

**TOWN OF LOS ALTOS HILLS  
NOTICE OF FAST TRACK SITE DEVELOPMENT  
PUBLIC HEARING**

Notice is hereby given that the following request will be considered at a PUBLIC HEARING on:

**TUESDAY, MARCH 16, 2021**

---

**FAST TRACK SITE DEVELOPMENT HEARING**

- 10:00 AM**     25900 Springhill Drive - File #SD20-0082 – Lands of Goel  
Site Development Permit for a 436 square-foot first floor addition and a new 552 square-foot second floor addition to an existing 3,333 square-foot one-story single-family dwelling.  
CEQA review: Categorical Exemption per Section 15301(e)  
*Project Planner: Krista Yost*
- 10:15 AM**     27860 Black Mountain Road – File #SD21-0004 – Lands of Lawrence  
Site Development Permit for a new 2,880 square-foot, agricultural greenhouse with a maximum height of 12 feet.  
CEQA review: Categorical Exemption per Section 15303(e)  
*Project Planner: Jeremy Loh*
- 10:30 AM**     14381 Miranda Way – File #SD20-0081 – Lands of West Valley Ventures LLC  
Site Development Permit for a new 4,999 square-foot, two-story residence with an 1,827 square-foot basement and a detached 800 square-foot accessory dwelling unit.  
CEQA review: Categorical Exemption per Section 15303(a)  
*Project Planner: Jeremy Loh*

Those interested in the application may attend via the Zoom Teleconference link provided below. A digital copy of the meeting agenda, project plans and project fact sheet are available on the Planning Department webpage: <http://www.losaltoshills.ca.gov/501/Public-Meeting-Resources>. If you have any questions or need additional information about this application, please contact Project Planner for the project.

**NOTICE OF TELECONFERENCED MEETING**

Pursuant to the Governor's Executive Order N-29-20 (dated March 17, 2020), Cities may hold meetings via teleconference. Teleconference locations are not open to the public pursuant to California Governor Executive Order N-29-20. For this meeting, there will be no physical location from which members of the public may observe/comment. This meeting will be recorded via Zoom and will be made available upon request.

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit public comments in advance of the meeting, please email the planner assigned to the project. Emails received prior to the meeting will be included in the public record.
2. If you wish to observe the meeting and/or submit a public comment during the meeting, please use the following information:

Videoconference Link:	<a href="http://bit.ly/SiteDevelopmentHearing">http://bit.ly/SiteDevelopmentHearing</a>
Teleconference Number:	(669) 900-6833
Meeting ID:	864 7719 6354
Meeting Passcode:	398572

3. 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.

Applicants scheduled on this date are requested to be present at the listed time or be represented by an authorized agent. If 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.

March 5, 2021

**Project Description:** First floor addition (436 square feet) and a new second floor addition (552 square feet) to an existing one-story residence

**File Number:** SD20-0082  
**Address:** 25900 Springhill Drive  
**Owner(s):** Asit and Lisa Goel  
**Staff Planner:** Krista Yost, Assistant Planner

**Site Data**

*Net Lot Area:* 1.00 acres  
*Average Slope:* 14.7%  
*Lot Unit Factor:* 0.90

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

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	13,548*	19,509	13,534	(5,975)	14
Floor	5,189	4,535	4,723	188	466

\*Based on 1987 Zoning Permit approval for a bathroom addition

Height:	Maximum	Proposed
On Vertical Plane	32'	27'-7"
Lowest to Highest	35'	27'-7"

Setbacks:	Minimum	Proposed
Front	40'	44'-0"
Side (west)	30'	134'-8"
Side (east)	30'	45'-4"
Rear	30'	46'-8"

**Exterior Materials:** Flat membrane roof, radiata pine fascia, red cedar wood siding, pigmented cement plaster walls with smooth 'steel trowel' finish (rock green), steel posts (dark gray), aluminum windows and sliding doors and radiata pine trim

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

**Fast Track Points:** 12 (*Less than 15 points required to be eligible for Fast Track process*)

**Grading:** No grading and drainage improvements are proposed.

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** The existing sheds within the side and rear yard setbacks and public utility easement should be reviewed for code compliance. The new water feature within the front yard setback should be relocated closer to the entry patio. Planning staff should verify if the home has a 40-foot front yard setback. The two large pines in front of the home as well as the dead pine within five feet of the home should be removed. The front wooden decks should be replaced with a non-flammable material (Class A material) to reduce fire risk. All new outdoor light fixtures should be shielded or down directed per Town requirements, and no more than 3,000 Kelvins and 600 lumens.

**Pathways Committee:** The frontage along Manuela Road should be redrawn on the site plan and topographic survey to show the approximate location of a future Town pathway. Landscape and irrigation should be coordinated with planning staff. Applicant shall pay in-lieu fees prior to issuance of the building permit.

**Project Description:** New 2,880 square-foot agricultural, greenhouse

**File Number:** SD21-0004

**Address:** 27860 Black Mountain Road

**Owner(s):** Gennette Lawrence

**Staff Planner:** Jeremy Loh, Assistant Planner

**Site Data**

*Net Lot Area:* 3.120 acres

*Average Slope:* 7.6%

*Lot Unit Factor:* 3.120

**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	46,800	30,814	33,694	2,880	13,106
Floor	18,720	9,450	12,330	2,880	6,390
Basement (Exempt)		(3,148)	(0)		

**Height: Maximum Proposed**

On Vertical Plane 27' 12'-0"

Lowest to Highest 35' 12'-0"

**Setbacks: Minimum Proposed**

Side (west) 30' 53'-0"

Side (north) 30' 317'-3"

Side (south) 30' 74'-5"

Rear (east) 30' 209'-0"

**Exterior Materials:** Metal framing, roll-up plastic sheathing

**Parking:** Required spaces: 5, out of setbacks  
Existing: 6: 3 in garage and 3 uncovered

**Fast Track Points:** 7

**Grading:** Cut: 0 CY                      Fill: 0 CY                      Import: 0 CY

**Sewer/Septic:** Septic

**Environmental Design and Protection Committee:** Committee commented on the amount of lighting, colors and materials, and compatibility of the proposed farming operations. Committee recommends forwarding proposal to Open Space Committee.

**Project Description:** New two-story residence with 1,827 square feet on the first floor and 2,520 square feet on the second floor, a basement and detached accessory dwelling unit (ADU)

**File Number:** SD20-0081  
**Address:** 14381 Miranda Way  
**Owner(s):** West Valley Ventures LLC  
**Staff Planner:** Jeremy Loh, Assistant Planner

---

**Site Data**

*Net Lot Area:* 0.997 acres  
*Average Slope:* 17.7%  
*Lot Unit Factor:* 0.832

**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	10,078	10,373	9,908	(465)	170
Floor	5,000	3,136	4,999	1,863	1
Basement		(0)	(1,827)		

**Height:**                      **Maximum**      **Proposed**  
 On Vertical Plane              27'              19'-5"  
 Lowest to Highest              35'              35'-0"

**Setbacks:**                      **Minimum**      **Proposed**  
 Front (west)                      40'              195'-6"  
 Side (north)                      30'              30'-6"  
 Side (south)                      30'              30'-8"  
 Rear (east)                      30'              30'-2"

**Exterior Materials:** Standing seam metal roof, steel columns and accents, stained cedar siding, stone veneer, and cable guardrails

**Parking:** Required spaces: 5, 4 out of setbacks  
 Proposed: 5; 5 in garage

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

**Grading:** Cut: 835 CY                      Fill: 44 CY                      Export: 791 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** The eucalyptus, juniper and dead trees on property should be removed. The appearance of a three-story façade should be mitigated. Noted that roof eaves encroach up to two feet into setbacks and that exterior lighting were not shown on original plans.