



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY APRIL 02, 2026, 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 Town 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 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:

<https://us02web.zoom.us/j/89964765820?pwd=pLoRnhRwqLTCoAKJeIp8PtjJz7jRkY.1>

Webinar ID: 899 6476 5820

Password: 609916

Or go to <https://app.zoom.us/wc/join> and enter the Webinar ID and Passcode above.

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 02, 2026, 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 December 4th, 2025, Planning Commission Regular Meeting Draft Minutes *continued from previous Regular Meeting*

3.2. Approval of December 17th, 2025, Planning Commission Special Meeting Draft Minutes *continued from previous Regular Meeting*

4. 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:

- | | |
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| 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 non-refundable 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*

- 4.1. 26023 Alicante Lane – File #SD26-0010, #VAR25-0017 – Lands of Ryan
Site Development Permit and Variance for the installation of a pad-mounted transformer 1 foot from the front property line, where a minimum 40-foot setback is required, and 5 feet from the side property line, where a minimum 30-foot setback is required.
CEQA review: Categorical Exemption per Section 15303(d)
Staff: Jonathan Fox, Senior Planner

- 4.2. Consideration of a Resolution Making Recommendation on an Ordinance Making Amendments to Article 16 (Multi-Family Development Standards) of Chapter 2 (Zoning) of Title 10 (Zoning and Site Development) of the Los Altos Hills Municipal Code to Revise Multi-Family Development Standards and Making Corresponding Amendments to the Land Use Element of the General Plan as necessary.

Review and adopt a resolution making a recommendation to the City Council on proposed Zoning Ordinance Amendments and potential Land Use Element amendments to revise multi-family development standards.

CEQA Review: Exempt pursuant to Section 21080.085 of the Public Resources Code and Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Staff: Jay Bradford, Community Development Director

Staff requests continuance of this item to the April 13, 2026, Planning Commission Special Meeting. The Planning Commission will open the public hearing but will continue the item to the April 13, 2026 special meeting. The Town is currently consulting with the State Department of Housing and Community Development (HCD) on the proposed changes to the multi-family development standards and is waiting for HCD's comments. Staff expects to receive these comments before the April 13 meeting and recommends continuing the item until we receive confirmation from HCD. Staff will also provide additional reminder notices to the public prior to the April 13 meeting.

5. NEW BUSINESS

- 5.1. Informational Presentation Regarding an Inclusionary Housing Ordinance, a Potential Residential Impact Fee, and Related Policy Directions Under Housing Element Programs A-6 and E-11

Staff: Jay Bradford, Community Development Director

- 5.2. Consideration of a Resolution Making a Recommendation to the City Council Regarding an Ordinance Amending Title 10 of the Los Altos Hills Municipal Code to Adopt Reasonable Accommodation Procedures for Land Use and Zoning Decisions Consistent with Housing Element Program B-9

Staff: Jay Bradford, Community Development Director

6. ONGOING BUSINESS

- 6.1. Discuss and Direct Staff Regarding Housing Element Implementation (Oral Report)

Staff: Jay Bradford, Community Development Director

7. REPORTS FROM THE COMMISSIONERS

- 7.1. Past City Council Meeting Assignments

- March 19, 2026 – Waschura

7.2. Upcoming City Council Meeting Assignments

- April 16, 2026 – Patel
- May 21, 2026 – Bredo
- June 18, 2026 – Indaco

8. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

8.1. March 10, 2026

CANCELLED

8.2. March 17, 2026

12871 Atherton Court – File #SD25-0078 – Lands of Hsu

Site Development Permit for a landscape screening plan, including outdoor lighting and fencing, associated with an approved single-family residence (*File #SD23-0011, previously approved on September 5, 2024*).

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

8.3. March 24, 2026

CANCELLED

8.4. March 31, 2026

26918 Dezahara Way – File #SD25-0066 – Lands of Yuen

Site Development Permit for the demolition of an existing 4,124 square-foot one-story single-family residence and construction of a 4,837 square-foot, one-story single-family residence with attached garage, 963 square-foot attached ADU, and associated hardscape improvements.

CEQA review: Categorical Exemption per Section 15303(a).

9. COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

10. ADJOURNMENT