

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

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

**TUESDAY, May 10, 2022**

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**SITE DEVELOPMENT HEARING**

**10:00 AM**     12023 Adobe Creek Lodge Road – File #LLA21-0001 – Lands of 12023 Adobe Creek Lodge LLC  
Lot-Line Adjustment between Parcel A: 12023 Adobe Creek Lodge Road (1.258 acres), Parcel B: vacant lot APN 351-37-014 (1.265 acres) and, Parcel C: 26220 Moody Road (4.376 acres) to adjust property lines between parcel A and B, and Parcel B and C. The resultant parcel A will be 1.337 acres, parcel B will be 1.139 acres, and parcel C will be 4.388 acres and will have Lot Unit Factors greater than 1.0.  
CEQA review: Categorical Exemption per Sections 15305(a)  
*Project Planner: Areli Perez*

**10:15 AM**     14221 Miranda Road – File #SD21-0011 – Lands of Irani  
Site Development Permit for landscape screening and trellis for an approved new residence.  
CEQA review: Categorical Exemption per Sections 15303(e) and 15304(b)  
*Project Planner: Areli Perez*  
*Continued from April 26, 2022*

**FAST TRACK HEARING**

**10:30 AM**     26875 Nina Place – File #SD21-0061 – Lands of Bowers  
Site Development Permit for a new 4,971 square-foot two-story residence with a 1,684 square-foot basement, a detached 782 square-foot accessory dwelling unit (ADU), and a 560 square-foot swimming pool.  
CEQA review: Categorical Exemption per Sections 15303(a) and 15303(e)  
*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**

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:	<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.

April 29, 2022

**Project Description:** New 4,971 square-foot two-story residence with a 1,684 square-foot basement, an attached 782 square-foot accessory dwelling unit (ADU), and a 560 square-foot swimming pool.

**File Number:** SD21-0061  
**Address:** 26875 Nina Place  
**Owner(s):** Sabrina K. and Andrew C. Bowers  
**Staff Planner:** Jeremy Loh, Associate Planner

**Site Data**

*Net Lot Area:* 1.567 acres  
*Average Slope:* 35.3%  
*Lot Unit Factor:* 0.717

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

Area Type	Maximum	Existing	Proposed	Increase	Remaining
Development	7,500	18,022	15,661	-2,361	0
Floor	5,000	3,729	4,971	1,242	29
Basement		(0)	(1,684)		
ADU credit 800 square feet		(0)	(782)		

Height:	Maximum	Proposed
On Vertical Plane	32'*	32'-0"
Lowest to Highest	35'	35'-0"

Setbacks:	Minimum	Proposed
Front (northwest)	60'*	145'-0"
Side (north)	45'*	62'-0"
Side (east)	45'*	96'-0"
Side (west)	45'*	46'-0"
Rear (south)	45'*	81'-0"

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

**Exterior Materials:** Clay tile roofing; smooth limestone, stone, and stucco walls; smooth limestone trim/accent; wood garage doors; and iron railings

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

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

**Grading:** Cut: 1,280 CY      Fill: 215 CY      Export: 1,065 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Required removal of large Eucalyptus tree at pool area and increased house height will directly impact uphill neighbor. Height and windows will affect upper and lower neighbors. Open Space Easement should be designated on property, will defer to Open Space Committee. Materials called out but colors not shown. Lighting should be consistent with Outdoor Lighting Policy. Patio at back area appears to be walled on three sides. *Patio area was revised to eliminate one wall.*

**Open Space Committee:** Project routed to Committee, Open Space Easement requested at northeasterly corner from Contour 264 and lower.