



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA UPDATED 05.02.2024

REGULAR MEETING, THURSDAY, MAY 2, 2024, AT 6:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills, CA www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours. These materials will also be made available on the Town website subject to Staff's ability to post the documents before the meeting.

To attend the meeting in person:

City Council Chambers, 26379 Fremont Road, Los Altos Hills, CA 94022

To provide Public Comment in person:

Members of the public wishing to speak are requested to complete a speaker card and submit it to the Planning Secretary at the meeting.

To participate in the meeting via Zoom Video Conference, please follow the instructions below:

1. If you wish to submit a public comment on agenda items in advance of the meeting, email the Planner for the project and/or the Planning Commission at planningcommission@losaltoshills.ca.gov. If you choose to email your comments, indicate in the subject line "FOR PUBLIC COMMENT" and specify the agenda item number. Written comments will be posted on the City website at www.losaltoshills.ca.gov and distributed to the Commission subject to Staff's ability to post the documents before the meeting.
2. If you wish to provide public comment during the meeting, follow this protocol: raise your hand in the Zoom application, before sharing your comment, identify yourself by name and where you reside.
3. To join from a PC, Mac, iPad, iPhone, or Android device, click this URL to join:

Videoconference Link: <https://bit.ly/LosAltosHillsPC>

Webinar ID: 810 7639 7750

Password: 574533

Phone: (669) 900 6833

Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments. This meeting will be broadcast via live-stream service at <http://www.losaltoshills.ca.gov>.

THURSDAY, APRIL 4, 2024, AT 6:00 PM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or act tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. CONSENT CALENDAR

3.1. Approval of the April 4, 2024, Regular Meeting Minutes.

3.2. 23600 Ravensbury Avenue – File #APL24-0001, SD23-0046 – Lands of Maslowski and Toobe

Appeal of Site Development Committee decision on a Site Development Permit for landscape screening for an approved new residence; fencing and driveway gate.

Landscape screening is associated with the previously approved File No. 275-16-ZP-SD-GD for an approximately 5,800 square-foot two-story residence with a basement, swimming pool, and accessory dwelling unit.

CEQA review: Categorical Exemption per Section 15304(b).

Staff: Jonathan Fox

4. NEW BUSINESS

4.1 City Manager's Update on Community Development Staffing

Staff: Peter Pirnejad

5. PUBLIC HEARINGS

Public hearings are specially noticed items for discussion. Anyone wishing to speak regarding a public hearing should fill out a speaker card prior to the completion of the staff report and give it to staff. The order of business for public hearings is as follows:

- | | |
|--|---|
| 1. Staff Presentation | 4. Public Comments – 3 Minutes per person |
| 2. Applicant Presentation – 15 Minutes | 5. Applicant Response – 5 Minutes |
| 3. Commission Questions/Clarifications | 6. Commission Comments/Questions/Action |

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk by 4PM within twenty-one (21) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

➤ *Planning Commission Ex Parte Contacts Policy Disclosure*

5.1. Zoning Code Amendments (Los Altos Hills Municipal Code Title 10)

Review and make a recommendation to the City Council regarding adoption of an Ordinance Amending various sections under Chapters 1 and 2 of Title 10, Zoning and Site Development, of the Los Altos Hills Municipal Code to: amend regulations relating to Accessory Dwelling Units in conformance with Government Code section 66314 et seq.; amending the Grading Ordinance under Article 4, Chapter 2, Title 10 to clarify City Engineer authority to consider wet season grading moratorium exceptions; to establish Low Barrier Navigation Centers as a permitted use within the Residential-Agricultural (R-A) zoning district in accordance with Government Code section 65660 et seq.; and to update regulations pertaining to Emergency Shelters in accordance with Government Code section 65583.

CEQA Review: Consider exemption pursuant to CEQA Guidelines Section 15061(B)(3); statutory exemption pursuant to Government Code section 65583(a)(4); and statutory exemption pursuant to Public Resources Code Section 21080.17, as such exemptions are applicable.

Staff: Brad Evanson

5.2. Master Path Plan Amendment (GPA24-0001)

Review and make a recommendation to the City Council on a General Plan Amendment to the Town's adopted Master Path Plan to add an off-road pathway connection between Maple Leaf Court and Middle Fork Lane on existing pathway easements and Town owned right-of-way.

CEQA Review: CEQA Exempt per Section 15061(B)(3).

Staff: Astha Khanal

6. REPORTS FROM THE COMMISSIONERS

6.1. Past City Council Meetings

- April 15, 2024 – Chair Bredo

6.2. Upcoming City Council Meeting Assignments

- May 16, 2024 – Commissioner Couperus
- June 20, 2024 – Vice-Chair Patel
- July 18, 2024 – Commissioner Indaco

7. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

7.1. April 9, 2024

12640 Corte Madera – File #SD23-0056 – Lands of Xu

Site Development Permit for a landscape screening plan, vehicle & pedestrian gate, 560 square-foot gazebo/pavilion, and other hardscape improvements associated with a previously approved single-family residence and detached accessory dwelling unit (SD18-0054). CONTINUED TO DATE UNCERTAIN

14227 Amherst Court – File #SD23-0039 – Lands of Fuller

Site Development Permit for a new 4,991 square-foot two-story residence with attached garage, driveway modification, and associated improvements. APPROVED

7.2. April 16, 2024
CANCELLED

7.3. April 23, 2024
CANCELLED

7.4. April 30, 2024
CANCELLED

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

9. ADJOURNMENT