



# TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

**REGULAR MEETING, MONDAY JUNE 8, 2026, AT 6:00 P.M.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills, CA [www.losaltoshills.ca.gov](http://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.

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### **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](mailto: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](http://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/89964765820?pwd=pLoRnhRwqLTCoAKJelp8PtjJz7jRkY.1>

Webinar ID: 899 6476 5820

Password: 609916

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>.

**MONDAY, JUNE 08, 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 will be referred to staff or placed on the agenda for a future meeting.

3. 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 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*

3.1. 14844 Manuella Road – File #SD25-0003, VAR26-0005  
Lands 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

*Staff requests continuance of item 3.1 to June 25, 2026, Planning Commission Special Meeting*

3.2. 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: Jay Bradford, Community Development Director

*Staff requests continuance of item 3.2 to the June 25, 2026, Planning Commission Special Meeting*

- 3.3. Republished – Consideration of a Draft Initiative Measure to amend the Town of Los Altos Hills General Plan Land Use Element by incorporating certain land use principles commonly referred to as the “Green Sheets of the Town of Los Altos Hills.” The proposed initiative would amend policies within the Land Use Element to clarify permitted animal-keeping uses within the Town and to prohibit the introduction of new industrial, large-scale commercial, and retail uses.  
CEQA review: Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.  
Staff: Steve Mattas, City Attorney
  
- 3.4. 27210 Altamont Road (Westwind Barn) – File #CUP26-0002 Lands of the Town of Los Altos Hills  
Conditional Use Permit to renew an existing commercial stable operation and modify existing conditions of approval to extend the permit renewal term from one year to ten years, increase the maximum number of horses permitted on-site, and increase the maximum number of horse shows allowed annually. No changes to the existing structures are proposed.  
CEQA review: Categorical Exemption per Section 15301 – Class 1 Existing Facilities  
Staff: Bageshri Thakar, Assistant Planner
  
- 3.5. Unaddressed La Barranca Road (APN 182-05-034) – File #SD25-0072, VAR25-0016 Lands of Vangala & Tokala  
Request for: (1) Site Development Permit for the construction of a 4,711 square-foot, two-story single-family residence with attached garage, a 793 square-foot attached Accessory Dwelling Unit (ADU), 999 square-foot attached SB 9 unit, and associated hardscape and site improvements; (2) Variance to permit a driveway width exceeding the maximum 14 feet and to allow development exceeding the Maximum Development Area by 548 square feet; (3) a Grading Policy Exception to allow excavation exceeding the maximum cut thresholds for driveways; and (4) Williamson Act compatibility determination, as the property is subject to a Williamson Act contract for agricultural land conservation.  
CEQA review: Categorical Exemption per Section 15303(a)  
Staff: Jonathan Fox, Senior Planner

4. CODE INTERPRETATIONS

- 4.1. Ongoing Code Interpretation Regarding Basements on Accessory Dwelling Units  
Staff: Tim McBirney, Contract Management Analyst

5. ONGOING BUSINESS

- 5.1. 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
- May 14, 2026– Junaid
  - May 15, 2026, Budget Meeting – No Assignment

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

7. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

- 7.1. May 12, 2026

13961 Fremont Pines Lane File #SD26-0011 – Lands of Kumar

Site Permit for the construction of a new 648 square-foot swimming pool with attached spa, pool decking, and retaining wall on an existing single-family residence.  
CEQA review: Categorical Exemption per Section 15303(e). APPROVED

26685 Snell Lane – File #SD25-0063 – Lands of Joseph

Site Development Permit for the demolition of an existing 4,106 square-foot single-story single-family residence and construction of a new 5,916 square-foot two-story single-family residence with 3,197 square-foot basement, 800 square-foot detached ADU, and associated hardscape improvements; project includes removal of one (1) non-heritage-oak tree.

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

- 7.2. May 19, 2026

CANCELLED

- 7.3. May 26, 2026

CANCELLED

- 7.4. June 02, 2026

28155 Christopher's Lane – File #SD25-0002 – Lands of Kerrigan & Lee

Site Development Permit for the demolition of an existing 3,474 square-foot single-story single-family residence and construction of a new 3,620 square-foot single-story single-family residence and associated hardscape improvements; project includes removal of one (1) non-heritage-oak tree.

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

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
9. ADJOURNMENT