



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

SPECIAL MEETING, THURSDAY, MAY 23, 2019 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.

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

THURSDAY, MAY 23, 2019 AT 7:00 PM

The agenda for the special meeting is as follows:

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

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:

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| 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 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 SECOND UNIT/ADU DISCUSSION; Discuss current state law and Town permitting requirements, introduce proposed changes to the Town’s secondary dwelling unit regulations, accept comments from the public and Commissioners, and direct staff to proceed with the further development of draft modifications at an upcoming Planning Commission hearing. (Staff-Steve Padovan/Dylan Parker)

4. OLD BUSINESS – None

5. NEW BUSINESS – None

6. REPORTS FROM THE CITY COUNCIL MEETINGS
 - 6.1 Planning Commission Representative for May 16 – Commissioner Couperus
 - 6.2 Planning Commission Representative for June 20 – Commissioner Smith
 - 6.3 Planning Commission Representative for July 18 – **CANCELLED**
 - 6.4 Planning Commission Representative for August 15 – Chair Mandle
 - 6.5 Planning Commission Representative for September 19 – Commissioner Abraham

7. APPROVAL OF MINUTES
 - 7.1 Approval of May 2, 2019 - Regular Meeting Minutes

8. REPORTS FROM SITE DEVELOPMENT MEETINGS – MAY 7
 - 8.1 LANDS OF CAMPA; 25473 Elena Road; File #SD18-00048; A request for a Site Development Permit for a 528 square foot, detached garage with a 450 square foot secondary dwelling unit above (maximum height 20’-6”); CEQA review: Categorical Exemption per Section 15303(a) – construction of a new secondary dwelling unit in a residential zone; (Staff-Jeremy Loh). *[Approved]*

 - 8.2 LANDS OF CASSANOVA AND COHEN; 26759 Shady Oaks Court; File #SD19-00005; A request for a Site Development Permit for additions totaling 60 square feet to an existing single family residence and a new sports court with hardscape improvements and modified driveway (maximum height 18’-2”); CEQA review: Categorical Exemption per Section 15301(e) – additions to existing structures that do not result in an increase of 50% floor area; (Staff-Jeremy Loh). *[Approved]*

 - 8.3 LANDS OF GOUMAS AND EGGERS; 12051 Moody Springs Court; File #SD19-00009; A request for a Site Development Permit for a roofed pool cabana structure with an unfinished accessory structure below totaling 860 square feet (maximum height 27’-0”); CEQA review: Categorical Exemption per Section 15303(e) – construction of a new accessory (appurtenant) structure; (staff-Jeremy Loh). *[Approved]*

9. REPORTS FROM FAST TRACK MEETINGS – MAY 7 & 14

9.1 LANDS OF XU; 12640 Corte Madera Lane; File #SD18-0054; A request for a Site Development Permit for a new 4,563 square-foot residence (Maximum height 26'-6") with a 2,063 square-foot basement and a new 600 square-foot secondary dwelling unit. CEQA review: Categorical Exemption per Section 15303(a) – construction of a new single-family residence in a residential zone (Staff-Jeremy Loh). *[Approved]*

9.2 LANDS OF KLEIN; 27772 Lupine Road; File #SD18-0073; A request for a Site Development Permit for a new 5,640 square-foot residence with a increased front, rear and side yard setbacks to allow for the increased height of the structure from 27 feet to 30 feet. (Maximum height 30'-5"). CEQA review: Categorical Exemption per Section 15303(a) – construction of a new single-family residence in a residential zone. (Staff – Dylan Parker). *[Approved]*

10. ADJOURNMENT