



## TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

**REGULAR MEETING, THURSDAY, JULY 7, 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 WILDCREST PROPERTY LLC; 13335 Wildcrest Drive, File #428-15-ZP-SD-GD-CDP; A request for Conditional Development and Site Development Permit for a new 4,383 square foot, two-story family residence with a 1,467 square foot basement (Maximum height 27'). CEQA review: Categorical Exemption per Section 15303(a) (Staff- G. Fernandez).

- 3.2 LANDS OF KDCI DEVELOPMENT; 25608 Deerfield Drive, File #134-16-ZP-SD; A request for a Site Development permit for landscape screening for a new two (2) story residence approved at the June 25, 2015 Planning Commission meeting. CEQA review: Categorical Exemption per Section 15304(b) (Staff- S. Padovan).
- 3.3 LANDS OF CHAN; 27150 Julietta Lane, File #317-15-ZP-SD-GD; A request for a Site Development Permit to demolish an existing residence with nonconforming setbacks and construct a new 7,282 square foot residence (Maximum height 27') which includes a 299 square foot pool equipment and storage room and a 749 square foot detached garage, a 2,961 square foot basement, a relocated swimming pool and tennis court, and related hardscape improvements. CEQA review: Categorical Exemption per Section 15303(a) (Staff- S. Padovan).
- 3.4 INTRODUCTION OF AN AMENDMENT TO SECTIONS 10-1-503 AND 10-1.1007 OF THE LOS ALTOS HILLS MUNICIPAL CODE MODIFYING DEVELOPMENT REGULATIONS FOR SUBSTANDARD LOTS; FILE #342-15-MISC; CEQA Review: Categorical Exemption per Section 15061(B)(3) (Staff- S. Avila).
- 3.5 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). ***This item will not be considered. It will be continued to the August 23, 2016 Special Planning Commission meeting.***
4. OLD BUSINESS - none
5. NEW BUSINESS - none
6. REPORTS FROM THE CITY COUNCIL MEETINGS
  - 6.1 Planning Commission Representative for June 16 – Commissioner Abraham
  - 6.2 Planning Commission Representative for July 21– Commissioner Partridge
  - 6.3 Planning Commission Representative for August 18 – Chair Couperus
  - 6.4 Planning Commission Representative for September 15 – Commissioner Tankha
7. APPROVAL OF MINUTES
  - 7.1 Approval of June 2, 2016 minutes.

8. REPORTS FROM FAST TRACK MEETINGS – JUNE 7, 14, 21, 2016.

- 8.1 LANDS OF ZEISLER AND BAILEY; 25975 Alicante Lane, File# 94-16-ZP-SD-GD; A request for a Site Development Permit for a new 5,975 square foot two-story residence including a second unit and garage space (maximum height 26'6"), a 2,815 square foot basement, 480 square foot detached pool house and a swimming pool. A CEQA review: Categorical Exemption per Section 15303(a) and (e) (Staff- S. Avila).
- 8.2 LANDS OF ASKARI; 12830 Deer Creek Lane: File# 132-16-PM, A request for a Permit Modification and Grading Policy exception for a driveway and access to a second unit. A CEQA review: Categorical Exemption per Section 15303(a) (Staff- G. Fernandez).
- 8.3 LANDS OF MCDERMOTT; 25600 Burke Lane; File #61-16-ZP-SD, A request for a Site Development Permit for a new 2,329 square foot single story addition with a 1,373 square foot basement (Maximum height 26 feet). CEQA review: Categorical Exemption per Section 15303(a) (Staff- S. Avila).
- 8.4 LANDS OF THE DIOSDADO REY BANATAO; 26810 Ortega Drive, File #43-16-ZP-SD-GD; A request for a Site Development Permit for a new 5,989 square foot two story residence (Maximum height 27'), a pool, and a 293 square foot cabana (Maximum height 16'). CEQA review: Categorical Exemption per Section 15303(a) (Staff- G. Fernandez).
- 8.5 LANDS OF SAMUEL; 10888 Magdalena Road, File #66-16-ZP-SD-GD; A request for a Site Development Permit to construct a new 5,000 square foot residence (Maximum height 27') with a partially below grade two-car garage and related hardscape improvements. CEQA review: Categorical Exemption per Section 15303(a) (Staff- S. Padovan)
- 8.6 LANDS OF WEST LOYOLA LLC; 10490 West Loyola, File #65-16-ZP-SD-GD; A request for a Site Development Permit for a new 4,643 square foot two story residence (Maximum height 26'), 499 square foot second unit (Maximum height 15') and pool. CEQA review: Categorical Exemption per Section 15303(a) (Staff- G. Fernandez).
- 8.7 LANDS OF SAMUELS; 10880 Magdalena Road; File #50-16-ZP-SD-GD, A request for a Site Development Permit to demolish an existing residence and construct a new 5,000 square foot residence (Maximum height 27') and related hardscape improvements. CEQA review: Categorical Exemption per Section 15303(a) (Staff- S. Padovan).
- 8.8 LANDS OF MAYBERRY; 2245 Old Page Mill Road: File# 212-16-ZP-SD-VAR; A request for a minor variance to allow a corner of an addition to a single-family residence to encroach one foot into the 30 foot side setback. CEQA review: Categorical Exemption per Section 15303(a) (Staff- S. Avila).

9. REPORTS FROM SITE DEVELOPMENT MEETINGS – JUNE 7, 14, 28, JULY 5, 2016.

- 9.1 LANDS OF OSBORNE, 26900 Beatrice Lane, File #147-16-ZP-SD; A request for a Site Development Permit for a landscape screening, lighting and fencing plan for a previously approved new residence. CEQA review: Categorical Exemption per Section 15304(b) (Staff- S. Avila).
- 9.2 LANDS OF YOUNG, 12345 Briones Way, File #111-16-ZP-SD; A request for a Site Development Permit for a landscape screening and lighting plan for a previously approved new residence. CEQA review: Categorical Exemption per Section 15304(b) (Staff- S. Avila).
- 9.3 LANDS OF MARTIN AND BRIGHT, 13811 Ciceroni Lane, File #157-16-ZP-SD; A request for a Site Development Permit for a landscape screening plan for a previously approved new residence, outdoor lighting, fencing and a swimming pool. CEQA review: Categorical Exemption per Section 15303(e) and 15304(b) (Staff- S. Avila).
- 9.4 LANDS OF PAGE; 26960 Orchard Hill Lane, File #126-16-ZP-SD-GD; A request for a Site Development Permit for a second-story addition and expansion to the main floor, garage and basement at an existing residence (Maximum height 27') along with related hardscape improvements. CEQA review: Categorical Exemption per Section 15301(e) (Staff- S. Padovan).
- 9.5 LANDS OF INTUITIVE HOLDINGS LLC; 26545 Purissima Road, #262-15-ZP-SD; A request for a Site Development permit for a new swimming pool. CEQA review: Categorical Exemption per Section 15303 (e) Accessory structures including swimming pools. (Staff- G. Fernandez).
- 9.6 LANDS OF FISHER AND XIAO; 27573 Samuel Lane, #86-16-ZP-SD; A request for a Site Development permit for a new swimming pool. CEQA review: Categorical Exemption per Section 15303 (e) (Staff- G. Fernandez).

10. ADJOURNMENT