



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, OCTOBER 6, 2016 AT 7:00 P.M.

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

- 3.2 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) and 15303(e) (Staff- G. Fernandez).
- 3.3 LANDS OF JONES AND GRAU; 24802 Olive Tree Lane; File# 142-16-ZP-SD-CDP-VAR; A request for a Conditional Development Permit and Site Development Permit for a 638 square foot, single-story addition to an existing nonconforming single-family residence with a Variance request to allow for a three foot encroachment of one corner of the new garage into the 30 foot side yard setback. CEQA review: Categorical Exemption per Section 15301(e) (Staff- S. Padovan).
- 3.4 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 6,539 square foot residence (Maximum height 27') with a 3,430 square foot basement, a 776 square foot detached garage, a 300 square foot pool equipment and storage room below the pool deck and a relocated swimming pool with related hardscape improvements. CEQA review: Categorical Exemption per Section 15303(a) (Staff- S. Padovan).
4. OLD BUSINESS - none
5. NEW BUSINESS
 - 5.1 FAR Ordinance Update (Staff- S. Avila).
6. REPORTS FROM THE CITY COUNCIL MEETINGS
 - 6.1 Planning Commission Representative for September 15 – Chair Tankha
 - 6.2 Planning Commission Representative for October 20 – Commissioner Mandle
 - 6.3 Planning Commission Representative for November 17 – Commissioner Basiji
 - 6.4 Planning Commission Representative for December 15 – Commissioner Couperus
7. APPROVAL OF MINUTES
 - 7.1 Approval of August 23, 2016 minutes.
 - 7.2 Approval of September 1, 2016 minutes.
8. REPORTS FROM FAST TRACK MEETINGS – SEPTEMBER 6, 20, 27, 2016.
 - 8.1 LANDS OF ALTA INC; 13075 Alta Lane South, File# 232-16-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).

- 8.2 LANDS OF ZHUANG; 14341 Liddicoat Circle, File# 247-16-ZP-SD; A request for a Site Development Permit for a swimming pool. CEQA review: Categorical Exemption per Section 15304(e) (Staff- G. Fernandez).
 - 8.3 LANDS OF STATA; 12638 La Cresta Court, File# 177-16-ZP-SD; A request for a Site Development Permit for a swimming pool and hardscape improvements. CEQA review: Categorical Exemption per Section 15304(e) (Staff- G. Fernandez).
 - 8.4 LANDS OF BROWN; 26120 Rancho Manuella Lane, File# 218-16-ZP-SD; A request for a Site Development Permit for a landscape screening, lighting and fencing plan for a previously approved new residence, pool and cabana. CEQA review: Categorical Exemption per Section 15304(b) (Staff- S. Avila).
 - 8.5 LANDS OF HONG; 12501 Zappettini Court, File# 440-15-ZP-SD; A request for a Site Development Permit for a landscape screening plan, driveway gate and fencing for a previously approved new residence. CEQA review: Categorical Exemption per Section 15304(b) (Staff- S. Padovan). ***Continued to October 4, 2016.***
 - 8.6 LANDS OF FOUR EIGHTEEN ESTATES LLC; 12810 Deer Creek Lane, File# 267-16-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-M. Moseley).
9. REPORTS FROM SITE DEVELOPMENT MEETINGS – SEPTEMBER 27, 2016.
- 9.1 LANDS OF BAVOR; 13816 Page Mill Road, File# 229-16-ZP-SD-GD; A request for a Site Development Permit for a new 5,473-square foot two story residence (Maximum height 27'), a pool, and a 518-square foot cabana (Maximum height 14'). CEQA review: Categorical Exemption per Section 15303(a) (Staff- M. Moseley).
10. ADJOURNMENT