

Meeting Minutes of Los Altos Hills Environmental Design and Protection Committee

Date: Tues, October 14, 2025, at 5 p.m.

Location: City Council Chambers Duxbury Conference Room
26379 Fremont Road, Los Altos Hills, California 94022

Committee Meetings are held in-person. As a courtesy, and in compliance with applicable state law, staff and members of the public may participate in the meeting in person at Town Hall or virtually via Zoom Video Conference.

To attend the meeting in person:

City Council Chambers Duxbury Room, 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 City Clerk at the meeting.

To participate in the meeting via Zoom Video Conference, please follow the instructions below: If you wish to submit a public comment during the meeting, please use the following information. Before speaking, please identify yourself by name and where you reside. The Committee meeting will be live streamed on the Town's website and via zoom at the following location:

To participate via a computer, Join Zoom Meeting:

<https://us02web.zoom.us/j/84168618321?pwd=VjdpVGRZdHc5a3h5Rk9sT2Fyd0M2dz09>

Meeting ID: 841 6861 8321 // Passcode: 955779 // Dial in: +1 669 900 6833 US (San Jose)

Committee Members: Grace Tsang (chair), Anne Hsiao (secretary), Elizabeth Loinaz (Vice-Chair), Carol Gottlieb, Vijay Chawla, Ivy Mei, Anna Chien

Associate Members: Kjell Karlsson, Hajime Murakami, Peter Brown

City Council Liaison: Mayor Kavita Tankha

1. Call to Order and Roll Call

Members: Grace, Elizabeth, Carol, Anne

Associate Members: Peter

City Council Liaison: Kavita

2. Presentations from the Floor

- a. Mary Desing and team from CAW design present Pinewood School's Upper Campus Modernization project application
- b. Dave Stewart- wildfire wrt landscaping preparedness; a future joint meeting of EDCP and EPRC will be organized

3. Future Committee Dates of Interest & Assignments

- a. EDCP Meeting: 11/11/2025 2nd Tuesdays at 5pm
- b. City Council Meeting: (10/16) 3rd Thursdays, 6:00 pm
- c. Planning Commission Meeting: (11/6) 1st Thursday, 6:00 pm

d. Field Trips: Friday mornings coordinated by Carol

October 10, 2025 - Grace and Carol

October 17, 2025- Anne and Carol

October 26, 2025 – Peter and Anna

e. Fast Track/Site Development Meetings: Tuesday mornings, 10:00 am, Ivy to coordinate

4. Review of Field Trip Reports

9/12/25 11623 Dawson Drive *and* 13810 La Paloma Road (Grace + Carol)

9/26/25 26023 Alicante Lane

9/26/25 new residence and ADU at 26498 Ascension Drive, *now* 26500 Conejo Court

10/3/25 Conditional Use Permit renewal of an existing monopine at 27299 Arastradero Rd (upcoming)

10/17/25 CUP25-0006 Unaddressed S. Alta Lane - Cal Water pump station

5. Review of Site Development and Fast Tracks

September 09, 2025	24020 Oak Knoll – File #SD25-0027 – Lands of Xie			
	Site Development Permit for a landscape screening plan			
	26429 Purissima Road – File #SD25-0007 – Lands of Krishnamurthy			
	Site Development Permit for grading and landscaping assoc w/ golf course			
September 16, 2025	13021 North Alta Lane– File #SD25-0005 – Lands of Ding			
	Site Development Permit for a landscape screening plan			
September 23, 2025	14227 Amherst Court – File #SD25-0041 – Lands of Fuller			
	Site Development Permit for a landscape screening plan			
October 7, 2025	27285 Elena Road – File #SD25-0006 – Lands of Selker			
	demo & new construx -- remove trees			
	26540 Purissima Road – File #SD25-0026 – Lands of Krishnamurthy and Muthukrishnan			
	demo & new construx -- remove trees			

6. Planning Commission Meeting Reports

October 02, 2025	27299 Arastradero Road – File #CUP25-0007 – Lands of Purissima Hills Water District			
	Conditional Use Permit monopine renewal			
	13810 La Paloma Road – File #SD25-0054, VAR25-0007 – Lands of Tsyganskiy			
	Request for Site Development Permit and Variance to install transformer at 3'9" from property line			

7. City Council Meeting Reports

Sept 18, 2025

Appointment to the Los Altos Hills Environmental Design and Protection Committee (EDPC) - Anna Chien (Staff: A. Miller)			
Waive Second Reading and Adopt an Ordinance Amending Article 8 of Chapter 2, Title 10 of the Town of Los Altos Hills Municipal Code Related to the Water Efficiency Landscape Ordinance (WELO) (Staff: J. Bradford)			
D. Resolution Accepting an Open Space Easement at 13010 East Sunset Drive (Lands of Anchor View LLC) (Staff: J. Bradford)			
E. Resolution Accepting an Open Space Easement at 26790 Saint Francis Drive (Land of First Serendipity LLC) (Staff: J. Bradford)			
F. Resolution Approving the Abandonment of a Slope Easement at 26875 Nina Place; Lands of Bowers (Staff: J. Bradford)			
Resolution Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program Pursuant to the California Environmental Quality Act ("CEQA") Section 15074 and Approving a Conditional Use Permit, Variance, and Grading Policy Exception for a new Operation Center at 26451 Ascension Drive; Lands of Purissima Hills Water District; File #CUP23-0004 (Staff: J. Bradford)			
Consideration of an Appeal from the Property Owner of 12251 Stonebrook Drive (APN: 336-28-067) of the City Engineer's Determination on the Parcel Frontage Sewer Extension Requirement			

8. Old Business

- Heritage House Renovation - 3:30 9/16 edpc visit
- Native Plant Garden - organize resident fruit tree pruning workshop in the orchard (late winter)
- Updates to the View Ordinance
- Discussion and vote on updates to the fence ordinance for the Objective Design Standards in the Housing Element (CG PB)
- EDPC file storage

9. New Business

- Approval of September 9, 2025 EDPC Meeting Minutes

10. Subgroup projects - prioritize these re staff bandwidth

- a. Wildlife Corridors/Fence Ordinance (CG/PB) - at staff (intern reviewed)*
- b. Committee Web Pages (PB)
- c. Standing Committees Resolution, Committee Charter (PB)
- d. Use of native plants for landscaping (PB)
- e. Definition of Ridgelines and Hilltops (GT/CG/EL) - mapping, Jim Waschura attending*
- f. Artificial turf, full area to be in MDA (VC) - at staff*
- G. View ordinance
- H. WELO - adopted by City Council

11. Adjournment @ 6:58 PM

Any writings or documents provided to a majority of the Environmental Design and Protection Committee regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at Town Hall, 26379 Fremont Road, Los Altos Hills, California during normal business hours.