

**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 2, 2023**

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**FAST TRACK**

- 10:00 AM**     25091 Tapa Way – File #SD22-0085 – Lands of Sazzala Reddy and Ravula  
New 3,744 square-foot two-story residence, 830 square-foot detached garage, 629 square-foot pool and spa, and 450 square-foot attached ADU.  
CEQA review: Categorical Exemption per Sections 15303(a); 15303(e)  
*Project Planner: Jeremy Loh, [jloh@losaltoshills.ca.gov](mailto:jloh@losaltoshills.ca.gov)*
- 10:15 AM**     13867 Robleda Road – File #SD22-0086 – Lands of Kurmann  
Site Development Permit for a new 4,948 square-foot residence, 830 square-foot detached garage, 837 square-foot pool and spa, and 850 square-foot detached ADU.  
CEQA review: Categorical Exemption per Sections 15303(a); 15303(e)  
*Project Planner: Jeremy Loh, [jloh@losaltoshills.ca.gov](mailto:jloh@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](http://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 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>.

**Project Description:** New 3,744 square-foot two-story residence, 830 square-foot detached garage, 629 square-foot pool and spa, and 450 square-foot attached ADU.

**File Number:** SD22-0085  
**Address:** 25091 Tapa Way  
**Owner(s):** Sazzala Reddy and Ravula  
**Staff Planner:** Jeremy Loh, Associate Planner

**Site Data**

*Gross Lot Area* 1.102 acres  
*Net Lot Area:* 1.102 acres  
*Average Slope:* 16.3%  
*Lot Unit Factor:* 0.953

**Floor and Development Area (square footage):**

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	12,044	11,761	10,007	(1,754)	2,037
Floor	5,418	3,709	4,574	865	844
ADU		0	450*		

\*800 sf exempt for ADU

**Height: Maximum Proposed**

On Vertical Plane 27' 22'-5"  
 Lowest to Highest 35' 31'-0"

**Setbacks: Minimum Proposed**

Front (west) 40' 143'-0"  
 Side (south) 30' 31'-6"  
 Side (north) 30' 76'-0"  
 rear (east) 30' 50'-6"

**Exterior Materials:** smooth stucco siding, fiber cement cedar siding, limestone veneer, metal overhands, gray flat roof, midnight bronze fascia, railings, and window frames

**Parking:** Required spaces: 5, 4 out of setbacks  
 Proposed: 5; 2 in garages, 3 uncovered

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

**Grading:** Cut: 1,060 CY Fill: 570 CY Export: 490 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** EDPC questioned circular driveway and uncovered parking design for cut/fill. Recommend reduction of second floor element and size of windows. Requests Open Space Easement for slopes and/or riparian habitat. Recommends earth toned retaining walls and planters. Recommends shifting the pool away from setback line and large tree.

*The application complies with the property's MDA and MFA due to having relatively little slope, the MDA is calculated correctly and MFA is the minimum of 5,000 as LUF exceeds 0.50. Removal of invasive plants shall be a condition of approval and landscape screening shall be required. Outdoor lighting can be conditioned to meet outdoor lighting policy.*

**Open Space Committee:** Recommends possibly dedicating an Open Space Easement over steep slopes but those are only in a strip adjacent to the house. Recommends possibly dedicating OSE over dormant landslide. Recommends a smaller driveway design with less grading, native planting, and removal of stinkwort on property and driveway easement.

**Project Description:** New 4,948 square-foot two-story residence, 837 square-foot pool and spa, and 850 square-foot detached ADU.

**File Number:** SD22-0086

**Address:** 13867 Robleda Road

**Owner(s):** Nadja and Christian Kurmann

**Staff Planner:** Jeremy Loh, Associate Planner

**Site Data**

Gross Lot Area 0.749 acres

Net Lot Area: 0.735 acres

Average Slope: 11.6%

Lot Unit Factor: 0.710

**Floor and Development Area (square footage):**

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	10,224	6,978	10,193	3215	31
Floor	5,000	2,972	4,948	3,597	52
ADU		0	850*		

\*800 sf exempt for ADU

**Height: Maximum Proposed**

On Vertical Plane 27' 27'-0"

Lowest to Highest 35' 31'-0"

**Setbacks: Minimum Proposed**

Side (east) 30' 33'-0"

Side (southwest) 30' 33'-0"

Side (northwest) 30' 33'-0"

Side (north) 30' 135'-5"

**Exterior Materials:** Concrete siding/construction and wood slats, flat roofs, green roof, and two skylights

**Parking:** Required spaces: 5, 4 out of setbacks  
Proposed: 5; 4 in garages, 1 uncovered

**Fast Track Points:** 6 (*Less than 15 points required to be eligible for Fast Track process*)

**Grading:** Cut: 765 CY Fill: 90 CY Export: 675 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** EDPC concerned about invasive stinkwort, pampas grass, and bamboo on-site and requests removal. Questioned MDA and MFA given small size of the lot. Roof decks and large windows may impact neighbors; screening will be important. Outdoor lighting in the pool should face the opposite direction. Recommends protection of storm drain easement and heritage tree.

*The application complies with the property's MDA and MFA due to having relatively little slope, the MDA is calculated correctly and MFA is the minimum of 5,000 as LUF exceeds 0.50. Removal of invasive plants shall be a condition of approval and landscape screening shall be required. Outdoor lighting can be conditioned to meet outdoor lighting policy.*

**Open Space Committee:** Notes the mapped creek is in different location per EcoAtlas and is not concerned due to being undergrounded and far from development. Requests wildlife friendly fencing to facilitate wildlife movement and removal of invasive plants. Recommends landscaping with mostly native plants.