

Town of Los Altos Hills Planning Commission Regular Meeting June 3, 2021 Minutes

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

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Via teleconference according to the Governor's Executive Order N-29-20, Chair Patel called the Planning Commission meeting to order at 6:00 p.m.

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

Staff: Planning Director Dahl, Principal Planner Padovan, Assistant Planner Loh, ,
Management Analyst Einfalt, Planning Technician Brunner

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.

No presentations from the floor.

3. APPROVAL OF MINUTES

3.1 Approval of May 6, 2021 Regular Meeting Minutes

Vice-Chair Indaco asked if Item 4.3's motion recorded in the minutes matched the discussion that occurred after the public meeting?

Commissioner Waschura offered clarifying comments.

Vice-Chair Indaco requested the approval of the minutes be delayed until she and other commissioners were able to discuss with the planning director later in the meeting.

MOTION MADE AND SECONDED: Vice-Chair Indaco moved that the approval of the May 6, 2021 minutes be postponed until the end of the public hearing. The motion was seconded by **Commissioner Waschura**

MOTION PASSED: 5-0

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

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: None

After Item 4.3, the Commission returned to Item 3.1.

Commission discussion ensued regarding the minutes for May 6, 2021 and **Planning Director Dahl** provided a response to the concern raised by **Vice-Chair Indaco** regarding the implementation of Item 4.3's motion.

MOTION MADE AND SECONDED: Motion by **Commissioner Waschura** to approve the revised May 6, 2021 Regular Meeting Minutes as presented. The motion was seconded by **Commissioner Smith**.

MOTION PASSED: 5-0

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

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: None

4. PUBLIC HEARINGS

Planning Commission Ex Parte

Commissioner Smith had no ex parte communications and recused himself from the portion of the meeting that discussed Item 4.1, due to conflict of interest.

Vice-Chair Indaco had communications with **Commissioner Couperus**; Carol Gottlieb and Vijay Chawla of the Environmental Design & Protection Committee (EDPC); neighbors to the applicant, Joanna Strober and Bob Elson; the applicants, Scott and Gina Howarth; and an unnamed person standing on the property line regarding Item 4.1. Regarding Item 4.2, she had communications with Chris Merritt, landscape architect for the applicant; Vijay Chawla of the EDPC; Kit Gordon of the Open Space Committee (OSC); and the construction manager for the applicant.

Commissioner Couperus had communications with the neighbor, Joanna Strober, and **Vice-Chair Indaco** on Item 4.1.

Commissioner Waschura had communications with **Chair Patel** on Item 4.3.

Chair Patel had received, but did not respond to, email communications from the neighbor to the applicant, Joanna Strober; and read, but did not respond to, an email thread between Kit Gordon of the OSC and **Commissioner Waschura** on Item 4.2.

4.1 14381 Miranda Way – File #APL21-0002 – Lands of West Valley Ventures LLC
Reconsideration of a Site Development Permit for a new 4,999 square-foot, two-story residence with a 1,827 square-foot basement and a detached 800 square-foot accessory dwelling unit. This project was continued from the May 6, 2021 Planning Commission meeting.

CEQA Review: Categorical Exemption per Section 15303(a)

Staff: *Jeremy Loh*

Chair Patel opened the PUBLIC HEARING.

Assistant Planner Loh presented the staff report.

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

The applicant, **Glen Yonekura**, introduced himself, shared a presentation, and spoke on behalf of his project, addressing the issues raised in the appeal.

The applicant's team, Architect **Eugene Sakai**, and Civil Engineer **Kyle Fahey**, addressed the Commissioners' questions.

Kyle Fahey spoke on behalf of his neighbor outreach efforts, specifically, to Joanna Strober, who was the only neighbor who responded.

Eugene Sakai spoke on behalf of the design efforts to address the potential parking, sound, light, glare, privacy, and other issues raised in the appeal.

The Commissioners responded with comments to the presentations and asked questions.

The applicant and his design team responded to the Commissioners' questions.

Public Comment

Joanna Strober, a neighbor to the applicant, offered comments regarding the planted redwood trees and the property line relative to the oleanders.

Bob Elson, a neighbor to the applicant, offered comments regarding the potential issues the project presented and complimented the owner on his considerations.

Carol Gottlieb, representing the EDPC, offered comments regarding the potential issues of the project.

Jason Strober, a neighbor to the applicant, offered comments on the potential issues of the project.

The applicant and his design team responded to the concerns raised by the public comments and the commissioners.

Vice-Chair Indaco requested the applicant share a copy of the engineering plans with the planner again.

Wanchen Cai, part of the applicant's design team, was available to answer Commissioner questions and offer comments, but did not speak.

George Marinakis, a Civil Engineer for the applicant, was also available to answer Commissioner questions and offer comments but did not speak.

Chair Patel closed the PUBLIC HEARING.

Commissioner Discussion

Commissioner Couperus shared a presentation and offered comments regarding the potential issues of the proposed project.

Vice-Chair Indaco shared a presentation and offered comments regarding the potential issues of the proposed project.

Commissioner Waschura suggested striking items 6 and 7 on the list shared by Vice-Chair Indaco and commented he was in agreement with the other points.

Chair Patel offered comments regarding the potential issues of the proposed project, stated the parking issue has not been addressed adequately, and suggested items 6 and 7 be struck from the proposed conditions of approval.

All the commissioners commented on the potential for parking issues in the proposed design.

Vice-Chair Indaco responded to the inclusion of items 6 and 7 in the proposed list of conditions.

MOTION MADE AND SECONDED: Motion by **Vice-Chair Indaco** to CONTINUE the site development permit and conditions of approval in Attachment 1 with the following instructions to the applicant:

SOUND, LIGHT and PRIVACY are the top concerns on the second story roof deck. Come back to the planning commission with a revised plan.

1. The parking requirement of 4 parking spots must be unobstructed and easily accessible out of setbacks. Car lifts do not qualify as required parking spaces.
2. Landscape screening evergreen trees to be planted prior to building permit issuance for 14355 Miranda Way neighbor. The trees are to be irrigated during construction and counted as existing for Landscape Screening review. The neighbor has agreed to five 60 in. boxed redwoods at 20 ft. tall plus 8 smaller 24 in. boxed redwoods at 12 ft. tall to be planted along the southern property line by the applicant. Placement shall be agreed upon by the neighbor, applicant, and planning staff.
3. Exterior recessed lighting in the western-facing roof eaves to be reduced to 2 close to the living room and 3 close to the master bedroom. No recessed light in high roof eave near the dining room. Exterior recessed lighting in the northern-facing roof eaves to be reduced to 2 close to the living room and no wall sconce. No pendent lights and no light in fan fixture. Follow the lumens/Kelvins chart provided by Planning Staff. Exterior wall sconces are to be shielded and downlit. No clear glass and no light bulbs shall be seen.
4. The house will be sunk down by 3 ft. into the grade as allowed by fire truck driveway grade requirements. Grading exception granted for the extra cut.
5. Roof eaves of all structures shall not encroach into the required side and rear yards. The roof eaves shall be show on the site plans in the set of the construction drawings.
6. Recommend a privacy wall segment to be added to second level under the roof line near the master bedroom.
7. Recommend an exterior solid wall to be constructed at the top of the basement water feature to block 3-story appearance and act as a guard rail.
8. A preliminary landscape review proposal along with revised building plan to come back to the Planning Commission. Recommend mature evergreen trees (40 ft. in maturation) to be placed between the house and ADU to screen Miranda Road neighbors across the street. Also continue screening trees and hedge of lower area below the ADU to the southern property line. The applicant will work with the neighbor at 14370 Miranda Road for agreement. Screening hedges that should be considered are English laurels, Toyons, Photinias and not Carolina laurels. Keep existing screening hedge/trees by the old pool. Keep all oak trees

during construction and then at the Landscape Screening review; review for removal and replacement.

9. No parking allowed on Miranda Road during construction or after construction. No ingress or egress from Miranda Road at any time. There is a heavily used pathway and parking is prohibited on pathways.
10. Heat pumps and pool equipment shall be enclosed in a noise attenuation enclosure and out of setbacks.

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

MOTION PASSED: 4-0-0-1

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

NOES: None

ABSTAIN: None

RECUSE: Commissioner Smith

ABSENT: None

- 4.2. 27800 Via Feliz – File #SD20-0063 – Lands of Cheibxeiah De LLC
Site Development Permit for landscape screening, outdoor lighting and related hardscape associated with a previously approved single-family residence.
CEQA Review: Categorical Exemption per Section 15304(b)
Staff: Steve Padovan

Chair Patel opened the PUBLIC HEARING.

Principal Planner Padovan presented the staff report.

Questions and answers between the Commissioners and staff ensued.

The applicant's landscape architect, **Chris Merritt**, from Ground Studio, spoke on behalf of the proposed landscape screening project.

David LeRoy, a member of the applicant's design team, spoke on behalf of the proposed landscape screening project.

Michael Young, the applicant's arborist, was available to offer comments but did not speak.

Vice-Chair Indaco offered comments, made suggestions, and asked questions of the landscape architect, Chris.

Public Comment

Carol Gottlieb, of the EDPC, offered comments regarding the fence, lighting, and plant selections.

The applicants offered rebuttal comments.

Chair Patel closed the PUBLIC HEARING.

Commission Discussion

Commissioner Waschura offered comments regarding Commission recommendations.

MOTION MADE AND SECONDED: Motion by **Vice-Chair Indaco** to adopt the Resolution (Attachment 1) to APPROVE the Site Development Permit, subject to the listed findings and conditions of approval with the following added items:

1. Enclose the generator to the west of the pool house in a noise attenuation enclosure.
2. Remove L8 pathway lights from meadow area to the north, keep the ones leading to the fountain from the house and upper Avila parking.
3. Remove two L9 pathway lights between house and stairs to oak grove.
4. Reduce the FX18 wall lights for northern parking lot to a total of 5 from 8 (already four FX7's there).

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

AYES: Commissioner Couperus, Commissioner Waschura, Commissioner Smith, Vice-Chair Indaco, Chair Patel
NOES: None
ABSENT: None
ABSTAIN: None
MOTION: Carried 5-0

The meeting recessed at 9:49pm.

The meeting reconvened at 9:55pm

4.3. Wildland Urban Interface Map Adoption; File # GPA21-0001 – Town of Los Altos Hills

General Plan Amendment to update the Fire Hazards Section of the Safety Element to reference fire hazard severity zones and the Wildland Urban Interface (WUI) regulations and to include the WUI map as Appendix B of the Safety Element.

CEQA Review: Categorical Exemption per Section 15061(B)(3)

Staff: *Steve Padovan*

Chair Patel opened the PUBLIC HEARING.

Principal Planner Padovan presented the staff report.

Questions and answers between the Commissioners and staff ensued.

J Logan, from the Los Altos Hills County Fire District, provided comments.

Captain Denise Gluhan, from the Los Altos Hills County Fire District, provided comments.

Questions and answers between the Commissioners and **Captain Gluhan** ensued.

Commission discussion ensued.

Public Comment

No public comment.

Chair Patel closed the PUBLIC HEARING.

MOTION MADE AND SECONDED: Motion by **Commissioner Waschura** to review staff's draft WUI Fire Area Map (Attachment 1) and recommend that the City Council amend the General Plan by updating the Fire Hazards Section of the Safety Element to reference Wildland Urban Interface (WUI) regulations and include the WUI Fire Area Map as Appendix B of the Safety Element.

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

AYES: Commissioner Couperus, Commissioner Waschura, Commissioner Smith, Vice-Chair Indaco, Chair Patel
NOES: None
ABSENT: None
ABSTAIN: None
MOTION: Carried 5-0

5. REPORTS FROM THE CITY COUNCIL MEETINGS

5.1 Upcoming Meeting Assignments

- June 17, 2021 – Commissioner Couperus
- July 15, 2021 – Commissioner Waschura
- August 19, 2021 – Commissioner Indaco
- September 16, 2021 – Commissioner Smith

Chair Patel confirmed upcoming meeting assignments with the Commissioners.

5.2 Past Meetings Reviews

- May 20, 2021 – Chair Patel

Chair Patel shared highlights of the past City Council meeting.

6. REPORTS FROM FAST TRACK / SITE DEVELOPMENT MEETINGS

6.1 May 11, 2021

- 25915 Elena Road – File #ZP21-0007 – Lands of Shah
(Continued from April 27, 2021)
Zoning Permit for existing 6-foot-high wall at property line. APPROVED

6.2 May 18, 2021

- 12874 Viscaino Road – File #SD21-0021 – Lands of Firouzdor
Site Development Permit for a new 4,635 square-foot, two-story residence with an attached 1,165 square-foot accessory dwelling unit on the second floor, a 448 square-foot, two-car garage, and related parking and hardscape. APPROVED

6.3 May 25, 2021

- 12663 Corte Madera Lane – File #SD21-0038 – Lands of Reddy
Site Development Permit for landscape screening for an approved 803 square-foot addition and remodel of an existing two-story residence. APPROVED

Planning Director Dahl noted all Site Development/Fast Track projects were approved.

7. PLANNING DIRECTOR REPORT

Planning Director Dahl reported that the Town Hall addition is underway behind the Council Chambers. He also announced that next week is his last week working for the Town of Los Altos Hills, as he has accepted a new position elsewhere.

The Commissioners offered their congratulations and well wishes.

8. ADJOURNMENT

Meeting was adjourned at 11:04 PM.

Respectfully submitted,

Keren Brunner
Planning Technician