



## PUBLIC HEARING

## Agenda Item #3

**PLANNING COMMISSION  
AGENDA REPORT**

**Meeting Date:** March 3, 2022

**Subject:** Two-Lot Subdivision at 705 Vista Grande Avenue (Application TM21-0002)

**Prepared by:** Steve Golden, Interim Planning Services Manager

**Attachments:**

- A. Draft Resolution
- B. Vicinity and Notification Maps
- C. Public Correspondence
- D. Tentative Parcel Map

**Initiated by:** Navneet Aron, Applicant  
Sandesh and Shikha Tawari, Property Owner

**Recommendation:**

Recommend City Council approval of the subdivision application (TM21-0002) approving a tentative parcel map to subdivide the property into two lots subject to the findings and conditions contained in the draft resolution.

**Environmental Review:**

This project is considered categorically exempt from environmental review under Section 15315 of the California Environmental Quality Act (CEQA) Guidelines because it is a division of property into four or fewer parcels that are in conformance with the City's General Plan and Zoning Ordinance, does not require any variances or exceptions, and all required services and access to the proposed parcels, in compliance with local standards, are available; and none of the circumstances described in CEQA Guidelines Section 15300.2 applies.

**Project Description:**

The Applicant requests approval of a tentative parcel map to subdivide a 26,708 square foot lot into two parcels including an interior lot and a corner lot (Attachment D). A portion of the existing lot along Springer Road would be dedicated for the public street right-of-way. Lot A, an interior lot, would be 11,120 square feet in size and Lot B, a corner lot, would be 12,166 square feet in size. The following table summarizes the project:

**Subject:** Two-Lot Subdivision at 705 Vista Grande Avenue

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**GENERAL PLAN DESIGNATIONS:** Single-Family, Medium Lot (SF-4)  
**ZONING:** R1-10 (Single-Family)  
**LOT SIZE:** 26,708 square feet

	<b>PROPOSED</b>	<b>REQUIRED</b>
<b>LOT A:</b>		
Area	11,120 square feet	10,000 square feet
Width	80.0 feet	80 feet
Depth	126.5 feet	100 feet
<b>LOT B:</b>		
Area	12,166 square feet	11,000 square feet
Width	91.6 feet	90 feet
Depth	133.5 feet	100 feet

### **Background**

The subject property is located on the corner of Vista Grande Avenue and Springer Road. The subject parcel is the result of a lot line adjustment recorded in 2008 that reapportioned a 1,765 square foot area between it and the abutting property at 715 Vista Grande Avenue. The former parcel was originally created as part of the Montebello Acres Subdivision recorded in May 1928, and the existing house on the property was constructed in 1951. Prior to recordation of the final parcel map, the existing residence will be required to be demolished, moved, or portions of the structure removed and rebuilt to comply with setbacks and other applicable development standards of the R1-10 zoning district.

### **Discussion/Analysis**

#### General Plan and Zoning Compliance

The proposed subdivision conforms with all applicable goals, policies and programs in the Los Altos General Plan and complies with all applicable requirements in the City's Zoning Ordinance. As indicated in Figure LU-1 (General Plan Land Use Policy Map) and Table LU-1 in the Land Use Element, the site is designated as a Single-Family, Medium Lot land use, which allows for a density of up to four dwelling units per net acre. The Applicant requests a subdivision to create two, single-family lots, which fall within that allowed density range.

In addition to the Land Use Element, the Housing Element and Infrastructure and Waste Disposal Element have specific policies that pertain to residential subdivisions:

- The City shall ensure that the development permitted in the creation of land divisions results in an orderly and compatible development pattern, within the subdivision and in relation to its surroundings; provides for quality site planning and design; and provides for quality structural design. (Housing Element, Policy 1.5);
- Review development proposals to determine whether adequate water pressure exists for existing and new development. (Infrastructure and Waste Disposal Element, Policy 1.3); and

- Review development proposals to ensure that if a project is approved, adequate sewage collection and treatment capacity is available to support such proposals. (Infrastructure and Waste Disposal Element, Policy 2.2).

The proposed subdivision is seeking to create two lots, an interior lot and a corner lot, that will front on Springer Road. The proposed lots meet the minimum lot size requirements and all applicable site development standards such as width, depth and frontage for the R1-10 Zoning District as shown in the table above. For the corner lot (Lot B), Vista Grade Avenue will be considered an exterior side property line in conformance with the Zoning Ordinance since Springer Road is the narrower width and the lot would not meet the 100-foot minimum depth requirement of the R1-10 Zoning District if Vista Grande Avenue was considered the front. The residential properties on the east side of Springer Road follow similar rectangular lot patterns and range in size from 10,000 to 17,500 square feet. The lots on the west side of Springer Road are more diverse in shape and size. The northern lot line of Lot A is the city boundary; therefore, the parcels to the north of the subject site are in the City of Mountain View and most parcels are smaller in size with an average lot size of approximately 5,300 square feet. Therefore, the project complies with all applicable R1-10 District site development standards and conforms to the Housing Element policy related to subdivisions maintaining an orderly and compatible development pattern.

The Santa Clara County Fire Department and California Water Service Company, the City's water provider, have confirmed that adequate water pressure exists in this area to serve the subdivision. The Engineering has confirmed that adequate sewage collection and treatment capacity is available to support the subdivision. Therefore, the project conforms to the Infrastructure and Waste Disposal policies related to new development.

#### Subdivision Findings

The California Subdivision Map Act requires several general findings in order to approve a subdivision. First, the subdivision must be consistent with applicable general and specific plans. As stated above, the subdivision conforms to the City's General Plan. The property is designated with a Single-Family, Medium Lot land use designation on the General Plan Land Use Policy Map and is consistent with Housing Element policies as well as other General Plan policies as discussed above.

Additionally, findings can be made that the site is physically suitable for the type of development and the proposed density of development. The site is suitable for the type of development because the R1-10 Zoning District allows for single-family residential development and the proposed lots will be in conformance with the site development standards of the district. The land use designation allows for a density of up to four dwelling units per net acre. The proposed two-lot subdivision is within that allowed density range.

The proposed subdivision and the proposed improvements should not cause substantial environmental damage, substantially injure fish or wildlife, or cause serious public health problems. There are not any significant negative environmental or public health impacts associated with the subdivision and it is categorically exempt from further environmental review under Section 15315 of the California Environmental Quality Act (CEQA) Guidelines because it is considered a minor land division of four lots or less. Although the plans show a number of trees to be removed, removal of any trees protected by the Tree Protection Regulations (Chapter 11.08), are not approved at this time, will be required to be preserved, and will be evaluated during the Design Review Permit(s) for any

new residences or as part of a Tree Removal Permit application process. Other than that, the site is generally flat with minimal slope and located within a suburban context with access to existing services, including sewer, water, electricity, and public street circulation system. It is served by the Los Altos Police Department and Santa Clara County Fire Department.

Finally, the subdivision cannot conflict with any access easements. There are not any known existing access easements encumbering this property; therefore, the proposed subdivision will not conflict with any known access easements.

#### Public Notification and Public Correspondences

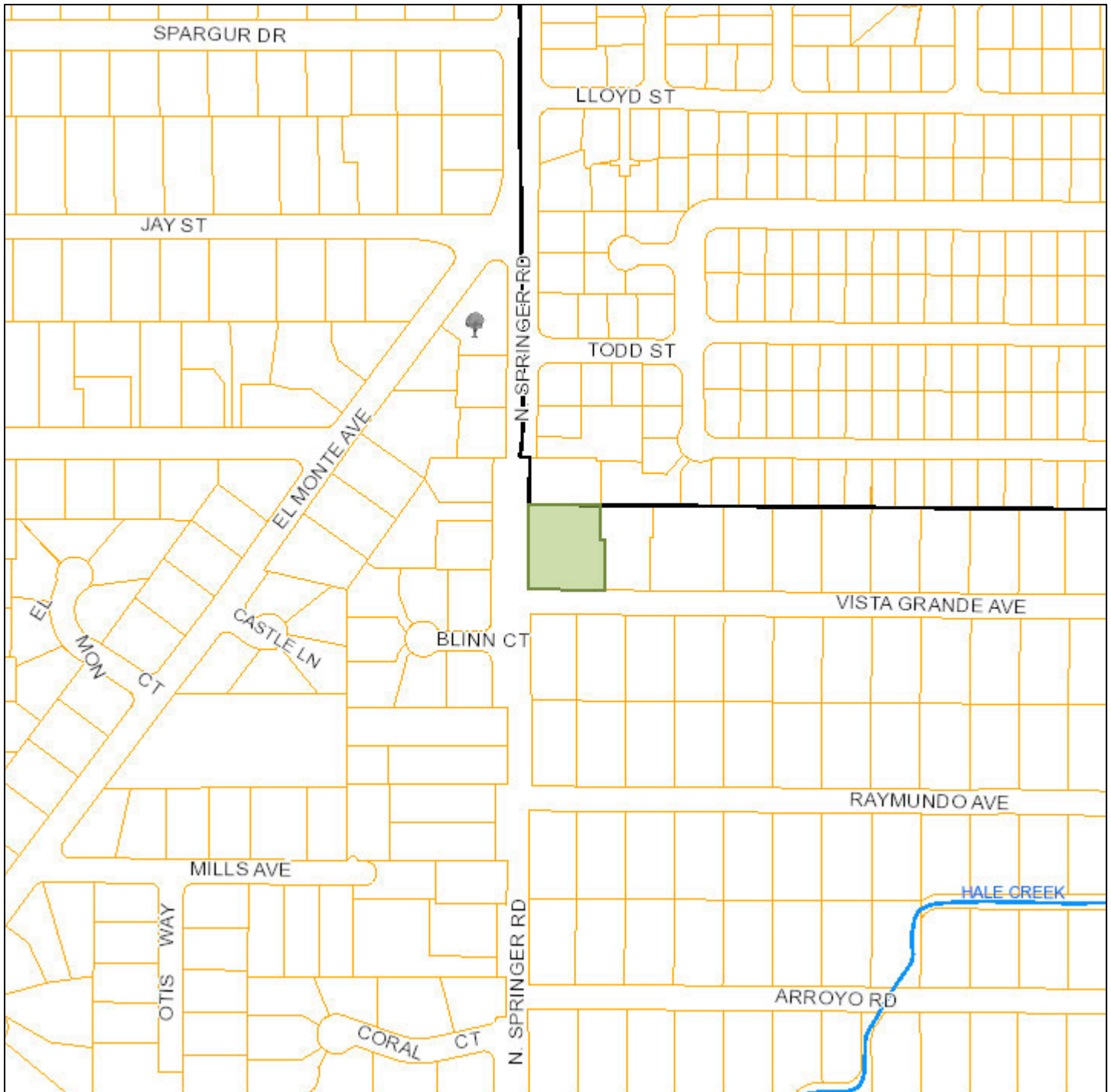
A public hearing notice was published in the *Town Crier*, a public meeting notice was posted on the property and mailed to all property owners within 500 feet of the property (Attachment B). The mailed notices included 95 property owners.

One public correspondence has been submitted prior to the date this report was published (Attachment C). Any additional public correspondences will be forwarded to the Planning Commission for review and published to the agenda website.

#### Options

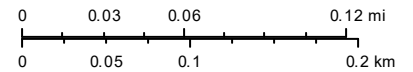
The Planning Commission can recommend City Council approval, approval with modifications, or denial of the tentative map application. Because the project involves a residential subdivision to construct two or more housing units, the project is subject to the Housing Accountability Act. Therefore, any denial of the project (or any condition of approval that would have the effect of reducing density) must be supported by findings that the project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the adverse impact. Staff recommends the Planning Commission recommend approval of the tentative map subject to the findings and conditions in the draft resolution (Attachment A). Staff is unaware of any circumstance that would support the findings required for denial under the Housing Accountability Act. Once the Planning Commission makes a recommendation, this application will be forwarded to the City Council for their consideration.

# Vicinity Map



Print Date: February 16, 2022

1:4,514

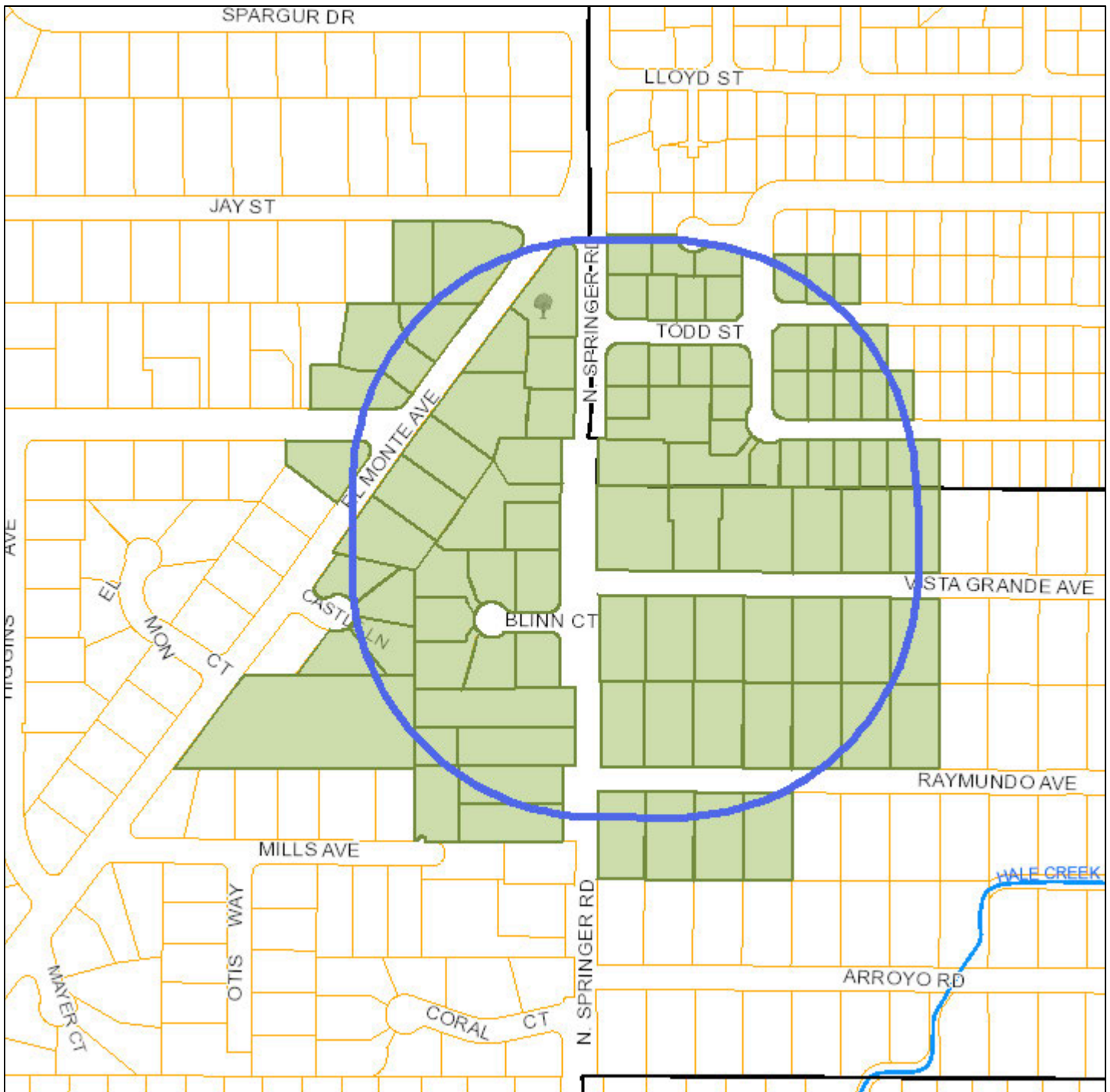


- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

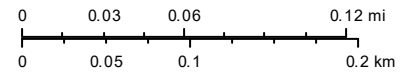
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community








# Notification Map



Print Date: February 16, 2022

1:4,514



-  Schools
-  Park and Recreation Areas
-  City Limit
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# 705 Vista Grande Avenue

Subdivision Application No. TM21-0002

Response to this Application:

As neighbors at 1255 Springer Road, Mountain View, California and after reviewing Tentative Parcel Map, we are STRONGLY OPPOSED to this current APPLICATION and hope a more AMIABLE APPLICATION will be developed to alleviate our concerns and objections.

- 1) Privacy: Lot A property will be a two-story structure and will be 10 feet from our property line. This is TOTALLY UNACCEPTABLE. Other three properties neighboring our home provide adequate privacy. The first property is a two-story house on the backside of our property line and varies from 18 feet to 27 feet in distance. The second property is an adjacent plantation structure house and is also a two-story structure, however the actual structure is not adjacent to our property line. The third property is located on Springer Road and is a one-story house.
- 2) The two two-story structures are squeezed together into this limited parcel area. This destroys uniformity and the tranquilly of the neighborhood. There is nowhere else in the immediate neighborhood/area where this exists. This will change the feel and makeup of the neighborhood area.
- 3) Creates a higher density in this area of the neighborhood with two two-story structures squeezed next to each other in this limited parcel area.
- 4) More vehicles will be residing to this parcel, which will create more noise and pollution in the immediate area.
- 5) Amount of extra construction and time for the two-story structures required to be developed on this parcel, will cause extra disturbance, extra disruption, unacceptable amount of noise and extra dust.
- 6) The plan to remove the two existing trees on Springer Road will cause our home to lose shading from sunlight and also damages the environment and ecosystem of the area.
- 7) Extra amount of noise from the construction for the two-story structures will impact life style (sleeping issues) in the morning hours for some members of our family.

Hopefully our concerns will be respected to this project and the plan will be modified so that it will benefit all parties.

Thank You,

Michael, Blanca and Paul Rotschi

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Mountain View, California  
████████████████████  
████████████████████

March 1, 2022

**From: Sandesh Tawari & Shikha Tawari**  
**705 Vista Grande, Los Altos, CA**



Dear Neighbor,

We hope you are doing well! My wife (Shikha) and I (Sandesh) bought our home last year after looking for over a year for the perfect location to raise our family along with that of my brother's. We've been blessed with our family of four including our 2 energetic kids aged 6 & 11 who study in Los Altos. My Brother stays in San Mateo and is looking forward to moving down to South Bay too to be closer to us.

It has always been our dream to raise our joint family in a nice and quiet neighborhood where we would feel safe with the kids going out to the back yard to play by themselves or get together with other friends. We truly believe that by subdividing this large lot into two we have the opportunity to build two individual single-family houses in future for us, which we plan to design in accordance with the City's guidelines & neighborhood.

We're reaching out to you to share the T-Map plans and keep you in the loop of the proposed subdivision which is scheduled for Planning commission hearing on March 3rd 2022, which can be accessed by scanning this QR Code.

Words can't describe just how excited our whole family is for the success of this first step and we're looking forward to being a part of this wonderful neighborhood!

Sincerely,  
**Tawari Family**

CC:

1. 706 Vista Grande Ave
2. 714 Vista Grande Ave
3. 715 Vista Grande Ave
4. 1591 Dennis Ln
5. 1255 Springer Rd
6. 184 Springer Rd
7. 160 Springer Rd
8. 685 Blinn Ct



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**ACKNOWLEDGEMENT:**

**We have received & reviewed the plans & our remarks are as under:**

We are fine with the subdivision. We encourage planting more trees to compensate for the ones removed, and leave enough setback from street to keep a consistent look with the neighborhood.

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Name: Will Deng

Address: 706 Vista Grande Ave

Signature & Date:  3/2/2022



## Steve Golden

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**From:** Qiyang Wang [REDACTED] >  
**Sent:** Monday, February 28, 2022 1:13 PM  
**To:** Steve Golden  
**Cc:** Ella Li  
**Subject:** Concerns for subdivision construction of 705 Vista Grande Ave

To whom it may concern,

I'm Qiyang Wang and the house owner of 714 Vista Grande Ave, Los Altos, CA 94024. I'm writing to express my concerns over subdivision construction of 705 Vista Grande Ave, which is right across the street from my house.

The two two-story structures are squeezed together to the limited area, which is inconsistent with the neighborhood and destroys the uniformity and tranquility of the neighborhood. It creates a higher density in this area, and leads to more vehicles residing in this parcel area causing more noise and pollution.

In addition, the amount of extra construction and time for the two-story structures required to be developed on this parcel, will cause extra disturbance, extra disruption, and greater amount of noise and extra dust.

The factors mentioned above would cause mental stress in my family with young kids.

Thanks,  
-Qiyang

[REDACTED]

March 1, 2022

**From: Sandesh Tawari & Shikha Tawari**  
**705 Vista Grande, Los Altos, CA**



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**ACKNOWLEDGEMENT:** *Neutral*

**We have received & reviewed the plans & our remarks are as under:**

*Tawari's are aware of concerns & seem amenable to accommodate them.*

Name: *Shishir Mehrotra*

Address: *715 Vista Grande Ave*

Signature & Date: *[Signature]* *3/1/22*