



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, AUGUST 5, 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 TELECONFERENCED 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 Birgitta Indaco, Vice-Chair Jim Waschura, Commissioners Jitze Couperus, Ed Smith, and Rajiv Patel.

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.

THURSDAY, AUGUST 5, 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 July 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 14381 Miranda Way – File # APL21-0002 and SD20-0081 – Lands of West Valley Ventures LLC

Reconsideration of a Site Development Permit for a new 4,729 square-foot, two-story residence with a 1,827 square-foot basement, a new 270 square-foot pool house, and a detached 800 square-foot ADU. *This project was continued from the June 3, 2021 Planning Commission meeting.*

CEQA Review: Categorical Exemption per Section 15303(a)

Project Planner: Jeremy Loh

4.2 27772 Lupine Road – File #SD21-0066 – Lands of Klein

Site Development Permit for landscape screening for a previously approved single-family residence.

CEQA Review: Categorical Exemption per Section 15304 (b)

Project Planner: Jeremy Loh

4.3 28001 Elena Road (APN 182-02-016) – File #ZP21-0047 – Lands of Sea Landing LP
Zoning Permit for new 6'-0" tall property line fencing and gates.

CEQA Review: Categorical Exemption per Section 15303 (e)

Project Planner: Jeremy Loh

- 4.4 27388 Sherlock Court – File #SD19-0003 – Lands of Chung
Site Development Permit for a new 4,958 square-foot, two-story residence on a vacant parcel along with a request for a grading exception for parking and a firetruck turnaround and private road improvements to create a more conforming emergency access roadway with a minimum width of 18 feet.
CEQA Review: Categorical Exemption per Sections 15301(c) and 15303 (a)
Project Planner: Steve Padovan

5. REPORTS FROM THE CITY COUNCIL MEETINGS

5.1 Past Meetings

- July 22, 2021 – Vice-Chair Waschura

5.2 Upcoming Meeting Assignments

- August 19, 2021 – Chair Indaco
- September 16, 2021 – Commissioner Smith
- October 21, 2021 – Commissioner Patel
- November 18, 2021 – Commissioner Couperus

6. REPORT ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

6.1 July 6, 2021

28001 Elena Road (APN 182-02-016) – File #ZP21-0047 – Lands of Sea Landing LP
Zoning Permit for new 6'-0" tall property line fencing and gates. REMANDED TO PLANNING COMMISSION

14330 DeBell Road – File #SD21-0042 – Lands of Lextera, LLC

Site Development Permit for a new 5,253 square-foot, one-story residence with a 3,358 square-foot basement, a detached 798 square-foot accessory dwelling unit and a 924 square-foot swimming pool with integrated spa. CONTINUED

6.2 July 13, 2021

14330 DeBell Road – File #SD21-0042 – Lands of Lextera, LLC

Site Development Permit for a new 5,253 square-foot, one-story residence with a 3,358 square-foot basement, a detached 798 square-foot accessory dwelling unit and a 924 square-foot swimming pool with integrated spa. *Continued from July 6, 2021.*
APPROVED

6.3 July 27, 2021

24151 Dawnridge Drive – File #SD21-0015 – Lands of Hsiao and Wu

Site Development Permit for a new 5,730 square-foot, single-story residence with attached garage, an attached 800 square-foot accessory dwelling unit, and new pool.
APPROVED

7. PLANNING DIRECTOR REPORT

8. ADJOURNMENT