



## AGENDA REPORT SUMMARY

**Meeting Date:** April 26, 2022

**Subject** **705 Vista Grande Avenue Two-Lot Subdivision:** Consider adoption of a resolution approving an application for a tentative parcel map to subdivide a 26,708 square foot parcel at 705 Vista Grande Avenue into two lots. The proposed subdivision would create a 12,166 square-foot corner lot, a 10,120 square-foot interior lot, and dedication of the street frontage for the public right-of-way along Springer Road. A categorical exemption pursuant to Section 15315 (Class 15), Minor Land Divisions of the California Environmental Quality Act (CEQA) guidelines will be considered. On March 3, 2022, the Planning Commission reviewed the proposed project during a public hearing and recommended City Council approval. (S. Golden)

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

**Reviewed by:** Laura Simpson, Interim Community Development Director

**Approved by:** Gabriel Engeland, City Manager

**Attachment(s):**

1. Resolution 2022-XX
2. Planning Commission Meeting Minutes, March 3, 2022
3. Planning Commission Agenda Report, March 3, 2022
4. Tentative Parcel Map (corrected lot area for Lot A)

**Initiated by:**

Navneet Aron, Applicant

Sandesh and Shikha Tawari, Property Owner

**Previous Council Consideration:**

None

**Fiscal Impact:**

There is no negative fiscal impact to the City for this project. Payment of Traffic Impact and Park In-lieu Fees will be required to be paid per Municipal Code requirements.

**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

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City Manager

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Reviewed By:

City Attorney

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Finance Director

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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.

**Policy Question(s) for Council Consideration:**

- Does the request for tentative map approval to subdivide the parcel into two lots satisfy the subdivision findings per the Municipal Code?

**Summary:**

- The existing 26,708 square foot corner lot is proposed to be subdivided into two lots, a 10,120 square-foot interior lot and a 12,166 square-foot corner lot.
- The proposed lots meet the development standards per the R1-10 zoning district

**Staff Recommendation:**

Approve 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 (Attachment 1).



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### **Purpose**

To review and consider a request for a tentative parcel map to allow for the subdivision of a parcel into two lots.

### **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 reappportioned 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.

On March 3, 2022, the Planning Commission held a public hearing to consider the proposed tentative parcel map to create two-lots. The Commission voted unanimously to recommend approval of the subdivision. The Planning Commission meeting minutes and agenda report are included as Attachments 2 and 3.

### **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).



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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 included in the attached Planning Commission Agenda Report (Attachment 3)<sup>1</sup>. 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.

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<sup>1</sup> The table incorrectly referenced the lot area for Lot A. The corrected lot area should be 10,120 square feet. The corrected Tentative Parcel Map is included as Attachment 4.



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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.

## Options

- 1) Approve the tentative parcel map subject to the findings and conditions in the draft resolution (Attachment 1).

**Advantages:** Creates two lots that are compatible with the surrounding neighborhood. Since the project involves a residential subdivision to construct two or more housing units, the project is subject to the Housing Accountability Act.

**Disadvantages:** None identified.

- 2) Deny the tentative parcel map to allow the subdivision into two residential lots.

**Advantages:** The existing lot and residence would remain unchanged.

**Disadvantages:** 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 pursuant to the Housing Accountability Act. Staff is



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unaware of any circumstance that would support the findings required for denial under the Housing Accountability Act.

**Recommendation**

The staff recommends Option 1.