



**CITY OF LOS ALTOS
PLANNING COMMISSION MEETING
MINUTES
THURSDAY, DECEMBER 5, 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. Planning Commission Minutes

Approve the minutes of the Regular Planning Commission meeting of November 21, 2024 with minor amendments to the motion for Item #5 (Zone Text Amendments for Bird Safe Design and Lighting Performance Standards).

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

PUBLIC HEARING

2. CUP24-0001 - Eric Lentz for AT&T - 707 Fremont Avenue

Request for a Conditional Use Permit (CUP24-0001) to allow construction of an 80-foot-tall wireless telecommunications facility (“monopine”) and associated equipment. The project is categorically exempt from environmental review pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Whitehill*

Brittany Whitehill, Senior Planner, presented the project.

Eric Lentz, applicant, made himself available for questions.

Commissioners asked staff and the applicant questions.

Chair Beninato opened the public comment period.

Jen Yeh 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 Conditional Use Permit (Application No. CUP24-0001) to allow construction of an 80-foot-tall wireless telecommunications facility (“monopine”) and associated equipment, 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 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA).

Motion carried unanimously by roll call vote.

3. D22-0010 and TM22-0003 – Jan R Hochhauser – 420 S San Antonio Road

Request for Design Review to construct a four-story mixed-use development with 20 residential units and 1,495 square feet of ground floor office with a State Density Bonus with a concession and waivers and a Tentative Map to create 21 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.
Project Planner: Gallegos

Sean Gallegos, Senior Planner, presented the project.

Jan R Hochhauser, applicant, spoke and made themselves available for questions.

Commissioners asked the applicant and staff questions.

Chair Beninato opened the public comment period.

Eli Robles and Jim Wing from the public spoke.

Chair Beninato closed the public comment period.

The Commission discussed the project.

Motion by Roche and Second by Steinle to adopt a Resolution approving a Design Review Permit for the construction of a four (4)story, mixed-use development with twenty (20) residential units and 1,495 square feet of ground floor office space with a State Density Bonus with waivers at 420 South San Antonio Road, 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 Mensinger and Second by Disney to recommend the City Council adopt a Resolution approving a Vesting Tentative Map (Application No. TM22-0003) for the creation of 21 condominium lots and one common lot at 420 South San Antonio Road, 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. TM24-0001 – Amanda Musy-Verdel – 235 Yerba Santa Avenue

Request for a Tentative Parcel Map to subdivide one lot into two lots. The project is categorically exempt pursuant to Section 15315 (“Minor Land Divisions”) of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Gallegos*

Sean Gallegos, Senior Planner, presented the project.

Dan Shaw, applicant, spoke and made themselves available for questions.

Commissioners asked the applicant and staff questions.

Chair Beninato opened the public comment period.

There were no public comments.

Chair Beninato closed the public comment period.

The Commission discussed the project.

Motion by Beninato and Second by Steinle to recommend the Los Altos City Council adopt ecommend the City Council adopt a Resolution approving a Tentative Parcel Map (Application No. TM24-0001) to subdivide one lot into two lots at 235 Yerba Santa 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)s. **Motion carried 4 -2 with Roche and Disney in dissent.**

COMMISSIONERS' REPORTS AND COMMENTS - None.

POTENTIAL FUTURE AGENDA ITEMS - None

ADJOURNMENT – The meeting adjourned at 9:05 p.m.

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.