



# Community Development Update

July 24-28, 2023

## Community Development Weekly Report

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### Planning projects\*

Applied 5  
Approved 2

### Building Permits\*

Applied 15  
Issued 12

### Building Inspections\*

Building 56

### Code Enforcement Cases\*

Open 2  
Closed 4

\* June 17– July 27, 2023

## Site Development and Fast Track Hearings

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### 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) - Approved

### 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) - Approved

### SB 9 Ordinance Planning Commission Hearing

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Passed by California Legislature on September 1, 2021, and went into effect on January 1, 2022, Senate Bill 9 (SB 9) allows ministerial (staff-level) approval of the urban lot split and certain housing development projects containing up to two dwelling units (i.e., duplexes) on a single-family zoned parcel, only subject to the State or local objective development standards. The Town of Los Altos Hills adopted an urgency ordinance (Municipal Code Section 10-1.1501 – 1509) on December 16, 2021. The urgency ordinance will expire in October 2023. If no permanent SB 9 ordinance is adopted by the Town, the minimal requirements in the State Bill (Government Code 65852.21 and 66411.7) will apply.

The Planning Commission held a Study Session to provide direction for staff on July 25 which was continued to July 27. A Public Hearing will be held on August 3 at the Regular Planning Commission Meeting to review and consider the draft permanent SB 9 Ordinance. Residents are welcome to subscribe for notifications and complete the survey by clicking [here](#).