



## TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

**REGULAR MEETING, THURSDAY, MAY 5, 2016 AT 7:00 P.M.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills, CA** [www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)

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### 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 KALBALI; 13531 Burke Road, File #232-14-ZP-SD-CDP-VAR; A Conditional Development Permit and Site Development Permit for a new 2,986 square foot, two-story single-family dwelling with a 1,615 square foot basement on a .347 net acre lot and a Variance to allow two required uncovered parking spaces in the rear yard setback (Maximum height of structure is under 27'). CEQA review: Categorical Exemption per Section 15303(a) (Staff- S. Padovan).

- 3.2 LANDS OF BIBL; 14407 Kingsley Way, File #428-15-ZP-SD; A request for a Site Development Permit for a new 6,180 square foot, one-story single family residence with a 6,180 square foot basement and two bunkers totaling 1,488 square feet (Maximum height 19') and a request for a grading policy exception for 13 feet of cut for the garage. CEQA review: Categorical Exemption per Section 15303(a) (Staff- G. Fernandez).
- 3.3 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 division with public utilities. (Staff- S. Padovan).
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 April 6 – Commissioner Tankha
  - 6.2 Planning Commission Representative for May 19 – Commissioner Mandle
  - 6.3 Planning Commission Representative for June 16 – Commissioner Abraham
  - 6.4 Planning Commission Representative for July 21– Commissioner Partridge
7. APPROVAL OF MINUTES
  - 7.1 Approval of April 7, 2016 minutes.
8. REPORTS FROM FAST TRACK MEETINGS – APRIL 12, APRIL 26, 2016
  - 8.1 LANDS OF KELEM TRUST; 26323 Esperanza Drive, File #16-15-ZP-SD; A request for a Site Development Permit for a 1,468 square foot two story addition (Maximum height 21') and interior remodel. CEQA review: Categorical Exemption per Section 15303 (a) (Staff- N. Horvitz).
  - 8.2 LANDS OF GOYAL; 12386 Priscilla Lane, File #27-16-ZP-SD-GD; A request for a Site Development Permit for a new 6,242 square foot two story residence with a 3,733 square foot basement and attached secondary dwelling unit (Maximum height 27') and swimming pool. CEQA review: Categorical Exemption per Section 15303 (a) and (e) (Staff- G. Fernandez).
  - 8.3 LANDS OF 12389 STONEBROOK, LLC; 12398 Stonebrook Drive, File #445-15-ZP-SD-GD; A request for a Site Development Permit for a new 8,095 square foot two story residence with a swimming pool (Maximum height 27 feet). CEQA review: Categorical Exemption per Section 15303 (a) and (e) (Staff- S. Avila).

9. REPORTS FROM SITE DEVELOPMENT MEETINGS - APRIL 26, 2016

9.1 LANDS OF GUPTA; 26520 St. Francis Road, File #34-16-ZP-SD; A request for a Site Development Permit for a landscape screening plan and fencing for a new 6,029 square foot, two-story residence with a basement and swimming pool which was approved at the May 12, 2015 Fast Track hearing. CEQA review: Categorical Exemption per Section 15304 (b) (Staff- S. Padovan).

10. ADJOURNMENT