



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, FEBRUARY 4, 2016 AT 7:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills 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

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names are recorded accurately in the minutes. Please limit remarks to THREE (3) minutes. This will assure time for all persons wishing to speak. Also, in the interest of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

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 POLYAKOV/SABSOVICH; 25541 Fremont Road; File #297-15-ZP-SD-VAR; A request for a Conditional Development Permit for additions totaling 251 square feet and a variance to allow an addition within the front yard setback. CEQA review: Categorical Exemption per Section 15301 (e) (Staff-Genevieve Fernandez). ***This item will not be heard and has been continued to the next regularly scheduled Planning Commission Meeting.***

4. STUDY SESSION AND DISCUSSION

4.1 LANDS OF LINEBARGER; 10730 Mora Drive, Lot 1: File #415-14-ZP-SD-GD-CDP-VAR; A Conditional Development Permit and Site Development Permit for a new 2,696 square foot, two-story single-family dwelling with a 1,419 square foot basement on the lower floor and a sub-basement of 1,258 square feet on a .374 acre lot and setback Variance requests to allow for side yard building setbacks of 10 and 15 feet, one required uncovered parking space in the side yard setback, hardscape and basement lightwells within the side yard setbacks, and grading within 10 feet of the property line (Maximum height of structure is 27'). CEQA review: Categorical Exemption per Section 15303(a) (Staff-S. Padovan). ***No action will be taken on this item.***

4.2 LANDS OF LINEBARGER; 10730 Mora Drive, Lot 3: File #413-14-ZP-SD-GD-CDP-VAR; A Conditional Development Permit and Site Development Permit for a new 2,520 square foot, two-story single-family dwelling with a 1,381 square foot basement on the lower floor and a sub-basement of 1,202 square feet on a .398 acre lot and setback Variance requests to allow for side yard building setbacks of 10 and 15 feet, one required uncovered parking space in the side yard setback, hardscape and basement lightwells within the side yard setbacks, and grading within 10 feet of the property line (Maximum height of structure is 27'). CEQA review: Categorical Exemption per Section 15303(a) (Staff-S. Padovan). ***No action will be taken on this item.***

5. OLD BUSINESS - none

6. NEW BUSINESS - none

7. REPORTS FROM THE CITY COUNCIL MEETINGS

7.1 Planning Commission Representative for January 27 – Commissioner Abraham

7.2 Planning Commission Representative for February 18 – Commissioner Partridge

7.3 Planning Commission Representative for March 17 – Commissioner Tankha

7.4 Planning Commission Representative for April 21 – Chair Couperus

8. APPROVAL OF MINUTES

8.1 Approval of January 6, 2016 minutes

9. REPORTS FROM FAST TRACK MEETINGS – JANUARY 19, JANUARY 26, 2016

9.1 LANDS OF BELIVEAU; 26270 Purissima Road; #319-15-ZP-SD-GD; A request for a Site Development permit for a new single story residence and guest house. CEQA review: Categorical Exemption per Section 15303 (a) (Staff-G. Fernandez).

- 9.2 LANDS OF LI & CAI; 13801 La Paloma Road; File 419-15-ZP-SD-GD; A request for a Site Development Permit for a 5,855 square foot new residence with a (maximum height 20’), a 1,000 square foot second unit (maximum height 14’9”) and a swimming pool. CEQA review: Categorical Exemption per Section 15303(a) (Staff-S. Avila).
 - 9.3 LANDS OF FARAHYAR; 11475 Summitwood Road; File #246-15-ZP-SD-GD; A request for a Site Development Permit for a new 4,842 square foot residence (Maximum height 27’) and minor grading exceptions for the garage back-up area and the rear portion of the garage. CEQA review: Categorical Exemption per Section 15303(a) (Staff-S. Padovan).
10. REPORTS FROM SITE DEVELOPMENT MEETINGS - none
 11. ADJOURNMENT