



PLANNING COMMISSION MEETING AGENDA

6:00 PM - Thursday, September 04, 2025

***Community Meeting Chambers, Los Altos City Hall 1
North San Antonio Road, Los Altos, CA***

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to **PCPublicComment@losaltosca.gov**.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://tinyurl.com/2r9zu4s3>

Telephone: 1-253-215-8782 / Webinar ID: 929 4610 5450 / Passcode: 242017

SUBMIT WRITTEN COMMENTS: Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to **PCPublicComment@losaltosca.gov**.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Planning Commission packet.

AGENDA

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. The Commission Chair will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Planning Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.

1. Planning Commission Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of August 7, 2025.

PUBLIC HEARING**2. D22-0013, CUP22-0003 and TM22-0005 – 996 Loraine LLC – 996 Loraine Avenue**

Request for Design Review and Conditional Use Permit to construct a three-story mixed-use development with 12 residential units and 962 square feet of ground floor commercial with a State Density Bonus with a concession and waivers and a Tentative Map application to create 13 condominium lots and one common lot. The project site is located on the southwest corner of Loraine Avenue and Miramonte Avenue. The Project meets all the criteria pursuant to Pub. Res. Code § 21080.66 statutory exemption and is thus exempt from the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

COMMISSIONERS' REPORTS AND COMMENTS**POTENTIAL FUTURE AGENDA ITEMS****ADJOURNMENT****SPECIAL NOTICES TO PUBLIC**

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Planning Commission items may be viewed on the Internet at <https://www.losaltosca.gov/642/Agendas-and-Minutes>.

Decisions of the Planning Commission are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.