

TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, JUNE 1, 2006 AT 7:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills 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.

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

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

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-three (23) 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 PICETTI, 12390 Hilltop Drive (107-05-ZP-SD-GD-VAR-CDP) A request for a Conditional Development Permit for a new 4,978 square foot two-story residence (maximum height 26.5 feet). The proposal includes a 1,544 square foot basement and a request for a Variance for one required uncovered parking space, one bay window, one kitchen window and a chimney to be located in the side yard setback. CEQA Review: exempt per 15303 (a). (staff-Brian Froelich)

3.2 LANDS OF BOYNTON, 25045 Oneonta Drive (18-06-ZP-SD-GD-VAR) A request for a Site Development Permit for a new 4,608 square foot two-story residence (maximum height 27 feet). The proposal includes a request for a Variance to locate two required parking spaces in the side setback, a 1,716 square foot basement, and a new driveway. CEQA Review: exempt per 15303 (a). (staff-Brian Froelich) **(continued)**

3.3 AN AMENDMENT TO THE ZONING ORDINANCE (SEC. 10-1.502(B)(5)B) ALLOWING UP TO 500 SQ. FT. OF ADDITIONAL DEVELOPMENT TO PROPERTY OWNERS WHO INSTALL AN EQUAL AMOUNT OF ROOF MOUNTED SOLAR PANELS SUBJECT TO CERTAIN CONDITIONS. CEQA Review: Mitigated Negative Declaration. (staff-Carl Cahill)

3.4 AN AMENDMENT TO THE SITE DEVELOPMENT ORDINANCE (SECTION 10-2.802) REQUIRING REMOVAL OF EUCALYPTUS TREES AT THE TIME OF SITE DEVELOPMENT APPROVAL. CEQA Review: Mitigated Negative Declaration. (staff-Debbie Pedro)

4. OLD BUSINESS-none

5. NEW BUSINESS-none

6. REPORT FROM THE CITY COUNCIL MEETING

6.1 Planning Commission Representative for May 11th-Commissioner Clow

6.2 Planning Commission Representative for May -Cancelled

6.3 Planning Commission Representative for June 8th-Commissioner-Carey

6.4 Planning Commission Representative for June 22nd-Commissioner Kerns

7. APPROVAL OF MINUTES

7.1 Approval of May 4, 2006 minutes

8. REPORT FROM FAST TRACK MEETING- MAY 16, AND MAY 23, 2006

8.1 LANDS OF LE, 26485 St. Francis Road (184-05-ZP-SD-GD) A request for a Site Development Permit for a new two-story residence, secondary unit and pool. The project totals 6,034 square feet of floor area and is a maximum height of 27 feet. CEQA Review: exempt per 15303 (a) (staff-Brian Froelich)

8.2 LANDS OF WILSON, 10435 Albertsworth Lane (156-04-ZP-SD-GD) A request for a Site Development Permit for a 1,785 square foot addition and remodel. The project includes expansion of the existing garage and a partial second floor addition. The maximum proposed building height is 23'. CEQA Review: exempt per 15301 (e) (staff-Brian Froelich).

9. REPORT FROM SITE DEVELOPMENT MEETING- MAY 2, MAY 23, AND MAY 30, 2006

9.1 LANDS OF PETERS, 25325 Elena Road (49-06-ZP-SD); A request for a Site Development permit for a new 1,930 square foot pool and patio. (staff-Brian Froelich).

9.2 LANDS OF GRANT, 27235 Byrne Park Lane (81-06-ZP-SD); A request for a Site Development Permit for a landscape screening plan. (staff-Debbie Pedro).

9.3 LANDS OF LEONARD/MASON, 12764 Alta Verde Lane (59-06-ZP-SD); A request for a Site Development Permit for an 836 sq. ft. garage addition and interior remodel (maximum height: 17'9"). (staff-Debbie Pedro).

9.4 LANDS OF SILVER, 12580 Miraloma Way (46-06-ZP-SD); A request for a Site Development Permit for a new 1,441 square foot pool/spa and decking. (staff-Brian Froelich).

10. ADJOURNMENT