

Town of Los Altos Hills Planning Commission Special Meeting April 1, 2021 Minutes

Council Chambers, 26379 Fremont Road, Los Altos Hills, California

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Via teleconference according to the Governor's Executive Order N-29-20, Chair Patel called the Planning Commission meeting to order at 6:00 p.m.

Present: Commissioner Smith, Commissioner Couperus, Commissioner Waschura, Vice-Chair Indaco, Chair Patel,

Staff: Planning Director Dahl, Assistant Planner Yost, Management Analyst Einfalt, Planning Technician Brunner

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.

No presentations from the floor.

3. APPROVAL OF MINUTES

3.1 Approval of March 4, 2021 Regular Meeting Minutes

MOTION MADE AND SECONDED: Motion by **Vice-Chair Indaco** to approve the March 4, 2021 Regular Meeting Minutes as presented. The motion was seconded by **Commissioner Smith**

AYES: Commissioner Couperus, Commissioner Smith, Commissioner Waschura, Vice-Chair Indaco, Chair Patel

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Carried 5-0

4. PUBLIC HEARINGS

Planning Commission Ex Parte

Commissioner Couperus had communications with **Vice-Chair Indaco**; Carol Gottlieb of the Environmental Design & Protection Committee (EDPC); applicant Dana Stalder and project architect Eric Peterson on Item 4.1.

Commissioner Smith had communications with applicant Dana Stalder, and project architect Eric Peterson on Item 4.1.

Vice-Chair Indaco had communications with **Commissioner Couperus**, applicant Dana Stalder, project architect Eric Peterson, arborist Michael Young; Carol Gottlieb of the EDPC, and Bob Elson of the Pathways Committee on Item 4.1

Commissioner Waschura had communications with applicant Dana Stalder on Item 4.1.

Chair Patel had communications with project architect Eric Peterson and applicant Stalder on Item 4.1

4.1 [13781 Ciceroni Lane – File #APL21-0001 – Lands of Stalder](#)

Appeal of a condition included with the Site Development Committee’s approval of a Site Development Permit (SD20-0083) for a new 6,279 square-foot, two-story residence with an attached two-car garage, a 519 square-foot detached garage, and a 1,000 square-foot detached accessory dwelling unit.

CEQA Review: Categorical Exemption per Section 15303(a)

Staff: Krista Yost

Chair Patel opened the PUBLIC HEARING.

Assistant Planner Yost presented the staff report.

Applicant **Dana Stalder** presented his appeal request for the driveway realignment condition and provided two alternative plans for consideration by the Commission, with a request to allow a reduced sized driveway in the side yard setback area.

Project architect **Eric Peterson** and project arborist **Michael Young** also spoke on behalf of the proposals.

Public Comment

Carol Gottlieb, a member of the EDPC, provided comments on the appeal, noting that the detached garage and proposed driveway alignment would impact the two adjacent heritage oak trees and public pathway along the property.

Applicant **Dana Stalder** offered rebuttal comments relating to planting landscape screening for the detached garage.

Project architect **Eric Peterson** offered comments relating to irrigation options near the detached garage for screening plants.

The Commissioners asked further clarifying questions of staff regarding easements and setbacks.

Chair Patel closed the PUBLIC HEARING.

Commission Discussion

Vice-Chair Indaco shared a presentation and expressed concerns related to the proposed driveway and detached garage’s impacts to the public and the two heritage oaks and suggested that the detached garage be moved to a different location on the site.

Commissioner Couperus shared a presentation and expressed concerns related to the proposed location of the detached garage and the main house within the dripline of the two heritage oaks.

Commissioner Waschura expressed concerns related to the proposed location of the detached garage to the heritage oaks but noted that the applicant's revised driveway design was an improvement over the original design.

Commissioner Smith expressed concerns related to the proposed location of the detached garage within the dripline of the heritage oaks and expressed support Vice-Chair Indaco's suggestion to relocate the detached garage.

Chair Patel expressed his concerns related to the possible overdevelopment of the property and offered alternative proposals for relocating the house and detached garage and placement of landscape screening.

Commission discussion continued related to the placement of the detached garage and driveway.

Applicant **Dana Stalder** responded to the ongoing Commission discussion and requested that the Commission decline the appeal instead of continuing the appeal for further consideration.

MOTION MADE AND SECONDED: Motion by **Vice-Chair Indaco** to UPHOLD the decision of the Site Development committee, DENY the appeal, and APPROVE the Site Development Permit (SD20-0083) subject to the conditions of approval in Attachment 1 with the following additional conditions:

1. The final design of the detached garage pad should favor fill over cut.
2. The main driveway should use structural soil fill for all areas with an oak tree dripline.
3. The applicant shall stake the pathway alignment in consultation with planning staff and a Pathways Committee representative to ensure the five-foot wide pathway easement is sufficient to navigate around the oaks before a building permit is issued. If needed, the pathway easement shall be widened to accommodate a public pathway. The easement dedication shall be accepted by the Town and recorded prior to final inspection.
4. The landscape screening plan shall be reviewed and approved by the Planning Commission.

The motion was seconded by **Commissioner Waschura**.

AYES: Commissioner Couperus, Commissioner Waschura, Commissioner Smith, Vice-Chair Indaco, Chair Patel

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Carried 5-0

5. REPORTS FROM THE CITY COUNCIL MEETINGS

5.1 Upcoming Meeting Assignments

- April 15, 2021 – Commissioner Smith
- May 20, 2021 – Chair Patel
- June 17, 2021 – Commissioner Couperus
- July 15, 2021 – Commissioner Waschura

Chair Patel confirmed upcoming meeting assignments with the Commissioners.

5.2 Past Meetings Reviews

- March 18, 2021 – Vice-Chair Indaco

Vice-Chair Indaco shared highlights of the past City Council meeting.

Commissioner Couperus shared highlights relating to the fire department's driveway width requirements.

6. REPORTS FROM FAST TRACK / SITE DEVELOPMENT MEETINGS

6.1 March 9, 2021

- 12468 Casa Mia Way – File #SD20-0093 – Lands of Yu
Site Development Permit landscape screening and new driveway gates and fencing for an approved single-story residence. APPROVED.
- 125915 Elena Rd – File #ZP21-0007 – Lands of Shah
Zoning Permit for existing 6-foot-high wall at property line. Continued to a Date Uncertain

6.2 March 16, 2021

- 27860 Black Mountain Road – File #SD21-0004 – Lands of Lawrence
Site Development Permit for a new 2,880 square-foot, agricultural greenhouse with a maximum height of 12 feet. APPROVED.
- 14381 Miranda Way – File #SD20-0081 – Lands of West Valley Ventures LLC
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. APPROVED.

6.3 March 23, 2021

- 27447 Edgerton Road - File #PM21-0003 – Lands of Tropea
Site Development Permit for a modification to the exterior lighting associated with the landscape screening plan for a new residence. APPROVED.
- 14096 Seven Acres Lane – File #SD20-0091 – Lands of SA96 LLC
Site Development Permit for a new 5,698 square-foot, two-story residence with a 2,906 square-foot basement, a detached 800 square-foot accessory dwelling unit, an 800 square-foot swimming pool, and 570 square-foot cabana. APPROVED.

Planning Director Dahl provided summaries on past Site Development / Fast Track hearings.

Vide-Chair Indaco asked about lodging an appeal against the project on 14381 Miranda Wy. **Commissioner Couperus** also supported the appeal.

7. PLANNING DIRECTOR REPORT

Planning Director Dahl provided the update related to the fire department's decision to reduce the Town's minimum driveway width requirement from 14 feet wide to 12 feet wide and requested a copy of Commissioner Couperus' fire department information.

8. ADJOURNMENT

Meeting was adjourned at 9:20 PM.

Respectfully submitted,



Keren Brunner
Planning Technician