

**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, FEBRUARY 21, 2023**

---

**SITE DEVELOPMENT HEARING**

- 10:00 AM**     27983 Central Drive – File #SD22-0049 – Lands of Viam Central Partners, LLC  
Site Development Permit for landscape screening of an approved new residence.  
CEQA review: Categorical Exemption per Section 15304(b)  
*Project Planner: Elaine Ling*
- 10:15 AM**     14160 Miranda Road – File #SD22-0065 – Lands of Seetala  
Site Development Permit for a 672 square-foot addition and remodel to an existing two-story residence; project includes conversion of existing space into a 524 square-foot attached ADU. Minor Variance request removed.  
CEQA review: Categorical Exemption per Section 15301(e)  
*Project Planner: Jeremy Loh*  
*Continued from February 7, 2023 Site Development Meeting.*

**FAST TRACK HEARING**

- 10:30 AM**     12355 Hilltop Drive – File #SD21-0046 – Lands of 12355 HILLTOP DRIVE Lah LLC  
Site Development Permit for a new 5,359 square-foot residence with 3,461 square-foot basement, 718 square-foot pool, and 746 square-foot ADU.  
CEQA review: Categorical Exemption per Section 15303(a)  
*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 and fact sheet (if applicable) is 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.

February 10, 2023

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.

**Project Description:** New 5,359 square-foot two-story residence with a 3,461 square-foot basement, a 718 square-foot swimming pool, and a 746 square-foot ADU.

**File Number:** SD22-0046  
**Address:** 12355 Hilltop Drive  
**Owner(s):** 12355 Hilltop Drive LAH LLC  
**Staff Planner:** Jeremy Loh, Associate Planner

**Site Data**

*Net Lot Area:* 0.93 acres  
*Average Slope:* 11.2%  
*Lot Unit Factor:* 0.91

**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	13,113	0	12,249	12,249	864
Floor	5,364	0	5,359	5,359	5
Basement		0	3,416		
ADU		0	746		

<b>Height:</b>	<b>Maximum</b>	<b>Proposed</b>
On Vertical Plane	27'	14'-7"
Lowest to Highest	35'	19'-3"

<b>Setbacks:</b>	<b>Minimum</b>	<b>Proposed</b>
Front (southwest)	40'	40'-0"
Side (northwest)	30'	30'-0"
Side (southeast)	30'	80'-0"
Rear (northeast)	30'	31'-3"

**Exterior Materials:** wood siding, concrete walls, membrane roofing, steel columns, zinc fascia, tempered glass wall with switchable opaque liquid crystal, glass guardrails

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

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

**Grading:** Cut: 2,177 CY      Fill: 228 CY      Export: 2,500 CY

**Sewer/Septic:** Sewer

**Environmental Design and Protection Committee:** Committee has concerns about right-of-way and front setback line as the house is proposed closer to Hilltop Drive. Recommends reduction in skylights as 25 are proposed. Screening the northerly and cross street neighbors will be important due to extensive glass walls. Exterior lighting not shown on initial submittal and several patio areas were proposed in setbacks.

*Proposed exterior lighting is minimal and meets lighting policy requirements. Project complies with all sections of code.*

**Pathways Committee:** No easement needed as right-of-way is wide enough. Applicant to pay pathway fee.

**Open Space Committee:** No slopes greater than 30%, no creeks or swales, and no adjacent open space easements. No recommendation.