



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

SPECIAL MEETING, THURSDAY, MARCH 10, 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.

NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE LOS ALTOS HILLS PLANNING COMMISSION WILL BE HELD ON:

THURSDAY, MARCH 10, 2016 at 7:00 P.M.

The agenda for the special meeting is as follows:

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 interests 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 265 square feet, a variance to exceed the floor area maximum and a variance to allow an addition within the front yard setback. CEQA review: Categorical Exemption per Section 15301(e) – an addition to an existing single-family residence that is less than 2,500 square feet in floor area (Staff-G. Fernandez).
- 3.2 LANDS OF YIU; 25700 BASSETT LANE (APN 336-43-013) File #370-14-IS-TM-ND. A request for a two lot subdivision of an existing 2.612 (gross) acre parcel. CEQA review: Categorical Exemption per Section 15315, Minor Land Divisions. (Staff-S. Padovan).
- 3.3 INTRODUCTION OF AN AMENDMENT TO SECTIONS 10-1.202, 10-1-504 10-1.505 AND 10.2.301 OF THE LOS ALTOS HILLS MUNICIPAL CODE ADDING REGULATIONS FOR AMATEUR RADIO AND EMERGENCY COMMUNICATION ANTENNAS; File #396-14-MISC; CEQA review: Categorical Exemption per Section 15061(B)(3) (Staff-S. Avila). *Continued to April 7, 2016 Planning Commission meeting.*
4. OLD BUSINESS
 - 4.1 Floor Area Regulations for Substandard Lots (Staff-S. Avila)
5. NEW BUSINESS - none
6. APPROVAL OF MINUTES
 - 6.1 Approval of February 4, 2016 minutes.
7. REPORTS FROM CITY COUNCIL MEETINGS
 - 7.1 Planning Commission Representative for February 18 – Commissioner Partridge
 - 7.2 Planning Commission Representative for March 21 – Commissioner Tankha
 - 7.3 Planning Commission Representative for April 6 – Chair Couperus
 - 7.4 Planning Commission Representative for May 19 – Commissioner Mandle
8. REPORTS FROM FAST TRACK MEETINGS – none
9. REPORTS FROM SITE DEVELOPMENT MEETINGS – FEBRUARY 16, MARCH 8, 2016
 - 9.1 LANDS OF BOMDICA; 2100 Old Page Mill Road, File #364-15-ZP-SD; A request for a Site Development Permit for a 520 square foot addition and substantial remodel of an existing residence including a new 822 square foot second story roof deck and other hardscape improvements throughout the property. CEQA review: Categorical Exemption per Section 15301(e) – Addition to an existing structure not exceeding 2,500 square feet in area; (Staff-S. Padovan).

9.2 LANDS OF MARCH SIXTH LLC; 14271 Miranda Road, File #430-15-PM; A request for a Site Development Permit modification to the landscape screening plan, File #176-15-ZP-SD. CEQA review: Categorical Exemption per Section 15303 (a) (Staff-G. Fernandez).

9.3 LANDS OF HYDER & FAROOQI; 11778 Magdalena Road, File #441-15-ZP-SD; A request for a Site Development Permit for a landscape screening plan for a previously approved new residence. CEQA review: Categorical Exemption per Section 15304(b) (Staff-S. Avila).

10. ADJOURNMENT