



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

Revised 05.07.26

REGULAR MEETING, THURSDAY MAY 7, 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/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>.

THURSDAY, MAY 07, 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. CONSENT CALENDAR

3.1. Approval of January 27th, 2026, Planning Commission Special Meeting Draft Minutes

3.2. ~~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:

- | | |
|--|---|
| 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. 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 4.1 to the June 4, 2026, Planning Commission Regular Meeting

4.2. Consideration of Recommendation on an Ordinance Adding Article 18 to Chapter 1 (Zoning) of Title 10 (Zoning and Site Development) of the Los Altos Hills Municipal Code to Implement State Density Bonus Law pursuant to Housing Element Program B-3.

Review and adopt a resolution making a recommendation to the City Council on the proposed amendments to Title 10, Chapter 1, to adopt a density bonus ordinance implementing state law pursuant to Housing Element Program B-3.

CEQA Review: Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Staff: Jay Bradford, Community Development Director

5. NEW BUSINESS

5.1. Planning Commission recommendation for a non-voting Planning Commission appointee to the Housing Element Standing Committee

Staff: Jay Bradford, Community Development Director

No formal Staff Report

6. ONGOING BUSINESS

6.1. Discuss and Direct Staff Regarding Housing Element Implementation

Staff: Jay Bradford, Community Development Director

7. REPORTS FROM THE COMMISSIONERS

7.1. Past City Council Meeting Assignments

- April 29, 2026 – Patel

7.2. Upcoming City Council Meeting Assignments

- May 21, 2026– Bredo
- June 18, 2026 – Indaco
- July 16, 2026 Recess – No Meeting

8. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

8.1. April 28, 2026

CANCELLED

8.2. May 5, 2026

12291 Barley Hill Road – File #SD25-0051 – Lands of Kohli & Bhasin

Site Development Permit for a 1,351-square-foot addition to an existing 3,649 square foot single-family residence, resulting in a total of 5,000 square feet, and associated hardscape improvements; project includes removal of one (1) non-heritage-oak tree.

CEQA review: Categorical Exemption per Section 15301(e).

13867 Robleda Road – File #SD25-0049 – Lands of Kurmann

Site Development Permit for landscape screening plan including modification to exterior building lighting, hardscape improvements, fence and gate associated with

approved new single-family residence (*SD22-0086 – Previously Approved on May 02, 2023*).

CEQA review: Categorical Exemption per Section 15304(b)

9. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

10. ADJOURNMENT