



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, MAY 2, 2019 AT 7:00 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 City 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 City website subject to Staff's ability to post the documents before the meeting.

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 take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. 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 within twenty-two (22) 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

- 3.1 LANDS OF NASHASHIBI FAMILY TRUST; 28008 Laura Court; File #SD18-0070; A request for a Site Development Permit for landscape screening associated with a previously approved single-family residence. CEQA review: Categorical Exemption per Section 15304(b) – new gardening and landscaping. (Staff: Dylan Parker).

- 3.2 LANDS OF CHEN; 26653 Snell Lane; File #SD18-0028; A request for a Site Development Permit for landscape screening associated with a previously approved single-family residence. CEQA review: Categorical Exemption per Section 15304(b) (Staff: Dylan Parker).
- 3.3 LANDS OF PETERSON AND MIRKIN; 24200 Dawnridge Drive; File #MA18-0001; A request for a Map Adjustment Permit for abandonment of an existing 100' building setback line for light and air along the street frontage. CEQA review: Categorical Exemption per Section 15305. (Staff: Dylan Parker).
- 3.4 LANDS OF CHENG AND REISING; 12825 Viscaino Road; File #PM19-0002; A request for a Permit Modification to a previously approved Conditional Development Permit to allow additional structure height for approved additions and remodel of an existing residence; Original file #92-18-ZP-SD-GD; CEQA review: Categorical Exemption per Section 15301(e) – additions to existing structures that will not result in an increase of more than 50% of the floor area; (Staff-Jeremy Loh).
4. OLD BUSINESS - None
5. NEW BUSINESS
 - 5.1 Discussion of potential dates for a second (Special) Planning Commission meeting in May to review ADU regulations and wireless communication facilities ordinance.
 - 5.2 Discussion of rescheduling July 4th Regular Planning Commission Meeting.
6. REPORTS FROM THE CITY COUNCIL MEETINGS
 - 6.1 Planning Commission Representative for April 18 – Commissioner Abraham
 - 6.2 Planning Commission Representative for May 16 – Commissioner Couperus
 - 6.3 Planning Commission Representative for June 20 – Commissioner Patel
 - 6.4 Planning Commission Representative for July 18 – **CANCELLED**
 - 6.5 Planning Commission Representative for August 15 – Chair Mandle
7. APPROVAL OF MINUTES
 - 7.1 Approval of April 4, 2019 – Regular Meeting Minutes
8. REPORTS FROM SITE DEVELOPMENT MEETINGS – April 16 & April 30
 - 8.1 LANDS OF KRAPPE; 27350 Julietta Lane; File #SD19-0014; A request for a Site Development Permit to allow 608 cubic yards of grading for a new 1,508 square-foot basement; CEQA review: Categorical Exemption per Section 15301(e) – Additions to an existing structure that will not result in an increase of more than 2,500 square feet; (Staff-Jeremy Loh).
[APPROVED]

- 8.2 LANDS OF GOUMAS AND EGGERS; 12051 Moody Springs Court; File #SD19-0009; A request for a Site Development Permit for a roofed pool cabana structure with an unfinished accessory structure below totaling 860 square feet (maximum height 27'-0"); CEQA review: Categorical Exemption per Section 15303(e) – construction of a new accessory (appurtenant) structure; (Staff-Jeremy Loh).

9. REPORTS FROM FAST TRACK MEETINGS – April 16 & April 30
 - 9.1 LANDS OF XU; 12640 Corte Madera Lane; File #SD18-0054; A request for a Site Development Permit for a new 4,563 square-foot residence (Maximum height 26'-6") with a 2,063 square-foot basement and a new 600 square-foot secondary dwelling unit. CEQA review: Categorical Exemption per Section 15303(a) – construction of a new single-family residence in a residential zone (Staff-Jeremy Loh). [*CONTINUED TO MAY 2nd*]

 - 9.2 LANDS OF ST. LEDGER; 12255 Menalto Drive; File #SD19-0011; A request for a Site Development Permit for a new 6,116 square-foot residence (Maximum height 20'-6") with a new 882 square foot pool. CEQA review: Categorical Exemption per Section 15303(a) – construction of a new single-family residence in a residential zone; Categorical Exemption per Section 15303(e) – construction of accessory (appurtenant) structures including pool; (Staff-Jeremy Loh).

10. ADJOURNMENT