



**CITY OF LOS ALTOS
PLANNING COMMISSION MEETING
MINUTES
THURSDAY, JUNE 05, 2025
6:00 p.m.
1 N. San Antonio Road, Los Altos, CA**

*Joe Beninato, Chair
Richard Roche, Vice Chair
Mehruss Jon Ahi, 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 Planning Commissioners were present and in person during the meeting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Maria Bautista from the public spoke.

CONSENT CALENDAR

1. Planning Commission Meeting Minutes

Approval of the DRAFT minutes of the Planning Commission meeting of May 15, 2025.

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

PUBLIC HEARING

1. Zoning Code Amendments – Historic Preservation, Mills Act, and Design Review

Consider the draft ordinances and provide recommendation to the Los Altos City Council for the adoption of the proposed ordinances which include:

1. An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.90 (Historic Preservation) to the Los Altos Municipal Code; and
2. An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.91 (Mills Act Program) to the Los Altos Municipal Code; and
3. An Ordinance of the City Council of the City of Los Altos Adding Chapter 14.77 (Design Review) to the Los Altos Municipal Code; and
4. An Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Chapter 14.76 and Chapter 14.78 for Existing Design Review Regulations; and
5. An Ordinance of the City Council of the City of Los Altos Repealing in its Entirety Chapter 12.44 for Existing Historic Preservation Regulations; and
6. An Ordinance of the City Council of the City of Los Altos Amending Chapter 14.01 (Administration of Zoning) to the Los Altos Municipal Code; and

Find the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Project Manager: Nick Zornes

Nick Zornes, Assistant City Manager, presented the project.

Commissioners asked staff questions.

Chair Beninato opened the public comment period.

Residents Curt Riffle, Maria Bautista, Catherine Nunes, and Sreem Tallam from the public provided comments.

Chair Beninato closed the public comment period.

The Planning Commission discussed the project.

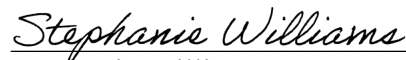
1. Motion by Commissioner Steinle and Second by Commissioner Mensinger to recommend to the Los Altos City Council the adoption of an Ordinance Adding Chapter 14.90 (Historic Preservation) to the Los Altos Municipal Code and find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried 4-1 with commissioner Roche in opposition.**
2. Motion by Commissioner Steinle and Second by Commissioner Mensinger to recommend to the Los Altos City Council the adoption of an Ordinance of the City Council of the City of Los Altos Adding Chapter 14.91 (Mills Act Program) to the Los Altos Municipal Code with amendments to the provisions for interior inspections. **Motion carried 4-1 with commissioner Roche in opposition.**
3. Motion by Commissioner Steinle and Second by Commissioner Mensinger to recommend to the Los Altos City Council the adoption of an Ordinance Adding Chapter 14.77 (Design Review) to the Los Altos Municipal Code 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. **Motion carried unanimously.**
4. Motion by Commissioner Steinle and Second by Chair Beninato to recommend to the Los Altos City Council the adoption of an Ordinance Repealing in its Entirety Chapter 14.76 and Chapter 14.78 for Existing Design Review Regulations 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. **Motion carried unanimously.**
5. Motion by Commissioner Steinle and Second by Chair Beninato an Ordinance Repealing in its Entirety Chapter 12.44 for Existing Historic Preservation Regulations 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. **Motion carried unanimously.**

6. Motion by Commissioner Steinle and Second by Chair Beninato an Ordinance Amending Chapter 14.01 (Administration of Zoning) to the Los Altos Municipal Code 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. **Motion carried unanimously.**

COMMISSIONERS' REPORTS AND COMMENTS – Chair Beninato shared comments.

ADJOURNMENT – The meeting adjourned at 7:36 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.