

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

Zoom Meeting and Town Hall, 26379 Fremont Road, Los Altos Hills, California

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Chair Waschura called the March 2, 2023 Planning Commission Regular meeting to order at 6:00 p.m.

Present: Commissioner Patel, Commissioner Couperus, Commissioner Indaco, Vice-Chair Bredo, Chair Waschura

Absent: None

Staff: Senior Planner Ling, Associate Planner Loh, Administrative Clerk/Technician Brunner

2. PRESENTATIONS FROM THE FLOOR

Chair Waschura opened PRESENTATIONS FROM THE FLOOR.

No presentations from the floor.

Chair Waschura closed PRESENTATIONS FROM THE FLOOR.

3. CONSENT CALENDAR

3.1 Approval of February 15, 2023 Special Meeting Minutes

Chair Waschura called a Commission vote for “ayes.”

The Planning Commission approved the Consent Calendar as presented with all “ayes.”

MOTION MADE AND SECONDED: Chair Waschura moved to approve Consent Calendar containing the February 15, 2023 Special Planning Commission meeting minutes as presented.

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

MOTION **5-0-0-0-0**
PASSED:

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

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: None

4. PUBLIC HEARINGS

Planning Commission Ex Parte

Commissioner Indaco had communications with **Commissioner Bredo**, neighbors John & Anne O’Connell, and the applicants and their architect on Item 4.1.

Vice-Chair Bredo had communications with **Commissioner Indaco**, neighbors John & Anne O’Connell, the applicants and their architect, and Carol Gottlieb of the Environmental Design & Protection Committee (EDPC) on Item 4.1.

Commissioner Patel had communications with the applicants and their architectural team on Item 4.1.

Commissioner Couperus had communications with neighbors Anne & John O'Connell and Mr. & Mrs. Leung on Item 4.1 and greeted neighbor Ian Ernest but did not discuss agendized items.

Chair Waschura had no ex parte communications.

4.1 [27790 Stirrup Way – File #SD22-0032 – Lands of Parikh](#)
Site Development Permit for a new 5,000 square-foot residence with 2,861 square-foot basement.
CEQA review: Categorical Exemption per Section 15303(a)
Continued from January 17, 2023 Fast Track Public Hearing
Project Planner: Jeremy Loh

Associate Planner Loh presented the staff report.

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

Chair Waschura opened the PUBLIC HEARING.

The applicants introduced themselves to the Commission and the public.

Malika Junaid, the applicants' architect, introduced herself, shared a presentation, and offered comments in response to the Commissioners' questions.

Public Comment

Eddie Leung, a resident of Los Altos Hills and uphill neighbor to the applicant, offered comments in opposition to the proposed development.

Michael Chiu, a resident of Los Altos Hills and neighbor to the applicant, offered comments in opposition to the proposed development.

John O'Connell, a resident of Los Altos Hills and neighbor to the applicant, offered comments regarding the proposed development.

Ian Ernest, attending via zoom and neighbor to the applicant, offered comments regarding the proposed development.

Hari Sankar, attending via zoom and neighbor to the applicant, offered comments regarding the proposed development.

Don, attending via zoom and neighbor to the applicant, offered comments regarding the proposed development.

The applicant's architect, **Malika Junaid**, offered comments in response to public comments.

Michael Chiu was invited by Chair Waschura to ask his question regarding landscape screening for this project.

Chair Waschura responded to his question and entertained another question from Mr. Chiu regarding landscape screening.

Chair Waschura closed the PUBLIC HEARING.

Commissioner Discussion

Commissioner Couperus offered comments regarding the proposed development, noting his concerns.

Commissioner Indaco offered comments regarding the proposed development, noting her concerns, and provided suggestions.

Commissioner Patel offered comments regarding the proposed development, noting his concerns, and provided suggestions.

Vice-Chair Bredo offered comments regarding the proposed development, agreed with **Commissioners Couperus** and **Patel's** comments regarding the large size of the proposed home, and shared her concerns.

Commissioner Patel offered additional comments related to views.

Chair Waschura offered comments addressing the concerns and comments raised by the public, the Commission, and the applicant.

Commissioner Couperus offered additional comments related to the large size of the proposed residents.

Chair Waschura noted the issue of parked cars in the cul-de-sac.

Commissioner Indaco commented on the availability of native planting guidance in the open space easement.

Chair Waschura invited architect **Malika Junaid** to comment on the future landscaping and noted this would be the last exception to the closed PUBLIC COMMENT section of the hearing.

Commission discussion ensued with the general consensus to propose a continuance and provided suggestions regarding modifications to the project.

MOTION MADE AND SECONDED: Commissioner Indaco motioned to CONTINUE to a date uncertain with suggestions that the applicant...

- work with the neighbors to address their concerns,
- resolve the potential parking situation,
- address the turnaround issue in the driveway,
- have the residence follow the natural grade of the property,
- modify the height of the structure to be lower, and
- reduce the bulk of the second story element.

The motion was seconded by **Chair Waschura**.

MOTION PASSED: 5-0-0-0-0

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

4.2 APN 336-35-044 (water storage tanks near 24752 Olive Tree Lane) – File #CUP22-0004 – Lands of California Water Service Company

Planning Commission hearing for two new chemical storage sheds, one containing 40% concentration Ammonium Sulfate and one containing Sodium Hypochlorite; chemicals needed to prevent nitrification of water during purification process.

CEQA review: Categorical Exemption per Section 15301(b)g

Project Planner: Jeremy Loh

Associate Planner Loh presented the staff report.

Chair Waschura asked who the applicant was and staff responded that CalWater representatives were available via zoom.

Nathan Houk-Syau introduced himself and responded to the Commissioners' questions.

Melinda Schmidt, a representative of CalWater, responded to Chair Waschura's question regarding CalWater's willingness to replace the black mesh along the existing fence.

Chair Waschura opened the PUBLIC HEARING.

Public Comment

No public comment.

Chair Waschura closed the PUBLIC HEARING.

Commissioner Discussion

Commissioner Indaco noted sound attenuation should be a consideration as a condition.

Commissioner Patel suggested that the Commission's concerns be resolved before it is presented to the City Council.

MOTION MADE AND SECONDED: Commissioner Indaco motioned to ADOPT a resolution (Attachment 1) recommending that the City Council grant a request for a Conditional Use Permit for an existing water storage facility and permit construction of chemical storage sheds and an equipment shed, subject to the conditions of approval in Attachment 1 with these added conditions:

- add sound deafening methods to lower the noise from the sheds with exhaust fans to below 40decibels and
- if the fence is the property of CalWater, that it be improved upon visually, subject to the neighbor's approval of replacing the existing mesh.

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

MOTION PASSED: 5-0-0-0-0

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

5. REPORTS FROM THE COMMISSIONERS

5.1 Past Meeting

- February 16, 2023 – Commissioner Couperus

Commissioner Couperus provided updates on the February 16, 2023 City Council meeting. He also noted there was a Special City Council meeting, sponsored by a Council member, to discuss the rise in burglaries among the residents in the town; however, he was unable to attend due to technical difficulties.

Chair Waschura and **Commissioner Patel** provided updates on that Special City Council meeting.

5.2 Upcoming Meeting Assignments

- March 16, 2023 – Commissioner Patel
- April 20, 2023 – Commissioner Indaco
- May 18, 2023 – Chair Waschura
- June 15, 20223– Vice-Chair Bredo

Chair Waschura confirmed the upcoming commission assignments. The agenda reflected the agreed upon swapped meetings between Commissioner Patel and Chair Waschura.

Commissioner Patel noted that the Commission might consider shifting the July 6, 2023 Regular Planning Commission meeting to a later date.

6. REPORT ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

6.1 FEBRUARY 21, 2023

27983 Central Drive – File #SD22-0049 – Lands of Viam Central Partners, LLC
Site Development Permit for landscape screening for an approved new residence.
APPROVED

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. APPROVED

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. REFERRED TO PLANNING COMMISSION AT A DATE UNCERTAIN

6.2 FEBRUARY 28, 2023

25020 Oneonta Drive – File #SD20-0066 – Lands of Ting

A request for Site Development Permit for an 865 square-foot second-floor addition over a 233 square-foot first-floor addition and 673 square-foot attached ADU at an existing single-story residence; project includes a detached 650 square-foot workshop in the backyard and new decking. TBD

26929 Almaden Court – File #SD22-0076 – Lands of Hogben

A request for Site Development Permit for a 375 square-foot second-floor addition and two covered decks over an existing detached garage; project includes conversion of 185 square feet of garage square footage into a covered patio. TBD

Associate Planner Jeremy Loh provided updates on past Site Development/Fast Track meetings.

Chair Waschura asked staff a question regarding a noise concern raised by a resident and Associate Planner Loh responded

8. ADJOURNMENT

Meeting was adjourned at 9:45 PM by **Chair Waschura**.

Respectfully submitted,

Keren Brunner

Keren Brunner
Administrative Clerk/Technician