



# TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

**REVISED 03.02.2026**

**REGULAR MEETING, THURSDAY MARCH 05, 2026, AT 6:00 P.M.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills, CA [www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)**

**B.R. Resort 3590 S. Atlantic Ave Cocoa Beach, FL 32931**

---

## 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 Town Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the Town 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 Town website subject to Staff's ability to post the documents before the meeting.

---

## TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953(b), this special Planning Commission meeting will include teleconference participation by Commissioner Alisa Bredo from B.R. Resort 3590 S. Atlantic Ave Cocoa Beach, FL 32931

The agenda will be posted at the teleconference locations. Public comment from these addresses shall be allowed pursuant to Government Code Section 54954.3

Meetings of the Planning Commission are held in person. As a courtesy, and in compliance with applicable state law, staff and members of the public may participate in the meeting in person at Town Hall, the teleconference location, or virtually via Zoom Video Conference. Members of the Planning Commission may participate remotely from time to time in accordance with the provisions of Government Code section 54953

### **To attend the meeting in person:**

City Council Chambers, 26379 Fremont Road, Los Altos Hills, CA 94022 and B.R. Resort 3590 S. Atlantic Ave Cocoa Beach, FL 32931

### **To provide Public Comment in person:**

Members of the public wishing to speak are requested to complete a speaker card and submit it to the Planning Secretary at the meeting.

### **To participate in the meeting via Zoom Video Conference, please follow the instructions below:**

1. If you wish to submit a public comment on agenda items in advance of the meeting, email the Planner for the project and/or the Planning Commission at [planningcommission@losaltoshills.ca.gov](mailto:planningcommission@losaltoshills.ca.gov). If you choose to email your comments, indicate in the subject line "FOR PUBLIC COMMENT" and specify the agenda item number. Written

comments will be posted on the City website at [www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov) and distributed to the Commission subject to Staff's ability to post the documents before the meeting.

2. If you wish to provide public comment during the meeting, follow this protocol: raise your hand in the Zoom application, before sharing your comment, 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:  
<https://us02web.zoom.us/j/89964765820?pwd=pLoRnhRwqLTCoAKJelp8PtjJz7jRkY.1>  
Webinar ID: 899 6476 5820  
Password: 609916  
Or go to <https://app.zoom.us/wc/join> and enter the Webinar ID and Passcode above.

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. This meeting will be broadcast via live stream service at <http://www.losaltoshills.ca.gov>.

### **THURSDAY, MARCH 05, 2026, 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. CONSENT CALENDAR

- 3.1. Approval of December 4<sup>th</sup>, 2025, Planning Commission Regular Meeting Draft Minutes
- 3.2. Approval of December 17<sup>th</sup>, 2025, Planning Commission Special Meeting Draft 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 non-refundable 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. 26023 Alicante Lane – File #SD26-0010, #VAR25-0017 – Lands of Ryan  
Site Development Permit and Variance for the installation of a pad-mounted transformer at 9 feet 2 inches from the side property line where a minimum 30-foot setback is required. *The project is associated with a previously approved residence, File #SD23-0011.*  
CEQA review: Categorical Exemption per Section 15303(d)  
Staff: Jonathan Fox, Senior Planner

- 4.2. **Item Removed from Agenda. Application withdrawn by Applicant**  
~~27401 Edgerton Road – File #VAR25-0013 – Lands of Chau~~  
~~*Retroactive Variance for the installation of a solid fence, 6’ 1” to 7’ 0” in height, at approximately 23 feet from the centerline of the adjacent road right of way where a minimum 60-foot setback is required.*~~  
~~CEQA review: Categorical Exemption per Section 15303(d)~~  
~~4.3 Removed from Agenda~~  
Staff: Jonathan Fox, Senior Planner

- 4.3. Consideration of Adoption of a Resolution Making a Recommendation to the City Council on an Ordinance Amending the Town’s Accessory Dwelling Unit regulation and receiving an update on amendments to the Town’s Senate Accessory Dwelling Unit Ordinance.  
~~*Consideration of Recommendation on an Ordinance Making Amendments to Chapter 1 (Zoning) of Title 10 (Zoning and Site Development) of the Los Altos Hills Municipal Code to update regulations related to Accessory Dwelling Units (ADUs) and Senate Bill 9 (SB 9) for consistency with current State law.*~~  
Staff: Timothy McBirney, Management Analyst

5. CODE INTERPRETATIONS

- 5.1. Discussion and Feedback Regarding Basement Ordinance Interpretation  
What is the maximum amount of bunker area excluded from the calculation of floor area? Can floor levels with minimum ceiling heights be excluded from the definition of basement and bunker? Ref. *Los Altos Hills Municipal Code, Title 10, Chapter 1, Article 2 Definitions*  
Staff: Jonathan Fox, Senior Planner

6. NEW BUSINESS

- 6.1. FHSZ Designations and Enforcement  
Fire Hazard Severity Zone(FHSZ) Designations and Enforcement Framework for Mixed FHSZ Parcels  
Staff: Behrouz Amirbadvy, Management Analyst

7. ONGOING BUSINESS

- 7.1. Discuss and Direct Staff Regarding Housing Element Implementation  
Staff: Jay Bradford, Community Development Director

8. REPORTS FROM THE COMMISSIONERS

- 8.1. Past City Council Meeting Assignments
- February 10, 2026 – Junaid
- 8.2. Upcoming City Council Meeting Assignments
- March 19, 2026 – Waschura
  - April 16, 2026 – Patel
  - May 21, 2026 – Bredo

9. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

- 9.1. February 10, 2026  
CANCELLED

- 9.2. February 17, 2026  
CANCELLED

- 9.3. February 24, 2026  
CANCELLED

- 9.4. March 03, 2026  
13021 W Loyola Drive – File #SD25-0034 – Lands of Conrad  
Site Development Permit for the construction of a 2,413 square-foot, three-story addition to an existing 4,905 square-foot, multi-level single-family residence with attached garage; construction of a 1,042 square-foot detached garage and accessory structure; construction of a 1,032 square-foot pool and pool decking, and associated hardscape improvements. The project includes removal of two non-heritage oak trees and one heritage oak tree.  
CEQA review: Categorical Exemption per Section 15301(e). To Be Determined

10. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

11. ADJOURNMENT