



**CITY OF LOS ALTOS
PLANNING COMMISSION MEETING
MINUTES
THURSDAY, FEBRUARY 19, 2026
6:00 p.m.
1 N. San Antonio Road, Los Altos, CA**

*Mehruss Jon Ahi, Chair
Richard Roche, Vice Chair
Joe Beninato, Commissioner
Susan Mensinger, Commissioner
Eric Steinle, Commissioner
Daphne Ross, Commissioner*

CALL MEETING TO ORDER: Chair Ahi called the meeting to order at 6:00 p.m.

ESTABLISH QUORUM: Pursuant to AB2449, Eric Steinle, Planning Commissioner, requested to attend the meeting remotely due to a medical issue. All other commissioners were present at the meeting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

No public comments were received.

CONSENT CALENDAR

1. Planning Commission Meeting Minutes

Approval of the DRAFT minutes of the Planning Commission meeting of January 15, 2026.

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

DISCUSSION

2. DR25-0062 and V25-0001 - Brooke McCue - 1276 Montclair Way

Request for Design Review (DR25-0062) for the construction of a one-story, 3,469 square-foot single-family home, and Variance (V25-0001) to allow a 13' front setback in lieu of the required 25' front setback, 5'-4.5" and 5'-5.5" side setbacks in lieu of the required 15' side setbacks, and 28 percent front yard landscape area in lieu of the required 50 percent front yard landscape area per the recommended findings and conditions of approval. 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), and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

Senior Planner Whitehill presented the project.

Commissioners asked staff and the applicant questions.

Chair Ahi opened the public comment period.

Yan Yimajian, Luo Tianqiong, Dan Dang, and Eric Fenembol provided public comments.

Chair Ahi closed the public comment period.

The Planning Commission discussed the project.

Motion by Chair Ahi, second by Commissioner Roche to approve a Design Review (DR25-0062) for the construction of a one-story, 3,469 square-foot single-family home, and Variance (V25-0001) to allow a 13' front setback in lieu of the required 25' front setback, 5'-4.5" and 5'-5.5" side setbacks in lieu of the required 15' side setbacks, and 28 percent front yard landscape area in lieu of the required 50 percent front yard landscape area per the recommended findings and conditions of approval. 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), and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply. **3- 3; motion failed by roll call vote.**

Motion by Commissioner Beninato, second by Commissioner Mensinger to deny Design Review (DR25-0062) for the construction of a one-story, 3,469 square-foot single-family home, and Variance (V25-0001) to allow a 13' front setback in lieu of the required 25' front setback, 5'-4.5" and 5'-5.5" side setbacks in lieu of the required 15' side setbacks, and 28 percent front yard landscape area in lieu of the required 50 percent front yard landscape area per revised findings. **3- 3; motion failed by roll call vote.**

Motion by Chair Ahi, second by commissioner Beninato to continue the item to the March 19, 2026 meeting date. **Motion carried unanimously by roll call vote.**

COMMISSIONERS' REPORTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT – The meeting adjourned at 8:15 p.m.

Stephanie Williams

Stephanie Williams
Development Services 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.