

**TOWN OF LOS ALTO HILLS**  
**Open Space Committee Minutes**  
**Wednesday, January 11, 2023**

**1. Call to order**

- Richard Contreras called the meeting to order at 9 am.
- Members present: Kit Gordon, Richard Contreras, Jean Struthers, Peter Brown, George Clifford, Viggie Mokkarala, Wendie Wald, Anita Baldwin
- Others: Lisa Schmidt, Liaison; Yoriko Kishimoto, Midpeninsula Regional Open Space District; Jeremy Loh, staff; Elaine Ling, staff; Avery Cobe; Malika Junaid; Cyrus Kianpour; Karen Kianpour; Sue Welch
- Acceptance of 12/2/2022 minutes with revisions. RC moved, KG seconded, passed unanimously.

**2. Announcements**

- Yoriko Kishimoto gave an update on Midpen activities.
- Our zoom meeting agreement may expire, so we may need to meet in person.

**3. Planning**

**Planning site reviews:**

- **27573 Samuel Lane.** Postponed.
- **25091 Tepa Way.** Concerns: sloped terrain, circular driveway, dormant landslide, and possibility of adding an OSE. RC moved and JS seconded, recommendations passed unanimously.
  1. Recommend open space easement over dormant landslide. See diagram.
  2. Recommend smaller footprint for driveway with design more consistent with terrain. Discourage hardscape over slopes of ~30% or more.
  3. Recommend landscaping with native plants. See [calscape.org](https://calscape.org) for list of plants native to Los Altos Hills.
  4. Add Condition of Approval (COA): shall remove all Stinkwort plants (*Dittrichia graveolens*) from entire property and the road ROW by manual pulling or herbicide by Sept 1 of each year until final building approval.

- **26080 Quail Lane.** Flag lot. KG moved, PB seconded, recommendations passed unanimously.
  1. Take special effort to protect Oaks from construction
  2. Add Condition of Approval (COA) Shall remove all Stinkwort plants (*Dittrichia graveolens*) from entire property and the road ROW by manual pulling or herbicide by Sept 1 of each year until final building approval.
  3. Landscape with mostly native plants. A list of plants native to this region can be found at [calscape.org](http://calscape.org).
  
- **25700 Bassett Lane.** Wooded site, adjacent to fault line which may not be correctly placed on plan. RC moved, KG seconded, recommendations passed unanimously.
  1. Show fault line on plans and confirm location relative to structure. Diagram provided does not look consistent with Town's Geo Hazard Map.
  2. Recommend new oak trees be Blue Oak or Valley Oak which are not susceptible to Sudden Oak Death (SOD). Coast Live Oak trees are susceptible to SOD.
  3. Recommend landscaping with native plants. See [calscape.org](http://calscape.org) for list of plants native to Los Altos Hills.
  4. Add Condition of Approval (COA): Shall remove all Stinkwort plants (*Dittrichia graveolens*) from entire property and the road ROW by manual pulling or herbicide by Sept 1 of each year until final building approval.
  
- **10842 W. Loyola Drive.** AB moved, GC, seconded, recommendations passed unanimously.
  1. Recommend landscaping with native plants. Toyons (*Heteromeles arbutifolia*) is especially suited for landscape screening at this locale. Replace Eastern Redbud with Western Redbud; plant native salvia and ceanothus rather than non-native species. See [calscape.org](http://calscape.org) for list of plants native to Los Altos Hills.
  2. Within Open Space Easement install only California native plants with no permanent irrigation. [Calscape.org](http://Calscape.org) for list.
  3. Highly flammable junipers are not recommended in Wildland Urban Interface zones.

4. Clear base of mature oaks trees from sliding soil.
- **13867 Robleda Road.** The property is a substandard lot,  $\frac{3}{4}$  acre and has a pipe running along the property line with a swale above it. Discussion about adding an easement on top of existing easement in that area. WW moved, PB seconded, passed unanimously.
    1. Remove existing Stinkwort, pampas grass and bamboo.
    2. Landscape with mostly native plants. A list of plants native to this region can be found at [calscape.org](http://calscape.org).
    3. Allow for wildlife movement by minimizing wildlife excluding fencing (use split rail)
    4. Add Condition of Approval (COA) Shall remove all Stinkwort plants (*Dittrichia graveolens*) from entire property and the road ROW by manual pulling or herbicide by Sept 1 of each year until final building approval.
    5. Overlay open space easement on 10' storm drainage at east edge of lot.
  - **27827 Via Feliz.** No comments.
  - **26481 Purissima Road.** House area under current review; sports area already permitted. PB moved, KG seconded, Ayes, AB, VM, GC, JS, RC. Abstained, WW.
    1. Recommend landscaping with local native plants. See [calscape.org](http://calscape.org) for list of plants native to Los Altos Hills. Redwoods are not recommended in Los Altos Hills as they need more water than our climate provides.
    2. Add Condition of Approval (COA) Shall remove all Stinkwort plants (*Dittrichia graveolens*) from entire property and the road ROW by manual pulling or herbicide by Sept 1 of each year until final building approval.
  - **12800 Alto Verde Lane.** Baron Creek runs along the edge. Discussion centered on the definition of a creek, which affects placement of ADU/SB9 units. PB moved, KG seconded, Ayes, GC, JS, AB, VM, RC. WW Nay.
    1. If drainage on West boundary is a creek, need to make sure that no structures within 25' from top of its bank.
    2. Landscape with mostly native plants. A list of plants native to this region can be found at [calscape.org](http://calscape.org).

3. Add Condition of Approval (COA) Shall remove all Stinkwort plants (*Dittrichia graveolens*) from entire property and the road ROW by manual pulling or herbicide by Sept 1 of each year until final building approval.

**Recent ADU applications** - none

**Fence Permit Reviews** - none

### **Fast Track Meeting Recaps**

- December 6, 20, 27, January 3, 2023 and January 10 cancelled
- December 13: 27983 Central Drive postponed.
- 24160 Dawnridge Drive: landscaped screening at approved residence. No issues.
- 27772 Lupine Road: pool, landscaping. No issues.

### **New Business**

- Grassroots Ecology Progress Report. Report by KG
- Proposed Standing Committee Code of Conduct. OSC drafted a resolution of their concerns and discussed the role of the council liaison. RC moves, WW seconds, a motion to send the resolution to the council. Passed unanimously. The motion reads as follows:

The Open Space Committee considers the Draft Code of Conduct dated October 20, 2022 to be unnecessary and a major impediment to the efficiency and effectiveness of committees by dedicated town volunteers. We look forward to working collaboratively on any improvements to the Code of Conduct for committees. We feel that the demands of the Form 700 are unnecessary.

- City Council Special Meeting: KG to present OSC Annual Report.

### **Continuing Business**

- Invasive Plant Guide was published recently in the City Manager's weekly report and will be published in Our Town.
- KG will work with JS on message for City Manager's weekly report.

### **Open Discussion and adjournment**

- PB discussed native garden at LAH Town Hall.
- JS moved to adjourn and KG seconded. Meeting ended 11 am.