



**CITY OF LOS ALTOS  
PLANNING COMMISSION MEETING  
MINUTES  
THURSDAY, APRIL 18, 2024  
6:00 p.m.  
1 N. San Antonio Rd. ~ Los Altos, CA**

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

**CALL MEETING TO ORDER:** Eric Steinle, 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**

The following member of the public spoke during Public Comments:

- Oswaldo Ocegueda

**CONSENT CALENDAR**

**1. Planning Commission Minutes**

Approve the minutes of the Regular Planning Commission meeting of March 21, 2024.

Motion by Beninato and Second by Doran to approve the consent calendar. **Motion carried 6-1 by roll call vote with Commissioner Disney opposed.**

**PUBLIC HEARING**

**2. Zone Text Amendments Implementing the 6<sup>th</sup> Cycle Housing Element by Modification of the City's SB9 Regulations**

Consideration of Zoning Ordinance Text Amendments implementing programs identified in the adopted housing element, Program 1.M: SB9 Implementation. The proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines since there would be no possibility of a significant effect on the environment.

**Stephanie Williams, Development Services Deputy Director**, presented the report.

Commissioners asked staff questions.

Chair Steinle opened the public comment period.

No one from the public spoke during the public comment period.

Chair Steinle closed the public comment period

Motion by Ahi and Second by Doran to amend Section 14.64.090 – Objective Development Standards – to increase the Floor Area Ratio (FAR) for lots not exceeding 10,000 square feet to 40 percent where the previous language, which mirrored the existing regulations, had a

maximum FAR of 35 percent for lots not exceeding 11,000 square feet. **Motion carried 5- 2 by roll call vote with Disney and Mensinger opposing.**

Motion by Disney to amend Section 14.64.090 floor plate height. **Failed due to lack of a second.**

Motion by Disney to amend Section 14.64.900 balcony requirements. **Failed due to lack of a second.**

Motion by Disney to amend 14.64.90 setback requirements. **Failed due to lack of a second.**

Motion by Disney to amend Section 14.64.090 to require at least on tree in the front yard. **Failed due to lack of a second.**

Motion by Mensinger and Second by Roche to recommend the City Council introduce and adopt draft Ordinance 2024-XX adding Chapter 14.64 to Title 14 to the Los Altos Municipal Code enacting regulations for dual opportunities developments pursuant to Senate Bill 9 (SB9), as amended, and find the amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines since there would be no possibility of a significant effect on the environment. **Motion carried unanimously by roll call vote.**

## **COMMISSIONERS' REPORTS AND COMMENTS**

Vice Chair Beninato congratulates Nick Zornes on promotion to Assistant City Manager of Land Use.

## **POTENTIAL FUTURE AGENDA ITEMS**

The regular meeting on May 2, 2024 will be cancelled.

**ADJOURNMENT** – The meeting adjourned at 8:07 p.m.

The meeting minutes were prepared by Taylor Soleno, Deputy City Clerk, for approval at the regular meeting of October 17, 2024.

---

Stephanie Williams  
Development Services Deputy Director

The April 18, 2024 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.