



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, AUGUST 06, 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 City 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. 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=pLoRnhRwqLTCoAKJeIp8PtjJz7jRkY.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, AUGUST 06, 2026, AT 6:00 PM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. SWEARING IN CEREMONY & REORGANIZATION OF THE PLANNING COMMISSION

- 2.1. Alisa Bredo
- 2.2. Rajiv Patel
- 2.3. Appointment of Chair
- 2.4. Appointment of Vice-Chair

3. 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.

4. CONSENT CALENDAR

- 4.1. Approval of April 22, 2026, Planning Commission Special Meeting Draft Minutes
- 4.2. Approval of May 7, 2026, Planning Commission Regular Meeting Draft Minutes

5. 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 nonrefundable 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*

5.1. 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 4,584 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; (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

- 5.2. 12238 Colina Drive – File #APL26-0001 – Lands of Merchant
Appeal Withdrawn

6. STUDY SESSION

- 6.1. Discussion on Policy Amendments to Permit Alternative Review of Variances for Electrical Equipment

Study Session to review the variance process for electrical equipment, provide policy direction, and direct staff regarding implementation of an administrative variance process for qualifying electrical equipment.

Staff: Timothy McBirney, Community Development Analyst

- 6.2. 26790 Arastradero Road – File #PA26-0037 – Lands of Congregation Beth Am

Study Session to review conceptual plans for a new security gatehouse and onsite parking and circulation improvements at Congregation Beth Am.

Information item only to provide feedback to the applicant; no formal action will be taken.

Staff: Jonathan Fox, Senior Planner

- 6.3. Housing Element Program E-11 – Incentives for Extremely Low-Income Housing Development

Staff: Jay Bradford, Community Development Director

- 6.4. Discussion of Housing Element Program A-6 Proposed Inclusionary Housing Ordinance and Affordable Housing In-Lieu Fee Program

Staff: Jay Bradford, Community Development Director

7. ONGOING BUSINESS

- 7.1. Discuss and Direct Staff Regarding Housing Element Implementation

Discuss and direct Staff regarding Housing Element implementation (Planning Commission discussion and direction).

Staff: Jay Bradford, Community Development Director

8. REPORTS FROM THE COMMISSIONERS

- 8.1. Past City Council Meeting Assignments

- July 16, 2026, Recess – No Meeting

- 8.2. Upcoming City Council Meeting Assignments

- August 20, 2026 – Bredo
- September 17, 2026 – Junaid
- October 15, 2026 – Waschura

9. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

- 9.1. June 30, 2026

CANCELLED

9.2. July 7, 2026
CANCELLED

9.3. July 14, 2026
CANCELLED

9.4. July 21, 2026
CANCELLED

9.5. July 28, 2026
13920 Mir Mirou Drive File #SD26-0007 – Lands of Mehdeena Trust
Site Development Permit for the construction of a new 881 square-foot swimming pool with attached spa, hardscape improvements, outdoor lighting and new fence on an existing single-family residence.
CEQA review: Categorical Exemption per Section 15303(e). APPROVED

9.6. August 4, 2026
CANCELLED

10. REPORTS ON APPROVED REASONABLE ACCOMODATION APPLICATIONS

10.1. 12000 Kate Drive – Reasonable Accommodation Provisionally Approved for an Increase in Maximum Development Area (MDA)

11. COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

11.1. HCD ADU Update

11.2. CDD Staffing Update

11.3. Report on Upcoming Subdivision Committee

12. ADJOURNMENT