



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, MAY 6, 2021 AT 6:00 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.

NOTICE OF TELECONFERENCE MEETING

Pursuant to the Governor's Executive Order N-29-20 (dated March 17, 2020), Planning Commissioners may participate via teleconference. Teleconference locations are not open to the public pursuant to California Governor Executive Order N-29-20. For this meeting, there will be no physical location from which members of the public may observe/comment.

Commissioners Teleconferencing: Chair Rajiv Patel, Vice-Chair Birgitta Indaco, Commissioners Jitze Couperus, Ed Smith, and Jim Waschura.

This meeting will be broadcast via live-stream service at <http://www.losaltoshills.ca.gov>.

***NOTE:** There may be a delay in the live streaming of the meeting. If you wish to provide oral comments during the meeting, please follow the meeting proceedings via the teleconference to ensure you are prepared when called upon.*

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit a public comment on agenda items in advance of the meeting, please send to the Project Planner for the project or the Planning Technician kbrunner@losaltoshills.ca.gov. Emails received prior to the meeting will be included in the public record. If the email is received after all comments are posted, the Technician will read aloud public comments at the Planning Commission meeting, not to exceed three minutes (approximately 300 words).
2. If you wish to submit a public comment during the meeting, please use the following information. Before speaking, please identify yourself by name and where you reside.
3. To join from a PC, Mac, iPad, iPhone or Android device, click this URL to join:

Videoconference Link: <https://bit.ly/LosAltosHillsPC>

Webinar ID: 810 7639 7750

Password: 574533

Phone: (669) 900 6833

Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments.

**NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE LOS ALTOS
HILLS PLANNING COMMISSION WILL BE HELD ON**

THURSDAY, May 6, 2021 AT 6:00 PM

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 act tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. APPROVAL OF MINUTES

3.1 Approval of April 1, 2021 Regular Meeting Minutes

4. PUBLIC HEARINGS

Public hearings are specially noticed items for discussion. Anyone wishing to speak regarding a public hearing should fill out a speaker card prior to the completion of the staff report and give it to staff. The order of business for public hearings is as follows:

- | | |
|--|---|
| 1. Staff Presentation | 4. Public Comments – 3 Minutes per person |
| 2. Applicant Presentation – 15 Minutes | 5. Applicant Response – 5 Minutes |
| 3. Commission Questions/Clarifications | 6. Commission Comments/Questions/Action |

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 by 4PM within twenty-one (21) 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*

4.1 12819 Viscaino Road – File #SD21-0006 and VAR21-0003 – Lands of Howarth

Site Development Permit and Variance for a new 4,373 square-foot, two-story residence with a 1,320 square-foot basement that encroaches 30 feet into the required 36-foot side yard setback from an easement for vehicular access along the west property line, and an exception to the Town's Grading Policy.

CEQA Review: Categorical Exemption per Sections 15303(a) and 15305(a)

Staff: Krista Yost

4.2 12131 Oak Park Court – File #SD21-0014 – Lands of Low and Ni

Site Development Permit for a new 4,689 square-foot two-story residence, a new 719 square-foot Accessory Dwelling Unit (ADU), a new 640 square-foot pool and exceptions to the Town's Grading Policy.

CEQA Review: Categorical Exemption per Section 15303(a)

Staff: Jeremy Loh

- 4.3 12355 Stonebrook Drive – File #PM21-0004 and SD21-0014 – Lands of Mattela Atluri Revocable Trust
Permit Modification to an approved Site Development Permit (SD19-0016) and a Site Development Permit for a new 1,630 square-foot bunker and 785 square-foot basement beneath an expanded cabana totaling 785 square feet, an expanded Accessory Dwelling Unit (ADU) totaling 1,103 square feet, a new 2,579 square-foot roof deck with an attached 304 square-foot balcony, and reduction in garage floor area totaling 400 square feet (four garage spaces retained).
CEQA Review: Categorical Exemption per Section 15303
Staff: Jeremy Loh
- 4.4 14381 Miranda Way – File #APL21-0002 – Lands of West Valley Ventures LLC
Appeal of an approved Site Development Permit for a new 4,999 square-foot, two-story residence with an 1,827 square-foot basement and a detached 800 square-foot accessory dwelling unit.
CEQA Review: Categorical Exemption per Section 15303(a)
Staff: Jeremy Loh

5. REPORTS FROM THE CITY COUNCIL MEETINGS

- 5.1 Upcoming Meetings Assignments
- May 20, 2021 – Chair Patel
 - June 17, 2021 – Commissioner Couperus
 - July 15, 2021 – Commissioner Waschura
 - August 19, 2021 – Vice-Chair Indaco
- 5.2 Past Meetings Reviews
- April 15, 2021 – Commissioner Smith

6. REPORT ON PAST SITE DEVELOPMENT / FAST TRACK MEETINGS

- 6.1 April 13, 2021
- 26724 Palo Hills Drive – File #SD20-0097 – Lands of Wen
Site Development Permit for a new 5,917 square-foot, two-story residence with an attached 706 square-foot accessory dwelling unit, a 1,000 square-foot swimming pool, and a 400 square-foot pool cabana. APPROVED
- 6.2 April 20, 2021
- 14146 Amherst Court – File #SD20-0089 – Lands of Shakir
Site Development Permit for a new 512 square-foot swimming pool and associated hardscape improvements. APPROVED
 - 14221 Miranda Road – File #SD20-0047 – Lands of Irani
Site Development Permit for a new 4,199 square-foot, two-story residence with a 658 square-foot detached garage and a 1,093 square-foot swimming pool. APPROVED
 - 13920 Fremont Pines Lane– File #VAR21-0002 – Lands of Corrigan
Minor Variance to allow a new 856 square-foot ground-mounted solar panel system to exceed MDA by 238 square-feet. APPROVED

6.3 April 27, 2021

- 24840 Summerhill Avenue – File #SD21-0007 – Lands of Ali and Varadarajan
Site Development Permit for landscape screening and new fencing for an approved two-story residence. APPROVED
- 26616 Westwind Way – File #SD20-0096 – Lands of Chakravarthy
Site Development Permit for a new 4,935 square-foot, two-story residence with a 2,100 square-foot basement and two-car garage, a detached 655 square-foot accessory dwelling unit, a 500 square-foot swimming pool, and related hardscape. APPROVED

6.4 May 4, 2021

- 27644 Natoma Road – File #SD21-0031 – Lands of Sharma
Site Development Permit for a new 1,000 square-foot swimming pool and associated hardscape improvements.
- 27474 Sunrise Farm Road – File #SD20-0098 – Lands of Zeigler
Site Development Permit for a new 4,492 square-foot two-story residence with a 334 square-foot attached ADU.

7. PLANNING DIRECTOR REPORT

8. ADJOURNMENT