



## TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

**REGULAR MEETING, THURSDAY, DECEMBER 1, 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 RABKIN AND VANDERGRUFF; 24990 LA LOMA DRIVE; A Request to Modify a Condition of Approval for a Site Development Permit for An Addition and Remodel and New Pool to Change the Boundary of a Required Open Space Easement; File #188-16-ZP-SD (Staff: S. Avila)

- 3.2 LANDS OF SEIDEL; 26642 PURISSIMA ROAD; A Request for a Site Development Permit for a Landscape Screening Plan for a Previously Approved Secondary Dwelling Unit; File #324-13-ZP-SD; CEQA review: Categorical Exemption per Section 15304 (b) – new landscaping (Staff: S. Padovan)
- 3.3 INTRODUCTION OF AN ORDINANCE AMENDING CHAPTERS 1 THROUGH 1.11 OF TITLE VIII (BUILDING REGULATIONS) OF THE LOS ALTOS HILLS MUNICIPAL CODE and adopting by reference the 2016 California Building Standards Code, including but not limited to Administrative, Building, Residential Building, Electrical, Mechanical, Plumbing, Energy, Historical Building, Fire, Existing Building, California Green Building and Referenced Standards, including local modifications and amendments to the codes; File #365-16-MISC (Staff: S. Padovan)
4. OLD BUSINESS - None
5. NEW BUSINESS - None
6. REPORTS FROM THE CITY COUNCIL MEETINGS
  - 6.1 Planning Commission Representative for November 17 – Commissioner Basiji
  - 6.2 Planning Commission Representative for December 15 – Commissioner Partridge
  - 6.3 Planning Commission Representative for January 25 (New Date) – Chair Tankha
  - 6.4 Planning Commission Representative for February 16 – Commissioner Mandle
  - 6.5 Planning Commission Representative for March 16 – Commissioner Couperus
7. APPROVAL OF MINUTES - None
8. REPORTS FROM FAST TRACK MEETINGS - None
9. REPORTS FROM SITE DEVELOPMENT MEETINGS – OCTOBER.
  - 9.1 LANDS OF LIU AND FAN; 25961 Vinedo Lane; File #233-16-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) – new landscaping; (Staff: M. Moseley)
  - 9.2 LANDS OF LOUGHLIN; 13350 Burke Road; File #285-16-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) – new landscaping (Staff: S. Padovan)
10. ADJOURNMENT