

**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, April 7th, 2026

Site Development

10:00 AM 26918 Dezahara Way – File #SD25-0066 – Lands of Yuen
Site Development Permit for the demolition of an existing 4,124 square-foot one-story single-family residence and construction of a 4,837 square-foot, one-story single-family residence with attached garage, 963 square-foot attached ADU, and associated hardscape improvements.
CEQA review: Categorical Exemption per Section 15303(a).
Project Planner: Jonathan Fox

Continued from 03.31.26

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 4,124 square-foot one-story single-family residence and construction of a 4,837 square-foot, one-story single-family residence with attached garage, 963 square-foot attached ADU, and associated hardscape improvements.

File Number: SD25-0066
Site Address: 26918 Dezahara Way
Owner(s): Yuen
Staff Planner: Jonathan Fox, Senior Planner

Site Data

Net Lot Area: 1.00 acre
Average Slope: 16.7%
Lot Unit Factor: 0.856

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	10,689	9,689	9,379*	(-310)	1,310
Floor	5,000	4,123	5,000*	877	0

*800 square feet is exempt from MDA and MFA for construction of an ADU

Height:	Maximum	Proposed
On Vertical Plane	27 ft.	16'-7" ft.
Lowest to Highest	35 ft.	21'-0" ft.

Setbacks:	Minimum	Proposed
Front	40 ft.	69'-10" ft.
Side (North)	30 ft.	30'-0" ft.
Side (South)	30 ft.	30'-0" ft.
Rear	30 ft.	68'-0" ft.

Exterior Materials: Cement plaster siding; metal windows and fascia, TPO flat membrane roof.

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

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

Grading: Cut: 370-CY Fill: 435-CY Export: 65-CY

Sewer/Septic: Public Sewer

Environmental Design and Protection Committee: EDPC commented on preservation of natural screening, concerns over exterior finish color and lighting on the property, grading, and adequate replacement side screening for neighbors.

Open Space Committee: The OSC visited the site and provided no additional comments on the proposed house other than to confirm that the site would be returning for landscape screening.

Pathways Committee: Pathways comments are forthcoming.