

**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, January 17, 2022**

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**SITE DEVELOPMENT HEARING**

**10:00 AM**     25900 Springhill Drive – File #SD22-0068 – Lands of Goel  
Site Development Permit for landscape screening for an approved second floor addition and remodel.  
CEQA review: Categorical Exemption per Section 15304(b)  
*Project Planner: Jeremy Loh*

**FAST TRACK HEARING**

**10:15 AM**     27790 Stirrup Way – File #SD22-0032 – Lands of Parikh  
Fast Track Permit for a new 5,000 square-foot residence with 2,861 square-foot basement; increased maximum height (27-11”) and increased setbacks.  
CEQA review: Categorical Exemption per Section 15303(a)  
*Project Planner: Jeremy Loh*

**10:30 AM**     25215 La Loma Drive – File #SD22-0054 – Lands of Khanzode  
Fast Track Permit for major remodel and rebuild of a new residence.  
CEQA review: Categorical Exemption per Section 15303(a)  
*Project Planner: Elaine Ling*

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 Town website under the specific meeting date: <https://losaltoshillsca.portal.civicclerk.com/> If you have any questions or need additional information about this application, please contact Project Planner for the project.

**NOTICE OF TELECONFERENCE MEETING**

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021), which amended Section 54593 of the Government Code to allow local legislative bodies to continue to conduct meetings by teleconference under specified conditions and pursuant to special rules on notice, attendance, and other matters. As the City Council for the Town of Los Altos Hills has made the findings required by Government Code Section 54953, the Council, the Planning Commission and Committees will continue to conduct meetings by teleconference and the Council Chambers will not be open to the public for this Site Development Committee meeting. Pursuant to the requirements of Government Code Section 54953(e), members of the public will be provided with notice of how they may access the meeting and offer public comment.

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:     <http://bit.ly/SiteDevelopmentHearing>  
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.

January 6, 2023

**Project Description:** New 5,000 square-foot two-story residence with a 2,861 square-foot basement; increased maximum height (27'-11") and increased setbacks.

**File Number:** SD22-0032  
**Address:** 27790 Stirrup Way  
**Owner(s):** Hemangi and Amit Parikh  
**Staff Planner:** Jeremy Loh, Associate Planner

**Site Data**

*Gross Lot Area:* 1.069 acres  
*Net Lot Area:* 1.069 acres  
*Average Slope:* 19.3%  
*Lot Unit Factor:* 0.856

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

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	9,855	0	9,073	9,073	782
Floor	5,000	0	5,000	5,000	0
Basement		(0)	(2,861)		

Height:	Maximum	Proposed
On Vertical Plane	27'*	27'-11"
Lowest to Highest	35'	35'-0"

Setbacks:	Minimum	Proposed
Front (north)	44'*	47'-6"
Side (east)	33'*	35'-6"
Side (west)	33'*	67'-11"
Rear (south)	33'*	63'-2"

*Setbacks increased 10% for each one (1) foot maximum height increase beyond 27 feet.*

**Exterior Materials:** Clay tile roofing; stucco walls; wrought iron guardrails; copper gutters and fascia; aluminum clad wood window frames; wood garage doors.

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

**Fast Track Points:** 14 (*Less than 15 points required to be eligible for Fast Track process*)

**Grading:** Cut: 1,315 CY      Fill: 635 CY      Export: 680 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Committee concerned about visual impacts to lower and adjacent neighbors, concerned about driveway design and slope, and concerned about existing grading on the property. Committee recommends open space easement over 30% slopes and alternate driveway location. Committee also recommends Interstate 280 noise be factored into building design. Original application had taller structure height, which has since been reduced, and included a stacked ADU and SB 9 unit, which have been removed from plans.

**Open Space Committee:** Open space easement requested on slopes greater than 30% below the residence which will be contiguous with open space on adjacent Town-owned lot.

**Project Description:** Major remodel and rebuild of a 5072.4 square-foot two-story residence with associated improvements. The existing 394-square-foot accessory structure is proposed to remain.

**File Number:** SD22-0054  
**Address:** 25215 La Loma Drive  
**Owner(s):** Leena and Vivek Khanzode  
**Staff Planner:** Elaine Ling, Senior Planner

**Site Data**

*Net Lot Area:* 1.0 acres  
*Average Slope:* 11.38%  
*Lot Unit Factor:* 0.97

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

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	14,048	15604.3	13766.2	-1,838.1	282
Floor	5753	4,597	5466.9	869.9	286.1
Basement		(0)	(0)		

**Height:**                      **Maximum**      **Proposed**  
 On Vertical Plane              27'              26'-7"  
 Lowest to Highest              35'              26'-7"

**Setbacks:**                      **Minimum**      **Proposed**  
 Front (south)                      40'              124'-0"  
 Side (east)                      30'              40'-0"  
 Side (west)                      30'              29'-0" \*  
 Rear (north)                      30'              90'-0"

*The existing stable was permitted by the County of Santa Clara in 1966.*

**Exterior Materials:** black asphaltic shingle roof, metal chimney shrouds, painted stucco (KM5780), stone veneer, black aluminum window frames, glass doors with black frames, and dark colored roof gutter and railing.

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

**Fast Track Points:** 1              *(Less than 15 points required to be eligible for Fast Track process)*

**Grading:** Cut: 0 CY                      Fill: 250 CY                      Export: 0 CY

**Sewer/Septic:** Abandon the existing septic system and Connect to Sewer

**Environmental Design and Protection Committee:** The neighbor at 25259 La Loma has large windows that look over the applicant's property to views of Silicon Valley. EDPC recommends future screening does not block the neighbor's views. Any new fencing must be deer friendly that allows the deer to go from La Loma to behind this property.

**Pathways Committee:** La Loma Drive is on the Master Path Plan. GIS shows the preferred side of the pathway is on the owner's side of the street and that the path has yet to be installed. There is a 60-foot ROW on La Loma Drive. It appears that a roadside path is possible without asking for an additional easement.

**Open Space Committee:** Recommend Removal of the existing palm trees and stinkwork, and proposes native plants for landscape screening. Allow for wildlife movement by minimizing wildlife excluding fencing. Control weeds on fallow land consider mowing rather than tilling.