

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE  
CITY OF LOS ALTOS, HELD ON THURSDAY, MARCH 5, 2020 BEGINNING AT  
7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD,  
LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Chair Ahi, Commissioners Bressack, Lee, Marek and Meadows  
ABSENT: Commissioner Samek and Vice-Chair Bodner  
STAFF: Community Development Director Biggs, Planning Services Manager Persicone  
and Senior Planner Golden

**PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

None.

**CONSENT CALENDAR**

**1. Planning Commission Minutes**

Approve minutes of the regular meeting of January 16, 2020.

Action: Upon motion by Commissioner Bressack, seconded by Commissioner Meadows, the Commission approved the minutes from the January 16, 2020 Regular Meeting as written. The motion was approved (5-0) by the following vote:

AYES: Ahi, Bressack, Lee, Marek and Meadows

NOES: None

ABSENT: Samek and Bodner

**PUBLIC HEARING**

**2. MOD19-0007, VCMF19-0003, and D19-0003 – John Miller Architect – 1860 Grant Road**

Conditional use permit (CUP) modification, variance, and design review for a preschool and an addition for a new multi-use classroom of the St. Simon Parish School. The CUP modification request would allow a preschool up to 54 students, but not increase the total number of students allowed under the previous CUP approval. The design review request is for the construction of a new one-story 1,320 square foot modular building for the preschool and other associated improvements and a 1,040 square foot addition to the existing school building for a new multi-use classroom. The variance request is to allow a 26-foot exterior side yard setback for the modular building, whereas a 35-foot setback is required. *Project Planner: Golden*

Senior Planner Golden presented the staff report recommending to the City Council approval of Conditional Use Permit Modification (MOD19-0007) and consider staff's input regarding the findings for both the approval of the Design Review (D19-0003) and Variance (VCMF19-0003) applications.

Michael Benninghsusen, teacher for St. Simon's School, stated that he is the Chair of the Building/Sites Committee.

Project architect John Miller gave an overview of the project design.

### Public Comment

Mountain View resident Ryan Doherty gave his support for the project, said design changes are a plus, and is excited to see the preschool expand.

Santa Clara resident Josh Bligh, representing the St. Simon School Parents, gave his support for the project, said the Bay is an under-preschooled area, and noted this is an opportunity to allow separation between school ages.

### Commission Discussion

Commissioner Meadows

- Okay with Use Permit Modification;
- In support of design review, but landscaping of the base would help the look of the temporary building;
- Noted the variance findings as far as shape and location of the lot, building situs, and proximity of residential properties to other areas on the site; and
- Can support the variance for the noted reasons.

Commissioner Lee

- Agreed with the use permit modification;
- Design review for the school addition is an appropriate solution;
- The preschool building echoes the existing structure and has no issue with the shape of the modular structure;
- Has a difficult time making the third variance finding;
- Potential solution without the need for a variance; and
- Can envision other solutions for the variance of the structure.

Commissioner Bressack:

- Is in support of the use permit modification and design review;
- Noted Commissioner Lee's comments when it comes to the variance;
- Said the proximity to major streets and the shape of the lot supports the third variance finding;
- Noted that St. Simon has developed a program that has allowed it to be a good neighbor; and
- There is a need for preschools especially good quality places for children.

Commissioner Marek:

- Okay with variance request;
- Noted the shape makes it difficult to improve as compared to a typical rectangular lot; and
- Noted the proximity to Foothill Expressway.

Chair Ahi:

- Can support all the application requests; and
- Showing the parking location and vehicle route on the Site Circulation Diagram would be helpful to the City Council.

Action: Upon motion by Commissioner Bressack, seconded by Commissioner Meadows, the Commission recommended approval to the City Council of Conditional Use Permit Modification (MOD19-0007), Design Review (D19-0003) and Variance (VCMF19-0003) applications.

The motion was approved (5-0) by the following vote:

AYES: Ahi, Bressack, Lee, Marek and Meadows

NOES: None

ABSENT: Samek and Bodner

## **COMMISSIONERS' REPORTS AND COMMENTS**

Commissioner Meadows reported on the February 25, 2020 City Council meeting and noted the 831 Arroyo Road lot subdivision that was approved.

## **POTENTIAL FUTURE AGENDA ITEMS**

Staff provided an overview of upcoming projects on the Commission's meeting agendas.

## **ADJOURNMENT**

Chair Ahi adjourned the meeting at 8:17 P.M.

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Jon Biggs  
Community Development Director