



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, DECEMBER 6, 2018 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

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 LANDS OF CHENG AND REISING; 12825 Viscaino Road; File #92-18-ZP-SD-GD; A request for a Conditional Development Permit and Site Development Permit for additions totaling 418 square feet to an existing 3,751 square foot two-story single-family dwelling and a new 394 square foot pool; CEQA review: Categorical Exemption per Section 15301(e) –

additions to existing structures that will not result in an increase of more than 50% of the floor area; Categorical Exemption per Section 15303(e) – accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences; (staff-Jeremy Loh).

- 3.2 LANDS OF SKOGEN; 12841 La Cresta Drive; File #94-18-ZP-SD; A request for a Site Development Permit for additions totaling 524 square feet to an existing 4,475 square foot two-story single-family dwelling and a request for a Variance to allow additions to encroach into the 30-foot building setback area; CEQA review: Categorical Exemption per Section 15301(e) – additions to existing structures that will not result in an increase of more than 50% of the floor area; (staff-Jeremy Loh).
- 3.3 LANDS OF DAS; 12450 Hilltop Drive; File #CDP18-0002 and VAR18-0003; A Conditional Development Permit and Site Development Permit for a new 3,735 square foot, two-story single-family dwelling with a 1,549 square foot basement on a .422 net acre lot and a setback Variance to allow one required uncovered parking space in the side yard setback (Maximum height of structure is under 27'). CEQA review: Categorical Exemption per Section 15303(a) – construction of a new single-family residence in a residential zone; (staff-Dylan Parker).
- 3.4 LANDS OF HO; 10842 West Loyola Drive; File #117-16-ZP-SD-GD; A request for a Conditional Development Permit and Site Development Permit for a new 4,468 square foot, two-story single-family residence with a 1,474 square foot basement and attached three car garage on a one acre lot. The request also includes the removal of one heritage oak tree and a grading exception for exceeding fill for a portion of the finished floor of the residence and garage and for a portion of the back-up area in front of the garage; CEQA review: Categorical Exemption per Section 15303(a) – One new single-family residence in a residential zone; (staff-Steve Padovan). *-This item will not be considered and continued to a future date.*

4. OLD BUSINESS – None

5. NEW BUSINESS

- 5.1 Discussion of Fast Track Guide and process

6. REPORTS FROM THE CITY COUNCIL MEETINGS

- 6.1 Planning Commission Representative for November 15 – Commissioner Abraham
- 6.2 Planning Commission Representative for December 13 – Commissioner Couperus
- 6.3 Planning Commission Representative for January 17 – Commissioner Patel
- 6.4 Planning Commission Representative for February 21 – Commissioner Smith
- 6.5 Planning Commission Representative for March 21 – Chair Mandle

7. APPROVAL OF MINUTES

7.1 Approval of November 1, 2018 - Regular Meeting Minutes

8. REPORTS FROM SITE DEVELOPMENT MEETINGS – None

9. REPORTS FROM FAST TRACK MEETINGS – November 13 & December 4

9.1 LANDS OF DORAN; 23520 Ravensbury Avenue; File #133-16-ZP-SD-GD; A request for a Site Development Permit to deconstruct an existing residence with nonconforming development area and construct a new 4,951 square foot, two-story residence (Maximum height 27') with an attached 3-car garage, a second unit and associated hardscape improvements; CEQA review: Categorical Exemption per Section 15303(a) – construction of a new single-family residence in a residential zone district; (staff-Steve Padovan).

9.2 LANDS OF DONG AND HWANG; 13439 Mandoli Drive; File #SD18-0011; A request for a Site Development Permit for a major addition and remodel of an existing residence consisting of a 1,997 square foot, two-story addition (Maximum height 27') with an attached 2-car garage and associated hardscape improvements; CEQA review: Categorical Exemption per Section 15301(e) – addition of less than 10,000 square feet to an existing single-family residence in a residential zone district; (staff-Steve Padovan).

10. ADJOURNMENT