

Town of Los Altos Hills
Planning Commission Special Meeting
April 25, 2023 Minutes

Zoom Meeting and Town Hall, 26379 Fremont Road, Los Altos Hills, California

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Chair Waschura called the April 25, 2023 Planning Commission Special meeting to order at 6:00 p.m.

Present: Commissioner Patel, Commissioner Couperus, Commissioner Indaco, Vice-Chair Bredo, Chair Waschura

Absent: None

Staff: Senior Planner Ling, Associate Planner Loh, Administrative Clerk/Technician Brunner

2. PRESENTATIONS FROM THE FLOOR

Chair Waschura opened PRESENTATIONS FROM THE FLOOR.

No presentations from the floor.

Chair Waschura closed PRESENTATIONS FROM THE FLOOR.

3. CONSENT CALENDAR

3.1 Approval of March 2, 2023 Regular Meeting Minutes

Chair Waschura called for a unanimous Commission vote to approve the Consent Calendar with the minutes as presented.

The Planning Commission approved the Consent Calendar as presented with all “ayes.”

MOTION MADE BY UNANIMOUS VOTE: **Chair Waschura** called for a unanimous vote to APPROVE the Consent Calendar containing the March 2, 2023 Special Planning Commission meeting minutes as presented.

MOTION PASSED: 5-0-0-0-0

AYES: Commissioner Patel, Commissioner Couperus, Commissioner Indaco, Vice-Chair Bredo, Chair Waschura

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: None

4. PUBLIC HEARINGS

Planning Commission Ex Parte

Chair Waschura, Vice-Chair Bredo, and Commissioners Patel and Couperus had no ex parte communications.

Commissioner Indaco visited the property on Item 4.1 but had no ex parte communications.

- 4.1 [25811 Estacada Drive – File #SD22-0037 & CDP23-0003 – Lands of Kannan](#)
Site Development Permit and Conditional Development Permit for a 1,110 square-foot addition to an existing 2,833 square-foot residence.
CEQA review: Categorical Exemption per Section 15331
Project Planner: Jeremy Loh

Associate Planner Loh presented the staff report.

A question-and-answer session between staff and the Commissioners ensued.

Chair Waschura opened the PUBLIC HEARING.

Mr. Kannan, the applicant, introduced himself and addressed the Commissioners' questions.

Natalia Amatuni, the applicant's architect, introduced herself to the Commission and to the public via Zoom.

Public Comment

Barry Smith, a neighbor to the applicant, spoke in favor of the project and of story poles.

Carol Gottlieb, representing the Environmental Design and Protection Committee (EDPC), provided comments in favor of the project and offered comments regarding additional parking.

Interim Project Manager Padovan offered comments to the Commission regarding sound attenuation and the applicants' sound report results.

The applicants declined rebuttal comments.

Commissioner Indaco asked the applicants a question regarding additional parking and they responded.

Chair Waschura closed the PUBLIC HEARING.

Commission Discussion

Commissioner Indaco offered comments in favor of the proposed design and offered ideas for locating additional parking spaces.

Associate Planner Loh clarified to the Commission that the current project does not include parking and findings would need to be made in order for the Commission to approve.

Vice-Chair Bredo offered comments in support of the proposed project.

Commissioner Couperus offered comments in support of the proposed project.

Commissioner Patel offered comments in support of the proposed project and noted sound and parking suggestions.

Chair Waschura offered comments in support of the project and noted some of the design details that were particularly successful.

The Commission discussed with staff the protocol for making new findings for additional parking and including them as part of the approval.

Interim Project Manager Padovan provided some guidance for additional parking.

MOTION MADE AND SECONDED: Commissioner Indaco motioned to APPROVE the application, relocating the two non-conforming open parking spaces anywhere on the lot.

The motion was seconded by **Commissioner Patel**.

MOTION PASSED: 5-0-0-0-0

AYES: Commissioner Patel, Commissioner Couperus, Commissioner Indaco, Vice-Chair Bredo, Chair Waschura
NOES: None
ABSTAIN: None
RECUSE: None
ABSENT: None

5. NEW BUSINESS

5.1 Introduction of Proposed Zoning Code Amendments to Article 13 (Wireless Telecommunications Facilities), Chapter 1 (Zoning) Of Title 10 (Zoning and Site Development) of the Los Altos Hills Municipal Code Establishing Regulations for Temporary Exempt Wireless Telecommunications Facilities
Staff: Cody Einfalt
Continued to a date uncertain

6. REPORTS FROM THE COMMISSIONERS

- 6.1 Past Meetings
- March 16, 2023 – Commissioner Patel
 - April 20, 2023 – Commissioner Indaco

Commissioner Patel provided highlights from the March 16, 2023 City Council meeting.

Commissioner Indaco provided highlights from the April 20, 2023 City Council meeting.

Commissioner Couperus provided additional highlights from the April 20, 2023 City Council meeting as it pertained to the Carriage House item on the Consent Calendar.

Chair Waschura asked if there was any element regarding Foothill College's Carriage House proposal that would be presented to a future Planning Commission.

A discussion on the Carriage House proposal between the Commissioners ensued.

Senior Planner Ling offered clarification to the Commissioners on one of the April 20, 2023 City Council items, where it pertained to LUF.

Chair Waschura commented on LUF and the calculations of the average slope and offered Commission support for tomorrow's meeting with HCD.

Interim Project Manager Padovan offered clarifying comments on the LUF calculations.

A discussion ensued regarding LUF calculations and its importance to the development of properties in the Town.

Chair Waschura noted a combined City Council and Planning Commission meeting was scheduled for the month of May.

Chair Waschura offered comments on other items related to the April 20, 2023 City Council meeting.

Chair Waschura offered updates on the SB9 ad hoc committee meeting.

More Commission discussion ensued regarding the HCD requirements.

6.2 Upcoming Meeting Assignments

- May 18, 2023 – Chair Waschura
- June 15, 20223 – Vice-Chair Bredo
- July 20, 2023 – Commissioner Couperus

Commissioner Patel noted that the City Council has reshuffled the dates of their meetings and the July City Council meeting has been cancelled.

7. REPORT ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

7.1 MARCH 7, 2023

14330 De Bell Road – File #SD22-0058 – Lands of Lextera Los Altos LLC
Site Development Permit for landscape screening and fence for an approved new residence. VERDICT

7.2 MARCH 14, 2023

CANCELLED

7.3 MARCH 21, 2023

CANCELLED

7.4. March 28, 2023

14422 Liddicoat Circle – File #SD22-0034 – Lands of Swildens
Site Development Permit for a new 4,365 square-foot residence with a 612 square-foot detached garage, and 800 square-foot attached ADU. VERDICT

7.5. April 4, 2023

CANCELLED

7.6. April 11, 2023

12805 Deer Creek Lane – File #SD22-0063 – Lands of Rahman
Site Development Permit for landscape screening of an approved new residence. VERDICT

7.7. April 18, 2023

CANCELLED

- 7.8. [April 25, 2023](#)
[25538 Hidden Springs Court – File #SD23-0005 – Lands of HPK Corporation](#)
Site Development Permit for landscape screening, fencing, and driveway gate for an approved new residence. VERDICT

Clarification on the inclusion of word "VERDICT" in the agenda was made by the Clerk.

Associate Planner Loh provided the results of all the items and included the missing project that was left off the agenda for Item 7.8.

8. [PLANNING DEPARTMENT REPORT](#)

Senior Planner Ling provided comments regarding tomorrow's HCD meeting, specifically LUF calculations and story pole standards.

Commissioner Indaco noted the language in the April 20, 2023 City Council meeting, which was "visual simulation." She marked the meeting at the 2hr:19min point, where it was discussed.

A question-and-answer session between the Commission and staff ensued regarding story poles.

9. [ADJOURNMENT](#)

Meeting was adjourned at 8:50 PM by **Chair Waschura**.

Respectfully submitted,

Keren Brunner

Keren Brunner
Administrative Clerk/Technician