

Town of Los Altos Hills Planning Commission Regular Meeting February 2, 2023 Minutes

Zoom Meeting, Los Altos Hills, California

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Via teleconference according to the Government Code Section 54953(e), **Chair Waschura** called the February 2, 2023 Planning Commission Regular meeting to order at 6:00 p.m.

Present: Commissioner Couperus, Commissioner Indaco, Vice-Chair Bredo, Chair Waschura
Absent: Commissioner Patel
Staff: Land Use Consultant Padovan, Senior Planner Ling, Associate Planner Loh, City Attorney Lai

2. PRESENTATIONS FROM THE FLOOR

Chair Waschura opened PRESENTATIONS FROM THE FLOOR.

No presentations.

Chair Waschura closed PRESENTATIONS FROM THE FLOOR.

3. CONSENT CALENDAR

3.1 Motion of the Planning Commission of the Town of Los Altos Hills to continue meeting virtually through teleconference meetings and making related findings pursuant to AB 361.

3.2 Approval of the December 12, 2022 Special Meeting Minutes.

3.3 Approval of the December 20, 2022 Special Meeting Minutes.

MOTION MADE AND SECONDED: Chair Waschura moved to APPROVE the Consent Calendar.

The motion was seconded by **Commissioner Indaco**.

MOTION PASSED: 4-0-0-0-1

AYES: Commissioner Indaco, Commissioner Couperus, Vice-Chair Bredo, Chair Waschura

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: Commissioner Patel

4. NEW BUSINESS

4.1 Presentation from the Santa Clara County Valley Water District

Yvonne Arroyo, Senior Water Resources Specialist at Valley Water, shared a presentation.

Lisa Bankosh, Assistant Officer at Santa Clara Valley Water, was available for comment.

A question-and-answer session between the Commissioners and the Santa Clara Valley Water representatives, Yvonne Arroyo and Lisa Bankosh.

Chair Waschura asked City Attorney Lai clarifying questions regarding the use of specific maps, such as EcoAtlas.

Prior to City Attorney Lai's response, **Lisa Bankosh** noted that there was no existing objective map for the Town to use to determine waterways.

City Attorney Lai provided guidance to the Commission in response to Chair Waschura's inquiry.

The question-and-answer session between the Commissioners, the Santa Clara Valley Water representatives, and the City Attorney resumed.

Chair Waschura opened the PUBLIC HEARING.

Public Comment

Peter Carlino, a civil engineer from Lea & Braze Engineering, thanked Valley Water for their presentation, offered his assistance to map out waterways, and answered the Commissioners' questions.

The question-and-answer session between the Commissioners, the Santa Clara Valley Water representatives, and the City Attorney continued.

Chair Waschura closed the PUBLIC HEARING.

No Motion.

5. PUBLIC HEARINGS

5.1 10701 Magdalena Drive – File #SD22-0042 – Lands of Ng

Site Development Permit to demolish an existing dwelling for a new 4,992 square-foot two-story residence with attached garage, pool, and associated improvements. The application includes a grading policy exception for the lower level and the pool patio.

CEQA Review: Categorical Exemption per Sections 15301(1)(1) and 15303(a).

Project Planner: Elaine Ling

Ex Parte:

Chair Waschura had communications with the applicant and their uphill next-door neighbor on Item 5.1.

Commissioner Indaco had communications with Commissioner Couperus, the applicant, their uphill neighbors, and Carol Gottlieb, from the Environmental Design & Protection Committee (EDPC) on Item 5.1.

Commissioner Couperus had communications with Commissioner Indaco and several neighbors to the applicant on Item 5.1.

Vice-Chair Bredo did not have ex parte communications.

Senior Planner Ling presented the staff report.

A question-and-answer session between the Commissioners and staff ensued.

Chair Waschura opened the PUBLIC HEARING.

Architect Philip Liang, representing the applicant, shared a presentation and provided clarifying comments to the Commissioners.

Land Use Consultant Padovan provided clarifying comments to the Commission regarding the placement of walkways and sprinklers in setbacks.

Arden Ng, the applicant, and **Mona S.**, representing the applicant, were available for comment but did not speak during their presentation time.

Public Comment

Has Altenhofen, a resident of Los Altos Hills and neighbor to the applicant, offered comments against the proposed development.

Carol Gottlieb, representing the EDPC, commented on elements of the proposed design.

Dorit Perry, a resident of Los Altos Hills and neighbor to the applicant, offered comments against the proposed development, specifically where it applied to modifying the landscaping along the driveway.

Peter Carlino, the applicant's civil engineer, offered comments and noted he would answer questions.

A question-and-answer session between the Commissioners and staff regarding the removal of landscaping to widen the driveway for the fire department's requirements.

The applicant's architect, **Philip Liang**, offered rebuttal comments addressing the concerns posed in earlier comments.

Arden Ng, the applicant, introduced himself and offered rebuttal comments for his proposed project.

A question-and-answer session between the Commissioners and the applicants ensued.

Chair Waschura closed the PUBLIC HEARING.

Commission Discussion

Commissioner Couperus shared a presentation and provided comments.

Commissioner Indaco shared a presentation and provided comments and noted her concerns regarding the proposed project.

Vice-Chair Bredo shared a presentation and provided comments and noted her concerns regarding the proposed project.

Chair Waschura shared an image, commented on the design, and noted his concerns regarding the proposed project.

Commissioner Couperus offered comments regarding fill and views.

Land Use Consultant Padovan offered clarifying comments relative to the LAH MC that applies to this project.

Chair Waschura offered a motion to APPROVE this plan as presented. No second.

Commissioner Indaco suggested the Commission provide extra conditions for a motion to continue.

A question-and-answer session between **Chair Waschura** and staff ensued regarding landscape screening.

Commissioner Couperus offered suggestions regarding COA's and landscape screening.

MOTION MADE AND SECONDED: Chair Waschura moved to CONTINUE to a date uncertain with suggestions to address a number of concerns from the Commission:

1. Address privacy issues of the neighbors;
2. Request little or no grading exception, esp. related to fill, where cut is preferred;
3. Reduce the mass of the structure, specifically height-related, to protect the overall impact of the neighbors' views;
4. Recommendation to cooperate with adjacent neighbors to develop a plan for an improved design and tree pruning.

The motion was seconded by **Commissioner Couperus**.

MOTION PASSED: 4-0-0-0-1

AYES: Commissioner Indaco, Commissioner Couperus, Vice-Chair Bredo,
Chair Waschura
NOES: None
ABSTAIN: None
RECUSE: None
ABSENT: Commissioner Patel

6. REPORTS FROM THE COMMISSIONERS

6.1 Past Meeting

- December 15, 2022 – Commissioner Patel
- January 11, 2023 – *unassigned*
- January 24, 2023 – Vice-Chair Bredo

Vice-Chair Bredo provided highlights of the January 24, 2023 City Council meeting.

Chair Waschura provided highlights of the January 30, 2023 City Council meeting, which was not on the current agenda.

6.2 Upcoming Meeting Assignments

- February 16, 2023 – Commissioner Couperus
- March 16, 2023 – Chair Waschura
- April 20, 2023 – Commissioner Indaco
- May 18, 2023 – Commissioner Patel
- June 15, 2023 – Vice-Chair Bredo

Chair Waschura confirmed upcoming meeting assignments.

7. REPORT ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

7.1 DECEMBER 13, 2022

27983 Central Drive – File #SD22-0049 – Lands of Viam Central Partners, LLC

Site Development Permit for landscape screening for an approved new residence.
CONTINUED TO A DATE UNCERTAIN

24160 Dawnridge Drive – File #SD22-0029 – Lands of Andrews

Site Development Permit for landscape screening for an approved new residence. APPROVED

27772 Lupine Road – File #SD22-0067 – Lands of Klein

Site Development Permit for a new 1,206 square foot pool and spa with associated hardscaping. APPROVED

7.2 JANUARY 17, 2023

25900 Springhill Drive – File #SD22-0068 – Lands of Goel

Site Development Permit for landscape screening for an approved second floor addition and remodel. APPROVED

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. REFERRED TO PLANNING COMMISSION AT A DATE UNCERTAIN

25215 La Loma Drive – File #SD22-0054 – Lands of Khanzode

Fast Track Permit for major remodel and rebuild of a new residence. APPROVED

7.3 JANUARY 24, 2023

26100 Duval Way – File #SD22-0078 – Lands of Mostaan

Site Development Permit for landscape screening for an approved new residence. APPROVED

13781 Ciceroni Lane – File #SD22-0051 – Lands of Stalder

Site Development Permit for landscape screening for an approved new residence. APPROVED

7.3 JANUARY 31, 2023

CANCELLED

Senior Planner Ling provided updates on the past Site Development/Fast Track meeting for January 17, 2023. **Associate Planner Loh** provided updates on the past Site Development/Fast Track meeting for January 24, 2023.

8. PLANNING DIRECTOR REPORT

Land Use Contractor Padovan proposed to the Commissioners to consider rescheduling the March Planning Commission meeting to a later date.

Chair Waschura shared a conversation he had with City Manager Pirnejad regarding State Bill 9 (SB9).

Senior Planner Ling noted that there will be a February 15, 2023 special planning commission meeting for a study session and announced the newly launched SB9 website.

9. ADJOURNMENT

Meeting was adjourned at 9:50 PM by **Chair Waschura**.

Respectfully submitted,

Keren Brunner
Planning Technician