



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

SPECIAL MEETING, THURSDAY, JULY 27, 2023 AT 6:00 P.M.

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

www.losaltoshills.ca.gov

Teleconference Location: 261 East 266 Street Euclid, OH 44132

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 Jim Waschura from 261 East 266 Street Euclid, OH 44132.

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 261 East 266 Street Euclid, OH 44132.

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 Waschura 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: [07.27.23 PC Zoom Link](#)
Webinar ID: 832 7920 1192
Password: 837361
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 27, 2023 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 the July 25, 2023 Special Meeting 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 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*

- 4.1. 25700 Bassett Lane – File #SD22-0083 – Lands of Chui Li Family Trust
Site Development Permit for a new 5,726 square-foot two (2)-story residence with attached garage, pool, and associated improvements.
CEQA Review: Categorical Exemption per Section 15303(a).
Project Planner: Jonathan Fox
- 4.2. 11545 Crestridge Drive – File #SD23-0002 – Lands of Venkatachary Srinivasan Trustee & Et Al Narayanan
Site Development Permit for a landscape screening plan and associated hardscape improvements for an approved new residence (SD19-0027); outdoor lighting policy exception request for five (5) additional path or step lights.
CEQA review: Categorical Exemption per Section 15304(b)
Project Planner: Jeremy Loh

5. STUDY SESSION

- 5.1. Senate Bill 9 (SB 9) allows ministerial (staff-level) approval of urban lot split and certain housing development projects containing up to two dwelling units (i.e., duplexes) on a single-family zoned parcel, only subject to the State or local objective development standards. The Town of Los Altos Hills adopted an urgency ordinance on December 16, 2021, which will expire in October 2023. The Town’s SB9 Ad Hoc Committee has been working with staff on a permanent SB9 Ordinance.

The purpose of this meeting is for the Planning Commission to review and discuss the draft ordinance. A second meeting, scheduled for August 3, 2023, will review the ordinance (and revisions from this study session, if applicable) and recommend approval for City Council to adopt the permanent SB 9 Ordinance on the August 17 Regular City Council Meeting. Residents are welcome to join and provide public comments.

Project Planner: Elaine Ling

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.
CONTINUED TO A DATE CERTAIN: July 18, 2023
- 27911 Via Ventana Way – File #SD23-0023 – Lands of Khan
Site Development Permit for landscape screening of an approved new residence.
APPROVED
- 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. APPROVED
- 7.7. July 18, 2023
12791 West Sunset Drive – File #LLA23-0001 – Lands of Eaton
Lot Line Adjustment request between two (2) properties: 12791 West Sunset Drive and APN 175-37-014. Lot Line Adjustment to eliminate 300 square feet of an underlying parcel. To Be Determined (TBD)
- 10311 Magdalena Road – File #SD23-0013 – Lands of Weingarten
Site Development Permit for landscape screening for an approved new residence. TBD
- 13109 Byrd Lane – File #SD22-0072 – Lands of Schroeder
Site Development Permit for landscape screening of an approved new residence. TBD
Continued from July 11, 2023
- 7.8. July 25, 2023
25240 Cantata Way – File #SD23-0017 – Lands of Deco Homes LLC
Site Development Permit for landscape screening for an approved new residence. TBD
- 12800 Alto Verde Lane – File #SD22-0075 – Lands of Kianpour
Site Development Permit for a new 5,998 square-foot two-story residence, 799 square-foot attached SB 9 unit, and 799 square-foot attached ADU. TBD

8. PLANNING DEPARTMENT REPORT

9. ADJOURNMENT