

**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, MAY 12th, 2026 Corrected 05.07.26

Site Development

10:00 AM 13961 Fremont Pines Lane File #SD26-0011 – Lands of Kumar
Site Development Permit for the construction of a new 648 square-foot swimming pool with attached spa, pool decking, and retaining wall on an existing single-family residence.
CEQA review: Categorical Exemption per Section 15303(e).

Fast Track

10:30 AM 26685 Snell Lane – File #SD25-0063 – Lands of Joseph
Site Development Permit for the demolition of an existing 4,106 square-foot single-story single-family residence and construction of a new 5,916 square-foot two-story single-family residence with 3,197 square-foot basement, 800 square-foot detached ADU, 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 4,106 square-foot single-story single-family residence and construction of a new 5,916 square-foot two-story single-family residence with 3,197 square-foot basement, 800 square-foot detached ADU, and associated hardscape improvements; project includes removal of four (4) non-heritage-oak trees and one (1) heritage oak tree.

File Number: SD25-0063
Site Address: 26685 Snell Lane
Owner(s): Joshy and Teresa Joseph
Staff Planner: Jonathan Fox, Senior Planner

Site Data

Net Lot Area: 0.987 acre
Average Slope: 7.8%
Lot Unit Factor: 0.987

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	14,805	13,088	13,131	43	1,674
Floor	5,922	4,106	5,916	1,810	6

Height:	Maximum	Proposed
On Vertical Plane	27 ft.	24'-8"
Lowest to Highest	35 ft.	24'-8"

Setbacks:	Minimum	Proposed
Front	40 ft.	97'-0"
Side (West)	30 ft.	72'-0"
Side (East)	30 ft.	30'-0"
Rear	30 ft.	30'-0"

Exterior Materials: wood siding, stone veneer, and stucco walls; PVC membrane roof.

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

Fast Track Points: 13 (*Less than 15 points required to be eligible for Fast Track*)

Grading: Cut: 1630-CY Fill: 790-CY Import: 840-CY

Sewer/Septic: Public Sewer

Environmental Design & Protection Committee: EDPC provided comments on the basement lightwell design based on previous Planning Commission actions. The committee recommends several areas where outdoor lighting could be reduced such as the covered patio, covered loggia, guest suite, garage, and second story.

Open Space Committee: OSC recommends wildlife-friendly fencing where possible, landscaping with native plants, and removing invasive Stinkwort plants.