearing on the application of:

LANDS OF SHAH AND CHAWLA; 12364 Priscilla Lane; File #20-14-ZP-SD-GD; A request for a Site Development Permit for a new 6,002 square foot residence (Maximum height 27') with a 3,524 square foot basement, a 616 square foot cabana, 1,064 square foot sports court, and a 480 square foot swimming pool. CEQA review: Categorical Exemption per Section 15303 (a) & (e) (staff-Nicole Horvitz).

The file for the application is at the Office of the City Clerk at the Los Altos Hills Town Hall, 26379 Fremont Road, Los Altos Hills, California and may be reviewed at that location upon request.

All interested persons may appear and be heard at said time and place. Written communications should be filed at Town Hall prior to the date of the hearing. 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. Further details may be obtained from the Planning Department at (650) 941-7222.

Suzanne Avila, AICP
Interim Planning Director
Town of Los Altos Hills

NOTICE DATE: October 10, 2014

Fast Track Hearing Fact Sheet

Project Description: New residence with a basement, a cabana, sports court, and swimming pool

File Number: 20-14-ZP-SD-GD

Site Address: 12364 Priscilla Lane

Owner(s): Munjal Shah & Vijay Chawla

Staff Planner: Nicole Horvitz, Assistant Planner

Site Data

Net Lot Area: 1.001 acre

Average Slope: 7.13%

Lot Unit Factor: 1.001

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	15,515*	8,866	13,615	4,749	1,900
Floor	6,006	2,780	6,002	3,222	4

(Basement 3,524)

(Area greater than 17' per LAHMC 10-1.202 1,997 sq. ft (not included in MFA))

*per LAHMC 10-1.502 (b) (6)

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

Setbacks:	Minimum	Proposed
Front	40 ft.	40 ft.
Sides/rear	30 ft.	30 ft.

Exterior Materials: Stucco siding with a stone veneer and concrete tile roof

Parking: Required spaces: 4, out of setbacks.
Proposed: 4 (3 garage/1 surface parking) out of setbacks.

Green Point Rated: 85.2

Fast Track Point: 13

Grading: Cut: 3,715-CY Fill: 5-CY Export: 3,710-CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: None

Open Space Committee: None

Pathways Committee: The property owner shall pay a pathway fee of \$53.00 per linear foot of the average width of the property