



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

SPECIAL MEETING, THURSDAY, JULY 13, 2023 AT 6:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills, CA www.losaltoshills.ca.gov

Teleconference Location: 1500 South Ocean Blvd. Unit S-506, Boca Raton, FL 33432

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 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 Birgitta Indaco from 1500 South Ocean Blvd. Unit S-506, Boca Raton, FL 33432.

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 1500 South Ocean Blvd. Unit S-506, Boca Raton, FL 33432

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. Members of the public are requested to inform Commissioner Indaco at the teleconference location of their wish to speak.

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. 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 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:

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

THURSDAY, JULY 13, 2023 AT 6:00 PM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE
2. REORGANIZATION OF THE PLANNING COMMISSION
 - 2.1. Appointment of Chair
 - 2.2. Appointment of Vice-Chair
3. 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.
4. CONSENT CALENDAR
 - 4.1. Approval of the June 1, 2023 Regular Meeting Minutes.
5. 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
 2. Applicant Presentation – 15 Minutes
 3. Commission Questions/Clarifications
 4. Public Comments – 3 Minutes per person
 5. Applicant Response – 5 Minutes
 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*

- 5.1. 10701 Magdalena Drive – File #SD22-0042 – Lands of Ng
Site Development Permit to demolish an existing dwelling for a new 4,972 square-foot two (2) -story residence with attached garage, pool, and associated improvements.
CEQA Review: Categorical Exemption per Sections 15301(1)(1) and 15303(a).
Project Planner: Jonathan Fox
Continued from the February 2, 2023 Planning Commission Hearing.
- 5.2. 12355 Hilltop Drive – File #SD21-0046 – Lands of 12355 Hilltop Drive LAH LLC
Site Development Permit for a new 5,359 square-foot residence with 3,461 square-foot basement, 718 square-foot pool, and 746 square-foot ADU.
CEQA review: Categorical Exemption per Section 15303(a)
Project Planner: Jeremy Loh
Continued from the June 1, 2023 Planning Commission Hearing.
- 5.3. 25851 Estacada Drive – File #CDP22-0002, SD22-0066 & VAR22-0001 – Lands of Merkley
Site Development, Conditional Development Permit for a 1,124 square-foot addition to an existing 2,731 square-foot residence, including a new attached 528 square-foot garage where there previously was no garage; new 657 square-foot swimming pool; new hardscape improvements; and detached 699 square-foot ADU. Variance request for 707 square feet to encroach 15 feet into side yard setback with a maximum height of 20’-11”.
CEQA review: Categorical Exemption per Sections 15301(e); 15303(a); 15303(e); 15305(a)
Project Planner: Jeremy Loh
Continued from the May 4, 2023 Planning Commission Hearing.

6. REPORTS FROM THE COMMISSIONERS

- 6.1. Past Meetings
 - June 15, 2023 – Commissioner Couperus
 - No July 2023 City Council Meeting
- 6.2. Upcoming Meeting Assignments
 - August 17, 2023 – Commissioner Patel
 - September 28, 2023 – Commissioner Indaco
 - October 19, 2023 – Commissioner Waschura

7. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

- 7.1. June 6, 2023
CANCELLED

- 7.2. June 13, 2023
10842 Wet Loyola Drive – File #SD22-0084 – Lands of Ho
Site Development Permit for landscape screening of an approved new residence.
APPROVED
- 7.3. June 20, 2023
CANCELLED
- 7.4. June 27, 2023
CANCELLED
- 7.5. July 4, 2023
CANCELLED
- 7.6. July 11, 2023
13109 Byrd Lane – File #SD22-0072 – Lands of Schroeder
Site Development Permit for landscape screening of an approved new residence. To Be
Determined (TBD)
- 27911 Via Ventana Way – File #SD23-0023 – Lands of Khan
Site Development Permit for landscape screening of an approved new residence. TBD
- 13891 Ciceroni Lane, 13880 Ciceroni Lane, 13861 Ciceroni Lane, 13880 Campo Vista
Lane & 13902 Campo Vista Lane – File #TM23-0001 – Lands of Campo Vista Lane
LLC
Lot Line Adjustment request between five (5) properties resulting in three (3)
properties. TBD

8. PLANNING DEPARTMENT REPORT

9. ADJOURNMENT