



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

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

Council Chambers, 26379 Fremont Road, Los Altos Hills, CA 94022 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 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).

- 3.2 CONSIDERATION OF A PERMIT MODIFICATION AND ADDENDUM TO A MITIGATED NEGATIVE DECLARATION FOR BARRON CREEK RESTORATION PROJECT, 26170 AND 26240 Fremont Road; File #89-16-PM (Staff-S. Avila).
- 3.3 LANDS OF DILIGENT OPERATIONS LIMITED; 12930 La Cresta Drive, File #338-15-ZP-SD-GD-CDP; A request for a Site Development Permit and Conditional Development Permit for a 3,444 square foot new residence with a 476 square foot attached garage and a 2,409 square foot basement (maximum height 25'6"). CEQA review: Categorical Exemption per Section 15303(a) (Staff-S. Avila).
4. OLD BUSINESS
 - 4.1 Conditional Development Permit Regulations (Staff-S. Avila)
5. NEW BUSINESS - none
6. REPORTS FROM THE CITY COUNCIL MEETINGS
 - 6.1 Planning Commission Representative for March 17 – Chair Couperus
 - 6.2 Planning Commission Representative for April 6 – Commissioner Tankha
 - 6.3 Planning Commission Representative for May 19 – Commissioner Mandle
 - 6.4 Planning Commission Representative for June 16 – Commissioner Abraham
7. APPROVAL OF MINUTES
 - 7.1 Approval of March 10, 2016 minutes
8. REPORTS FROM FAST TRACK MEETINGS – MARCH 29, 2016
 - 8.1 LANDS OF DUARTE; 12165 Hilltop Drive, APN 336-20-040 and 336-20-043; File #53-16-LLA; A request for a lot merger of a substandard .285 gross acre driveway access parcel with a 1.233 gross acre parcel to form a 1.727 gross acre (1.518 net acres) flag lot parcel. CEQA Review: Exempt per Section 15305 (a) (Staff-G. Fernandez).
9. REPORTS FROM SITE DEVELOPMENT MEETINGS – MARCH 15, 24, 2016
 - 9.1 LANDS OF MUNSHI; 26450 Ascension Drive; File #421-15-ZP-SD; A request for a Site Development permit for landscape screening for a previously approved new residence. CEQA review: Categorical Exemption per Section 15304(b); new landscaping. (Staff-G. Fernandez).
 - 9.2 LANDS OF URBAN PACIFIC HOMES LA LLC, 12179 Hilltop Drive; File #28-16-ZP-SD-GD; A request for a Site Development Permit for a driveway modification with a Grading Policy exception, swimming pool, and landscape screening, lighting and fencing plans for a previously approved new residence. CEQA review: Categorical Exemption per Section 15303(e) and 15304(b) (Staff- S. Avila).
10. ADJOURNMENT