



# TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

**Revised 04.17.26**

**SPECIAL MEETING, WEDNESDAY APRIL 22, 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.

---

### **To attend the meeting in person:**

City Council Chambers, 26379 Fremont Road, Los Altos Hills, CA 94022

### **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

<https://us02web.zoom.us/j/86856050120?pwd=zsaFeggyEEhHerPc8FscExo7AgSP9B.1>

Webinar ID: 868 5605 0120

Password: 713919

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

### **WEDNESDAY, APRIL 22, 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. ONGOING BUSINESS

##### 3.1. Consideration of potential amendment to prior Planning Commission recommendation on April 13, 2026 regarding Certain Multi-Family Development Standards.

The Commission will consider amending its prior recommendation made on April 13, 2026 regarding multi-family unit size and unit mix requirements with additions or modifications to them and to related multi-family development standards. Public testimony will be taken at the Planning Commission meeting.

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

Staff: Jay Bradford, Community Development Director

#### 4. CODE INTERPRETATION

##### 4.1. Discussion and Feedback Regarding Basement Standards for Accessory Dwelling Units (ADUs)

Consider whether basement area counts toward the maximum ADU size and whether basements beneath ADUs are permitted within the 30-foot setback. *Reference: Los Altos Hills Municipal Code, Title 10, Chapter 1, Article 2 (Definitions) and Article 14 (Accessory Dwelling Units).*

Staff: Jonathan Fox, Senior Planner

##### 4.2. Discuss and Direct Staff Regarding Housing Element Implementation

Staff: Jay Bradford, Community Development Director

#### 5. REPORTS FROM THE COMMISSIONERS

##### 5.1. Past City Council Meeting Assignments

- April 16, 2026 – Waschura

##### 5.2. Upcoming City Council Meeting Assignments

- **April 29, 2026 – Patel**
- May 21, 2026 – Bredo
- June 18, 2026 – Indaco
- July 16, 2026 Recess – No Meeting

6. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

6.1. April 14, 2026

27855 Moody Road – File #SD26-0014 – Lands of Davidian

Site Development Permit for the construction of a 550 square-foot swimming pool with an attached spa and surrounding pool decking in the rear yard of an existing single-family residence.

CEQA review: Categorical Exemption per Section 15303(e) APPROVED

10701 Magdalena Road – File #SD25-0046 – Lands of Ng

Site Development Permit for landscape screening plan including outdoor lighting hardscape improvements, fence and gate associated with approved new single-family residence (*SD22-0042 – Previously Approved on February 02, 2023*).

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

6.2. April 21, 2026

11035 Magdalena Avenue – File #SD25-0033 – Lands of Gujral

Site Development Permit for landscape improvements including planting, irrigation, landscape lighting, 360 cubic yards of grading (Cut/Fill), and associated hardscape improvements.

CEQA review: Categorical Exemption per Section 15304(b). TO BE DETERMINED

7. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

8. ADJOURNMENT