

**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, MAY 18, 2021**

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**FAST TRACK SITE DEVELOPMENT HEARING**

**10:00 AM**     12874 Viscaino Road – File #SD21-0021 – Lands of Firouzdor  
Site Development Permit for a new 4,635 square-foot, two-story residence with an attached 1,165 square-foot accessory dwelling unit on the second floor, a 448 square-foot, two-car garage, and related parking and hardscape.  
CEQA review: Categorical Exemption per Section 15303(a)  
*Project Planner: Steve Padovan*

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 TELECONFERENCE 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.

**Project Description:** New 4,635 square foot, two-story residence with an attached 1,165 square-foot accessory dwelling unit (ADU) on the second floor, a 448 square foot two-car garage, and related parking and hardscape.

**File Number:** SD21-0021  
**Address:** 12874 Viscaino Road  
**Owner(s):** Vahid Firouzidor  
**Staff Planner:** Steve Padovan, Principal Planner

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**Site Data**

*Net Lot Area:* 1.687 acres  
*Average Slope:* 32.9%  
*Lot Unit Factor:* 0.859

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

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	7,500	4,991	7,492	2,501	8
Floor	5,000	2,761	5,000	2,239	0
ADU (up to 800 sq. ft. credit)		0	1,165		

Height:	Maximum	Proposed
On Vertical Plane	27'	27'
Lowest to Highest	35'	30'

Setbacks:	Minimum	Proposed
Front (south)	40'	85'-0"
Side (east)	30'	97'-0"
Side (west)	30'	125'-0"
Rear (north)	30'	43'-0"
ADU (side and rear)	4'	Greater than 30'

**Exterior Materials:** Standing seam metal roof, stucco exterior with horizontal siding accents on the upper floor, dark bronze window and door frames, cable railings

**Parking:** Required spaces: 5, 4 out of setbacks  
 Proposed: 5; 2 in garage, 2 uncovered, 1 tandem in front of garage

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

**Grading:** Cut: 1,120 CY      Fill: 138 CY      Export: 982 CY

**Sewer/Septic:** Sewer (current home is on septic). Public sewer extension up Viscaino Road.

**Environmental Design and Protection Committee:** The site was previously well screened from adjacent neighbors with non-native trees and shrubs. However, most of those trees and shrubs were removed. Therefore, substantial landscape screening is needed. Exterior building lighting should be fully shielded and not exceed 600 lumens and 3000 kelvins

**Open Space Committee:** No recommended open space easement.

**Pathways Committee:** Pay pathway fee.