



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

SPECIAL MEETING, THURSDAY JUNE 25, 2026, 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 Town 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.

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.

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:

<https://us02web.zoom.us/j/86856050120?pwd=zsaFeggyEEhHerPc8FscExo7AqSP9B.1>

Webinar ID: 868 5605 0120

Password: 713919

Or go to <https://app.zoom.us/wc/join> and enter the Webinar ID and Password above.

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, JUNE 25, 2026, 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 may be referred to staff for follow-up or considered for a future agenda

3. CONSENT CALENDAR

3.1. Approval of April 22nd, 2026, Planning Commission Special Meeting Draft 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:

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|--|---|
| 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 non-refundable 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. 14844 Manuella Road – File #SD25-0003, VAR26-0005Lands of the Bruer & Cheng
Request for: (1) Site Development Permit for the construction of a 5,585 square-foot, two-story single-family residence with attached garage and associated site improvements; (2) Variance to permit a driveway width exceeding the maximum 14 feet, to allow development exceeding the Maximum Floor Area by 835 square feet, to allow a building height to exceed the maximum permitted 27 feet, and reduce the off-street parking requirement from four (4) spaces to three (3) spaces.
CEQA review: Categorical Exemption per Section 15303(a)
Staff: Jonathan Fox, Senior Planner

Continued from June 8, 2026, Planning Commission Regular Meeting

- 4.2. 26929 Almaden Court - File #VAR26-0004 - Lands of Hogben
Request for a Variance to allow vehicular access to an existing accessory dwelling unit (ADU) via a separate, proposed driveway in lieu of the required common driveway shared with the primary residence.
CEQA review: Categorical Exemption per Section 15304 (Class 4-Minor Alterations of Land)
Staff: Jonathan Fox, Senior Planner

- 4.3. Consideration of Recommendation on an Ordinance Adding Article 17 to Chapter 1 (Zoning) of Title 10 (Zoning and Site Development) of the Los Altos Hills Municipal Code to Adopt Inclusionary Housing regulations pursuant to Housing Element Program A-6.
Review and adopt a resolution making a recommendation to the City Council on the proposed amendments to Title 10, Chapter 1 to adopt an inclusionary housing ordinance pursuant to Housing Element Program A-6.
CEQA Review: Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
Staff: Community Development Director Jay Bradford

5. ONGOING BUSINESS

- 5.1. ADU Workshop: Ordinance Updates
Staff: Timothy McBirney, Contract Management Analyst
- 5.2. Discuss and Direct Staff Regarding Housing Element Implementation
Staff: Jay Bradford, Community Development Director

6. REPORTS FROM THE COMMISSIONERS

- 6.1. Past City Council Meeting Assignments
- June 18, 2026 – Indaco
- 6.2. Upcoming City Council Meeting Assignments
- July 16, 2026, Recess – No Meeting
 - August 20, 2026 – Bredo
 - September 17, 2026 – Junaid

7. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

- 7.1. June 09, 2026
14554 De Bell Road – Lane File #SD26-0002 – Lands of Setlur
Site Development Permit for a landscape screening plan associated with an approved addition to an existing single-family residence (File# CDP20-0002 – Previously Approved on November 5, 2020).
CEQA review: Categorical Exemption per Section 15304(b) APPROVED

13470 Robleda Road – File #SD25-0028 – Lands of C&Y Tech Inc.

Site Development Permit for the demolition of an existing 2,022 square-foot single-story, single-family residence and construction of a new 5,432 square-foot two-story, single-family residence with 242 square-foot basement, 911 square-foot attached ADU, 991 square-foot attached SB9 unit, and associated hardscape improvements; project includes removal of two (2) non-heritage oak trees.

CEQA review: Categorical Exemption per Section 15303(a) *Continued to Date Certain June 23, 2026*

7.2. June 16, 2026

28155 Alto Verde Lane – File #SD25-0082 – Lands of Kianpour

Site Development Permit for landscape screening plan including hardscape improvements, outdoor lighting, and fence associated with approved new single-family residence (SD22-0075 – Previously Approved on July 25, 2023).

CEQA review: Categorical Exemption per Section 15304(b). APPROVED

7.3. June 23, 2026

CANCELLED

8. REPORTS ON APPROVED REASONABLE ACCOMMODATION APPLICATIONS

No report.

9. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

10. ADJOURNMENT