



**CITY OF LOS ALTOS  
PLANNING COMMISSION MEETING  
MINUTES  
THURSDAY, NOVEMBER 21, 2024  
6:00 p.m.  
1 N. San Antonio Rd. ~ Los Altos, CA**

*Joe Beninato, Chair  
Richard Roche, Vice Chair  
Mehruddin Jon Ahi, Commissioner  
Kate Disney, Commissioner  
Susan Mensinger, Commissioner  
Eric Steinle, Commissioner*

**CALL MEETING TO ORDER:** Joe Beninato, Chair, called the meeting to order at 6:00 p.m.

**ESTABLISH QUORUM:** All Commissioners were present and in person during the meeting.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

There was no public comment.

**CONSENT CALENDAR**

**1. 2025 Planning Commission Meeting Schedule**

Approval of the 2025 Planning Commission meeting dates.

**2. Planning Commission Minutes**

Approve the minutes of the Regular Planning Commission meeting of October 17, 2024.

Motion by Roche and Second by Steinle to approve the consent calendar. **Motion carried unanimously by roll call vote.**

**PUBLIC HEARING**

**3. D23-0011, CUP23-0001, & TM23-0003 - Jennifer Tersigni - 4896 El Camino Real**

Request for Design Review (D23-0011) and Conditional Use Permit (CUP23-0001) to construct a five-story mixed-use development with 33 residential units, 16,140 square feet of office, and a two-levels of underground parking with a State Density Bonus with waivers replacing a fast-food restaurant and single-family home and a Tentative Map (TM23-0003) to create 34 condominium lots and one common lot. The project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act (CEQA) Guidelines (CEQA). *Project Planner: Liu*

Jia Liu, Associate Planner, presented the project.

John Vidovich, applicant, made himself available for questions.

Commissioners asked staff and the applicant questions.

Chair Beninato opened the public comment period.

Jim Wing, Sarah Guin, and Eric Hsieh from the public spoke.

Chair Beninato closed the public comment period.

The Commission discussed the project.

Motion by Steinle and Second by Ahi to adopt a Resolution approving a Design Review (D23-0011) and Conditional Use Permit (CUP23-0001) for the construction of a five-story, mixed-use development with 33 residential units, 16,140 square feet of office, and a two-levels of underground parking with a State Density Bonus with waivers at 4896 El Camino Real, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) **Motion carried unanimously by roll call vote.**

Motion by Steinle and Second by Ahi to Recommend the City Council adopt a Resolution approving a Vesting Tentative Map (Application No. TM23-0003) for the creation of 34 condominium lots and one common at 4896 El Camino Real, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). **Motion carried unanimously by roll call vote.**

4. **CUP24-0004, & TM24-0004 -Jackie Terrell and Twinkal Parmar - 1485 Fremont Ave**  
Request for a Conditional Use Permit and Tentative Parcel Map to subdivide a 64,380 square foot lot into two lots with a flag lot configuration. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 ("Minor Land Divisions") of the CEQA Guidelines. *Project Planner: Whitehill*

Britney Whitehill, Senior Planner, presented the project.

Jackie Terrell, applicant, and Audrey Fucilla, owner, spoke and made themselves available for questions.

Commissioners asked the applicant and staff questions.

Chair Beninato opened the public comment period.

Ethan Daves from the public spoke.

Chair Beninato closed the public comment period.

The Commission discussed the project.

Motion by Steinle and Second by Disney to adopt a Resolution approving a Conditional Use Permit (Application No. CUP24-0004) to allow a flag lot configuration as part of a subdivision at 1485 Fremont Avenue, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to

pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Attachment 2 to the report. **Motion carried unanimously by roll call vote.**

Motion by Steinle and Second by Disney to recommend the City Council adopt a Resolution approving a Tentative Parcel Map (Application No. TM24-0004) to subdivide one lot into two lots at 1485 Fremont Avenue, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Attachment 1 to the report. **Motion carried unanimously by roll call vote.**

**5. Zone Text Amendments for Bird Safe Design and Lighting Performance Standards**

Consider draft ordinance and provide recommendation to the City Council for adoption of the proposed ordinances which include the addition of Chapter 14.90 for Bird Safe Design and Chapter 14.91 for Lighting Performance Standards and find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Zornes*

Nick Zornes, Assistant City Manager, presented the project.

Commissioners asked staff questions.

Chair Beninato opened the public comment period.

No one from the public spoke.

Chair Beninato closed the public comment period.

The Commission discussed the project and possible amendments to the proposed Bird Safe Design Standards and Lighting Performance Standards.

Motion by Beninato and Second by Steinle to recommend the Los Altos City Council adopt Chapter 14.91 for Lighting Performance Standards with a modification to Section 14.91.070 changing provisions for existing nonconforming lighting to be modified upon a 50% threshold of a remodel instead of a five and ten year compliance period and look at providing an incentive program for existing structures; and not adopt Chapter 14.90 for Bird Safe Design Standards; and find the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried unanimously by roll call vote.**

**COMMISSIONERS' REPORTS AND COMMENTS**

1. Announced upcoming League of California Cities Planning Commissioner Academy in 2025.
2. Requested a reminder for their Form 700 filings.

**POTENTIAL FUTURE AGENDA ITEMS - None**

**ADJOURNMENT** – The meeting adjourned at 8:40 p.m.

*Stephanie Williams*

---

Stephanie Williams  
Development Services Deputy Director

The Planning Commission Meeting recording may be viewed via the following external website:  
<https://www.youtube.com/@CityofLosAltosCA>

The City of Los Altos does not own or operate YouTube. The video referenced on these minutes were live at the time the minutes were published.