

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 02nd, 2026

FAST TRACK

10:00 AM 28155 Christopher's Lane – File #SD25-0002 – Lands of Kerrigan & Lee
Site Development Permit for the demolition of an existing 3,474 square-foot single-story single-family residence and construction of a new 3,620 square-foot single-story single-family residence and associated hardscape improvements; project includes removal of one (1) non-heritage-oak tree.

CEQA review: Categorical Exemption per Section 15303(a).

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:

Duxbury Conference Room, 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 Community Development 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 Community Development 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: Site Development Permit for the demolition of an existing 3,474 square-foot single-story single-family residence and construction of a new 3,620 square-foot single-story single-family residence and associated hardscape improvements; project includes removal of one (1) non-heritage-oak tree.

File Number: SD25-0002
Site Address: 28155 Christopher’s Lane
Owner(s): Colton Kerrigan & Jennifer Lee
Staff Planner: Jonathan Fox, Senior Planner

Site Data

Net Lot Area: 1.072 acre
Average Slope: 8.4%
Lot Unit Factor: 1.072

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	16,080	17,186	12,213	(-4,973)	3,867
Floor	6,432	3,674	3,820	146	2,612

* Excludes 800 square feet for the existing ADU and 710 square feet for the SB 9 unit.

Height:	Maximum	Proposed
On Vertical Plane	27 ft.	21’-2”
Lowest to Highest	35 ft.	21’-2”

Setbacks:	Minimum	Proposed
Front	40 ft.	41’-8”
Side/Rear (West)	30 ft.	33’-3”
Side (North)	30 ft.	102’-0”

Exterior Materials: wood siding and stucco walls; shingle roof.

Parking: Required spaces: 6, 4 out of setbacks.
 Proposed: 6 (3 garage spaces), 4 out of setbacks.

Fast Track Points: 8 (*Less than 15 points required to be eligible for Fast Track*)

Grading: Cut: 15-CY Fill: 35-CY Import: 20-CY

Sewer/Septic: Public Sewer

Open Space Committee: OSC recommends an Open Space Easement encompassing Matadero Creek and 25 feet from top-of-bank.

Environmental Design & Protection Committee: The EDPC report will be uploaded to the agenda when available.

Pathways Committee: The Pathways Committee report will be uploaded to the agenda when available.