

**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, JULY 25, 2023**

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**SITE DEVELOPMENT**

**10:00 AM**      25240 Cantata Way – File #SD23-0017 – Lands of Deco Homes LLC  
Site Development Permit for landscape screening for an approved new residence.  
CEQA review: Categorical Exemption per Section 15304(b)  
*Project Planner: Jeremy Loh, [jloh@losaltoshills.ca.gov](mailto:jloh@losaltoshills.ca.gov)*

**FAST TRACK**

**10:15 AM**      12800 Alto Verde Lane – File #SD22-0075 – Lands of Kianpour  
Site Development Permit for a new 5,998 square-foot two-story residence, 799 square-foot attached SB 9 unit, and 799 square-foot attached ADU.  
CEQA review: Categorical Exemption per Sections 15301(1)(1); 15303(a)  
*Project Planner: Jonathan Fox, [jfox@losaltoshills.ca.gov](mailto:jfox@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>.

July 14, 2023

# Town Of Los Altos Hills

July 25, 2023

## *Fast Track Hearing Fact Sheet*

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**Project Description:** New 5,998 square-foot two-story residence, 799 square-foot attached SB 9 unit, and 799 square-foot attached ADU.

**File Number:** SD22-0075

**Site Address:** 12800 Alto Verde Lane

**Owner(s):** Cyrus Kianpour

**Staff Planner:** Jonathan Fox, Assistant Planner

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### Site Data

*Net Lot Area:* 1.00 acre

*Average Slope:* 8.8%

*Lot Unit Factor:* 1.00

### 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	15,000	10,028	12,314	2,286	2,686
Floor	6,000	3,819	5,998	2,179	2

<b>Height:</b>	<b>Maximum</b>	<b>Proposed</b>
On Vertical Plane	27 ft.	26'-10 ½" ft.
Lowest to Highest	35 ft.	27'-6" ft.

<b>Setbacks:</b>	<b>Minimum</b>	<b>Proposed</b>
Front	40 ft.	≥41'-4 ½" ft.
Sides	30 ft.	≥40'-4 ft.
Rear	30 ft.	≥45'-4 ¾" ft.

**Exterior Materials:** Stucco and stacked stone walls, standing seam metal roof.

**Parking:** Required spaces: 6, 5 out of setbacks.  
Proposed: 6 (2 garage spaces), 5 out of setbacks.

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

**Grading:** Cut: 330-CY      Fill: 10-CY      Export: 320-CY

**Sewer/Septic:** Public Sewer

**Environmental Design Committee:** EDPC questioned the height of the structure and amount of backup space for two standard parking spaces and one tandem parking space. Recommends identifying the drainage swale as a Riparian Habitat to require native planting in the area.

**Open Space Committee:** Recommends landscaping with mostly native plants.

**Pathway Committee:** Recommends collecting a pathway fee and identifying the Concepcion pathway on the site plan.