



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

SPECIAL MEETING, TUESDAY, AUGUST 23, 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:

TUESDAY, AUGUST 23, 2016 at 7:00 P.M.

The agenda for the special meeting is as follows:

1. **ROLL CALL AND PLEDGE OF ALLEGIANCE**
2. **RECOGNITION OF OUTGOING COMMISSIONER JIM ABRAHAM**
3. **SWEARING IN CEREMONY**
4. **REORGANIZATION OF PLANNING COMMISSION**

- 4.1 Appointment of Chair
- 4.2 Appointment of Vice Chair

5. **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.

6. **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

- 6.1 LANDS OF ADL 5 LLC; 10800 Magdalena Road, File #55-16-ZP-SD-GD; A request for a Site Development Permit to demolish an existing cottage and construct a new 5,000 square foot residence (Maximum height 27') with a relocated driveway and related hardscape improvements. CEQA review: Categorical Exemption per Section 15303(a) (Staff- S. Padovan).
 - 6.2 LANDS OF EESPRD, LLC; 13638 Old Altos Road, File #136-16-ZP-SD; A request for a Site Development Permit for a landscape screening and lighting plan for a previously approved new residence, second unit, pool and tennis court. CEQA review: Categorical Exemption per Section 15304(b) (Staff- S. Avila).
 - 6.3 LANDS OF EESPRD, LLC; 13671 Burke Road, File #131-16-ZP-SD; A request for a Site Development Permit for a landscape screening and lighting plan for a previously approved new residence and second unit. CEQA review: Categorical Exemption per Section 15304(b) (Staff- S. Avila).
 - 6.4 LANDS OF ZEISLER AND BAILEY; 25975 Alicante Lane, File #94-16-ZP-SD-GD and 221-16-MISC; Appeal of the Planning Director's decision (Fast Track hearing) approving 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).
 - 6.5 INTRODUCTION OF AN AMENDMENT TO 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).
7. OLD BUSINESS - none
 8. NEW BUSINESS
 - 8.1 Discussion of hillside lighting (Staff- S. Avila).
 - 8.2 Discussion of possible second meeting in September (Staff- S. Avila).

9. APPROVAL OF MINUTES

9.1 Approval of July 7, 2016 minutes.

10. REPORTS FROM CITY COUNCIL MEETINGS

10.1 Planning Commission Representative for July 21 – Commissioner Partridge

10.2 Planning Commission Representative for August 12 – Chair Couperus

10.3 Planning Commission Representative for September 15 – Commissioner Tankha

10.4 Planning Commission Representative for October 20 – Commissioner Mandle

11. REPORTS FROM FAST TRACK MEETINGS – JULY 26, AUGUST 2, 9, 16, 23, 2016

11.1 LANDS OF GHOSH; 26850 St. Francis Drive, File #87-16-ZP-SD; A request for a Site Development Permit for a new 5,502 square foot two story residence (Maximum height 27'). CEQA review: Categorical Exemption per Section 15303(a) (Staff- G. Fernandez).

11.2 LANDS OF WU FAMILY TRUST; 13210 Sunset Drive, East, File #109-16-ZP-SD-GD; A request for a Site Development Permit to demolish an existing residence and construct a new 6,312 square foot residence (Maximum height 27') with a 1,908 square foot basement, a relocated swimming pool and related hardscape improvements. CEQA review: Categorical Exemption per Section 15303(a) (Staff- S. Padovan).

11.3 LANDS OF NASHASHIBI; 28008 Laura Court, File #42-16-ZP-SD-GD; A request for a Site Development permit for a 6,689 square foot new two story residence (Maximum height 23') with a 2,955 square foot basement, a 978 square foot second unit (Maximum height 12') and a swimming pool. CEQA review: Categorical Exemption per Section 15303(a) (Staff- G. Fernandez).

11.4 LANDS OF HO; 14975 Page Mill Road, File #115-16-ZP-SD-GD; A request for a Site Development Permit for a 3,116 square foot addition (Maximum height 29' permitted with increased setbacks). CEQA review: Categorical Exemption per Section 15301(e) (Staff- G. Fernandez).

11.5 LANDS OF KRUEP; 26860 Robleda Court, File #189-16-ZP-SD-GD; A request for a Site Development Permit for a new 4,990 square foot two-story residence with a 1,895 square foot basement, and 590 square feet of garage space (maximum height 23'6") and a swimming pool, and a request for a Grading Policy Exception to allow two additional cut for the driveway and backup area for a below grade garage. CEQA review: Categorical Exemption per Section 15303(a) and (e) (Staff- S. Avila).

11.6 LANDS OF DUARTE, 12165 Hilltop Drive, File #150-16-ZP-SD; A request for a Site Development Permit for a 934 square foot addition (Maximum height 27'), a 474 square foot accessory structure (Maximum height 20'), and a swimming pool. CEQA review: Categorical Exemption per Section 15301(e) (Staff-G. Fernandez).

- 11.7 LANDS OF CENTRAL LAH, LLC; 27983 Central Drive; File #168-16-ZP-SD-GD; A request for a Site Development Permit to construct a new 5,511 square foot residence (Maximum height 27') which includes a 497 square foot two-car garage, a 837 square foot second unit with a separate 261 square foot one car garage, a swimming pool and pool equipment, and a 283 square foot pool cabana along with related hardscape improvements. CEQA review: Categorical Exemption per Section 15303(a) (Staff-S. Padovan).
12. REPORTS FROM SITE DEVELOPMENT MEETINGS – JULY 12, 26, AUGUST 2, 9, 16, 23, 2016
- 12.1 LANDS OF MENDEZ; 25600 Frampton Court, File #161-16-ZP-SD; A request for a Site Development Permit to for a new driveway access. CEQA review: Categorical Exemption per Section 15304 (a) (Staff- J. McAvoy).
- 12.2 LANDS OF ERICKSON; 21893 Blue Oaks Place, File #202-16-ZP-SD; A request for a Site Development Permit for landscape screening, lighting and fencing plans for a previously approved new residence. CEQA review: Categorical Exemption per Section 15304(b) (Staff-S. Avila).
- 12.3 LANDS OF ALTO VISION, 12825 Deer Creek Lane, File #201-16-ZP-SD; A request for a Site Development Permit for a swimming pool and landscape screening plan for a previously approved new residence. CEQA review: Categorical Exemption per Section 15303 (e) and 15304(b) (Staff- S. Avila).
- 12.4 LANDS OF CHAO; 26438 Ascension Drive, File #30-16-ZP-SD; A request for a Site Development Permit for a landscape screening plan and fencing for a previously approved new residence. CEQA review: Categorical Exemption per Section 15304 (b) (Staff- G. Fernandez).
- 12.5 LANDS OF JOHNSON LIVING TRUST; 26062 Todd Lane, File #95-16-ZP-SD-GD; A request for a Site Development Permit for a swimming pool and a 1,000 square foot single story second unit. CEQA review: Categorical Exemption per Section 15304 (e) (Staff- G. Fernandez).
- 12.6 LANDS OF TRAN; 12060 Elsie Way, File #231-16-ZP-SD; A request for a Site Development Permit for a swimming pool and landscape screening, lighting and fencing plans for a previously approved new residence. CEQA review: Categorical Exemption per Sections 15303(e) and 15304(b) (Staff- S. Avila).
- 12.7 LANDS OF COLLIN; 26925 St. Francis Road, File #196-16-ZP-SD; A request for a Site Development Permit for a landscape screening plan and fencing for a previously approved new residence. CEQA review: Categorical Exemption per Section 15304 (b) (Staff- G. Fernandez).

- 12.8 LANDS OF PAGE MILL ROAD VENTURES LLC; 13686 Page Mill Road, File #144-16-ZP-SD; A request for a Site Development Permit for a landscape screening plan and fencing for a previously approved new residence. CEQA review: Categorical Exemption per Section 15304 (b) (Staff- G. Fernandez).
 - 12.9 LANDS OF LI AND WEI; 12492 Robleda Road; #186-16-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) (Staff- G. Fernandez).
 - 12.10 LANDS OF DAVOUD; 12305 Briones Way, File #146-16-ZP-SD; A request for a Site Development Permit for a swimming pool and a 997 square foot two story second unit (Maximum height 21'). CEQA review: Categorical Exemption per Section 15304 (e) (a) (Staff- G. Fernandez)
13. ADJOURNMENT