



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, SEPTEMBER 3, 2020 AT 6:00 P.M.

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

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 City website subject to Staff's ability to post the documents before the meeting.

NOTICE OF TELECONFERENCE MEETING

Pursuant to the Governor's Executive Order N-29-20 (dated March 17, 2020), Planning Commissioners may participate via teleconference. Teleconference locations are not open to the public pursuant to California Governor Executive Order N-29-20. For this meeting, there will be no physical location from which members of the public may observe/comment.

Commissioners Teleconferencing: Chair Rajiv Patel, Vice-Chair Birgitta Indaco, and Commissioners Jitze Couperus, Ed Smith and Jim Waschura.

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

***NOTE:** There is a delay between the live meeting proceedings and the live-stream. If you wish to provide oral comments during the meeting, please follow the meeting proceedings via the teleconference to ensure you are prepared when called upon.*

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit a public comment on agenda items in advance of the meeting, please send to the Project Planner for the project or the Planning Technician kbrunner@losaltoshills.ca.gov. Emails received prior to the meeting will be included in the public record. If the email is received after all comments are posted, the Technician will read aloud public comments at the Planning Commission meeting, not to exceed three minutes (approximately 300 words).
2. If you wish to submit a public comment during the meeting, please use the following information. Before speaking, please 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.

THURSDAY, SEPTEMBER 3, 2020 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. APPROVAL OF MINUTES

3.1 Approval of July 2, 2020 Regular Meeting Minutes

3.2 Approval of August 6, 2020 Regular 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 within twenty-two (22) 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 23691 Camino Hermoso Drive – File #SD18-0063 – Lands of Luu

Site Development Permit for a new 5,964 sq.ft. two-story residence with 5,024 basement that was approved by the Planning Department and subsequently appealed to the Planning Commission (File # APL20-0003). *This appeal was originally considered by the Planning Commission on May 7, 2020.*

CEQA review: Categorical Exemption per Section 15303(a).

Project Planner: Jeremy Loh

4.2 Municipal Code Amendment – File #SP20-0008 – Town of Los Altos Hills

Consider amendments of the Town of Los Altos Hills Municipal Code to relocate the tree and landscape regulations from Chapter 2 in Title 12 (Trees, Shrubs and Plants) to Chapter 1 in Title 10 (Zoning), expand the species of trees that are protected and require a permit to remove; update requirements related to replacement trees and tree protection during construction, and update requirements related to enforcement of non-permitted tree removals.

Project Planner: Jeremy Loh

5. REPORTS FROM THE CITY COUNCIL MEETINGS

5.1 Past Meetings

- August 20, 2020 – Chair Patel

5.2 Upcoming Meeting Assignments

- September 17, 2020 – Commissioner Waschura
- October 15, 2020 – Commissioner Couperus
- November 19, 2020– Vice-Chair Indaco

6. REPORT ON PAST SITE DEVELOPMENT / FAST TRACK MEETINGS

6.1 August 11, 2020

- 26685 Purissima Road – File #SD20-0030 – Lands of Stemm and Hsia
Site Development Permit for a new 3,542 sq.ft. two-story residence with an attached two-car garage.
- 24490 Amigos Court – File #SD20-0033 – Lands of Teng
Site Development Permit for a new 5,076 sq.ft. single story residence with an attached garage, detached 663 sq.ft. accessory dwelling unit (ADU), and 600 sq.ft. pool.
- 24160 Dawnridge Drive – File #SD20-0040 – Lands of Andrews
Site Development Permit for a new 5,351 sq.ft. two-story residence with a 3,729 sq.ft. basement and attached ADU.

6.2 August 18, 2020

- 12830 Deer Creek Lane – File #SD20-0051 – Lands of Badhwar
Site Development Permit for a new 880 sq.ft. pool and spa and related hardscape improvements.

6.3 September 1, 2020

- 13505 Burke Road – File #SD20-0049 – Lands of Williams
Site Development Permit for landscape screening and new fencing for an approved single-story residence and pool house.

7. PLANNING DIRECTOR REPORT

8. ADJOURNMENT