



**DISCUSSION ITEM**

**Agenda Item # 3**

**AGENDA REPORT SUMMARY**

**Meeting Date:** March 26, 2019

**Subject:** Resolution No. 2019-07: Two-Lot Subdivision at 831 Arroyo Road

**Prepared by:** Sean K. Gallegos, Associate Planner

**Reviewed by:** Jon Biggs, Community Development Director

**Approved by:** Chris Jordan, City Manager

**Attachments:**

1. Resolution No. 2019-07
2. Planning Commission Meeting Minutes dated February 7, 2019
3. Planning Commission Agenda Report dated February 7, 2019
4. Public Correspondence
5. Tentative Map

**Initiated by:**

Ying-Min Li, Applicant

**Previous Council Consideration:**

None

**Fiscal Impact:**

It is estimated that the project will pay \$77,500 to the City's Park in-Lieu fund and \$6,774.20 to the City's Traffic Impact Fee fund.

**Environmental Review:**

This project is categorically exempt from environmental review pursuant to Section 15315 (Minor Land Divisions) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended.

**Policy Questions for Council Consideration:**

- Does the proposed subdivision result in an orderly and compatible development pattern, within the subdivision and in relation to its surroundings?
- Does the subdivision provide for quality site planning and design?

**Summary:**

- The application includes a tentative map to subdivide the property at 831 Arroyo Road into two conforming parcels – an interior lot and a corner lot

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**Reviewed By:**

City Manager

*CJ*

City Attorney

*CD*

Finance Director

*SE*

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- The Planning Commission reviewed the application on February 7, 2019 and recommended approval to the City Council

**Recommendation:**

The Planning Commission recommended adoption of Resolution No. 2019-07 approving subdivision application 18-DL-01 subject to the suggested findings and recommended conditions



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### **Purpose**

Review the subdivision proposal and determine whether to approve the application, which includes a tentative map.

### **Background**

At its meeting on February 7, 2019, the Planning Commission held a public hearing to consider the application. The Commission discussed the subdivision application, and a majority expressed general support. Six neighbors spoke in opposition to the proposed subdivision, expressing concern that it would not result in a compatible development pattern within the existing neighborhood context on Arroyo Road, the proposed lot sizes were too small, and the potential orientation of future houses toward Mountain View Avenue would negatively impact the Arroyo Road neighborhood character. In addition to the public speakers, 20 comment letters were submitted to the City that raised similar concerns about the proposal. This correspondence, which was submitted after the Planning Commission agenda report was published, is included as Attachment 4.

After reviewing the public comments, both written and oral, the Commission discussed the proposed subdivision, with a focus on the General Plan Housing Element, Policy 1.5 that proposed that subdivisions shall result in an orderly and compatible development pattern. Overall, the Commission recognized the concerns raised by the neighborhood, but found that the subdivision was consistent with the General Plan and met all applicable site standards. Following the discussion, the Commission voted unanimously (6-0, with one commissioner absent) to recommend approval of the subdivision application to the City Council. To address the concerns related to compatibility with the Arroyo Road neighborhood, the recommendation included a condition that requires the new house on the corner lot (Parcel 2) to be designed to face Arroyo Road and have a 25-foot setback from Arroyo Road to be consistent with the front yard setback pattern on the street. The Planning Commission meeting minutes and agenda report are included as Attachments 2 and 3.

### **Discussion/Analysis**

This project includes a tentative map to subdivide the property at 831 Arroyo Road, a corner lot that also has frontage on Mountain View Avenue, into two lots. The property was originally created as part of the Montebello Acres subdivision in 1927. The division of land would create two new parcels, an interior lot and a corner lot, with primary frontages on Mountain View Avenue. Parcel 1, the interior lot, would be 10,029 square feet in size, and Parcel 2, the corner lot, would be 13,404 square feet in size.

The property is designated as Single-Family, Medium Lot land use on the General Plan Land Use Policy Map, which allows for a density of up to four dwelling units per net acre. The proposal creates two single-family lots, which fall within that allowed density range. The project conforms with all applicable goals, policies and programs in the Los Altos General Plan and the new lots meet the R1-10 District's minimum lot size requirements of 10,000 square feet for an interior lot and 11,000 square



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feet for a corner lot. The new lots also meet all applicable site standards for the R1-10 District, including width, depth and frontage.

The residential properties on the eastern end of Arroyo Avenue and along Mountain View Avenue are diverse in their sizes and shapes, with lots ranging from 10,101 to 38,061 square feet in size. The subdivision is proposing a similar layout to two previously approved subdivisions along Mountain View Avenue to the north. The two-lot subdivision at the corner of Raymundo Avenue and Mountain View Avenue occurred in April 1962, and it created an interior lot of 10,454 square feet and a corner lot of 19,819 square feet. The two-lot subdivision at the corner of Vista Grande Avenue and Mountain View Avenue occurred in June 1981, and it created an interior lot of 10,101 square feet and a corner lot of 13,253 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.

To address neighbor concerns about the subdivision creating a lot with a reduced exterior side yard setback of 20 feet along Arroyo Road, where all of the adjacent properties have front yard setback of at least 25 feet, a condition was added to increase this setback to be 25 feet. In addition, to ensure that the pattern of front yards along Arroyo Road is maintained, a condition was also added to require the new house on the corner lot to face Arroyo Road. The tentative map has been updated to show a 25-foot setback from Arroyo Road.

### Options

- 1) Adopt Resolution No. 2019-07 as recommended by the Planning Commission

**Advantages:** The subdivision would create two new parcels that meet all applicable site standards for the R1-10 District and maintain an orderly and compatible development pattern on Mountain View Avenue and Arroyo Road

**Disadvantages:** None identified

- 2) Direct staff to bring back a resolution denying the application

**Advantages:** The existing parcel would remain unchanged

**Disadvantages:** The City would lose the potential to subdivide into two conforming lots and create two new single-family dwelling units



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**Recommendation**

The Planning Commission recommends Option 1.

**RESOLUTION NO. 2019-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
APPROVING A TENTATIVE MAP FOR A TWO-LOT SUBDIVISION AT 831  
ARROYO ROAD**

**WHEREAS**, the City of Los Altos received a subdivision application that includes a tentative map from Ying-Min Li for a two-lot subdivision, application 18-DL-01, referred herein as the “Project”; and

**WHEREAS**, the Project is categorically exempt from environmental review as a minor land division that involves the creation of four or fewer new parcels in accordance with Section 15315 of the California Environmental Quality Act of 1970 as amended (“CEQA”); and

**WHEREAS**, the Project was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on the Project on February 7, 2019 and the City Council held a duly noticed public meeting on the Project on March 26, 2019; and

**WHEREAS**, the City Council has reviewed all written evidence and oral testimony presented to date on this matter; and

**WHEREAS**, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council’s decision was made are located in the Office of the City Clerk.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby approves the Project subject to the findings and conditions of approval attached hereto as Exhibit “A” and incorporated by this reference.

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the XX day of XX 2019 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Lynette Lee Eng, MAYOR

Attest:

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Jon Maginot, CMC, CITY CLERK

## **EXHIBIT A**

### **FINDINGS**

With regard to division of land application 18-DL-01, the City Council finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

- A. The proposed subdivision is in conformance with the Los Altos General Plan, including specifically applicable policies contained in the Housing Element Policy 1.5 and Infrastructure and Waste Disposal Element Policies 1.3 and 2.2 by creating two single-family lots, which fall within the allowed density range. The project conforms with all applicable goals, policies and programs in the Los Altos General Plan by maintaining a similar layout to two previously approved subdivisions along Mountain View Avenue to the north and maintaining a compatible and orderly development to the Montebello Acres subdivision. The new lots meet the R1-10 District's minimum lot size requirements of 10,000 square feet for an interior lot and 11,000 square feet for a corner lot. The new lots also meet all applicable site standards for the R1-10 District, including width, depth and frontage.
- B. The site is physically suitable for this type and density of development because it is in conformance with the Single-Family, Medium Lot and Other Open Space land use designations of the General Plan, has a density that does not exceed four dwelling units per acre and complies with all applicable R1-10 District site development standards;
- C. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, or substantially injure fish or wildlife because the site is located within a developed suburban context and is not in or adjacent to any sensitive habitat areas;
- D. The design of the subdivision will not cause serious public health problems because the site is located within a suburban context and has access to urban services including sewer and water; and
- E. The design of the subdivision will not conflict with access easements because there are no access easements associated with or encumbering this property.

## CONDITIONS

### **GENERAL**

1. **Approved Plans**

Project approval is based upon the tentative map dated February 25, 2019, except as may be modified by these conditions.

2. **Parcel 2 Setbacks and Orientation**

The new house on Parcel 2 shall be sited to face Arroyo Road and have a setback of at least 25 feet from the exterior side property line adjacent to Arroyo Road.

3. **Public Utilities**

The developer shall contact electric, gas, communication and water utility companies regarding the installation of new utility services to the site.

4. **Protected Trees**

All existing trees on the site are protected as shown on the submitted plans and shall not be removed unless approved by the City during any subsequent development review or tree removal permit application.

5. **Encroachment Permit**

An encroachment permit, and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

6. **Stormwater Management Plan**

The project shall comply with the City of Los Altos Municipal Regional Stormwater (MRP) NPDES Permit No. CA S612008, Order No. R2-2015-0049 dated November 19, 2015. The improvement plan shall include the “Blueprint for a Clean Bay” plan sheet as page 2 in all plan submittals.

7. **Sewer Lateral**

Any proposed sewer lateral connection shall be approved by the City Engineer.

8. **Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney’s fees, incurred by the City or held to be the liability of the City in connection with the City’s defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City’s action with respect to the applicant’s project.

### **PRIOR TO MAP RECORDATION**

9. **Demolition**

The applicant shall obtain and final a demolition permit from the Building Division to remove all existing structures on the property.

10. **Payment of Fees**

The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and map check fee plus deposit as required by the City of Los Altos Municipal Code.



**11. Easement Dedication**

The applicant shall dedicate public utility easements as required by the utility companies to serve both parcels.

**12. Right-of-Way Dedication**

The applicant shall dedicate an area of land having a 25-foot radius adjacent to the intersection at Arroyo Road and Mountain View Avenue to the public right-of-way.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT**

**13. Map Recordation**

The applicant shall record the tentative map.

**14. Construction Management Plan**

Detailed plans for any construction activities affecting the public right-of-way include but are not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, and shall be provided to the City Engineer for review and approval. The applicant shall also submit on-site, and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by City staff.

**15. Routing and Staging Plan**

A truck routing and staging plan for the proposed excavation of the site shall be submitted for review and approval by the City Engineer. A Transportation Permit, per the requirements in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the site.

**16. Utility Plan**

The applicant shall submit a utility plan which includes the location of the sanitary sewer laterals for each lot.

**17. Stormwater Pollution Prevention**

The project shall comply with the Stormwater Pollution Prevention Measures per Chapter 10.16 of the Los Altos Municipal Code.

**PRIOR TO OCCUPANCY**

**18. Curb and Gutter Replacement**

The applicant shall remove and replace the concrete curb/gutter along the entire frontage per the City Engineer's instructions

**19. Underground Utilities**

The applicant shall be responsible for the removal/undergrounding of the existing overhead utilities.

APPROVED

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS, HELD ON THURSDAY, FEBRUARY 7, 2019 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Chair Samek, Vice-Chair Lee, Commissioners Ahi, Bodner, Meadows and Mosley  
ABSENT: Commissioner Bressack  
STAFF: Community Development Director Biggs, Planning Services Manager Dahl, Senior Planner Golden, Associate Planner Gallegos, and City Attorney Lee

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

Los Altos Square resident Fred Haubensak spoke in support of the City developing an El Camino Real Specific Plan with a focus on mixed-use, limited development incentives for density bonus projects, and addressing privacy impacts from tall buildings on adjacent to residential uses.

**ITEMS FOR CONSIDERATION/ACTION**

**CONSENT CALENDAR**

- 1. Planning Commission Minutes**  
Approve the minutes of the January 17, 2019 Regular Meeting.

Action: Upon motion by Commissioner Meadows, seconded by Commissioner Bodner, the Commission approved the minutes from the January 17, 2019 Regular Meeting as amended. The motion was approved (5-0-1) by the following vote:  
AYES: Ahi, Bodner, Lee, Mosley and Meadows  
NOES: None  
ABSENT: Bressack  
ABSTAIN: Samek

**STUDY SESSION**

- 2. 18-CA-03 – Paul Lovoi – Amendment to R3-4.5 Multiple-Family District**  
Code Amendment to Chapter 14.16, R3-4.5 Multiple-Family District. *Project Planner: Golden*

Senior Planner Golden presented the staff report and answered questions.

Project applicant Paul Lovoi presented in support of the proposed amendments, noting he supports allowing two-story additions, rules to allow owners to modernize are needed and that he had received 21 letters of support and none in opposition.

Public Comment

Resident Eric Defriez, lives adjacent to the neighborhood, expressed concern about two-story development and traffic issues on Fallen Leaf Lane, amendments should limit development to one-story along R1 edge to the north.

Resident Teri Wiss, lives on Fallen Leaf Lane, expressed concern about density in the neighborhood and noted the General Plan has policies that preserve low density and privacy.

Resident Karl Hansen, lives behind the neighborhood, noted that the existing design character of the neighborhood should be preserved, concerned about making parking issues worse and significant grade differences.

Resident Nitin Panjwan, lives in neighborhood, expressed concern about the amendments making structures nonconforming, needs to be more data and a full survey should be done.

Resident Ed North, lives on Cynthia Way, expressed concern about the grade change, noting that two-story duplexes would significantly impact adjacent single-family properties.

Resident Michelle Machado, lives on Stevens Place, expressed concerns about allowing two-stories, allowing small family daycare uses and sought clarification on if net area include easements.

### Commission Discussion

The Commission discussed the project and provided the following comments:

- Commissioner Meadows:
  - Any amendments should ensure that duplex designation is maintained;
  - Example site plans that show proposed setbacks should be provided; and
  - Reducing the setbacks but limiting structures to one-story may be appropriate.
- Commissioner Bodner:
  - The proposal addresses nonconforming structures;
  - Okay with two-stories, but let the owners self-determine;
  - Design review can address privacy concerns; and
  - Exhibits demonstrating site standards would be useful.
- Commissioner Ahi:
  - Functionally an R2 zone;
  - The main issues are height and density;
  - Okay with two-story height limit, a one-story limit should be driven by property owners (self-imposed); and
  - Further evaluate floor area and coverage at 35 or 40 percent.
- Vice-Chair Lee:
  - Wants a better sense of where the neighborhood stands on the proposal;
  - Better identify character of the neighborhood and if it should be maintained; and
  - Is generally okay with the draft amendments.
- Commissioner Mosley:
  - Okay with allowing two-stories along Homestead Road; and
  - Look further at other areas of neighborhood that are appropriate for two-stories.
- Chair Samek:
  - Requiring a full neighborhood survey would be very cumbersome;
  - Amendments would not result in all properties rebuilding;
  - Set reasonable standards;
  - Concerned about allowing two-stories;

- If property owners want a two-story height limit, they should speak-up as there does not currently appear to be much demand; and
- Clarified that two-stories additions do not add density.

## **PUBLIC HEARING**

### **3. 18-DL-01 – Ying-Min Li – 831 Arroyo Road**

Tentative map to subdivide a property into two lots in the R1-10 Zone District. The subdivision would create a 10,029 square-foot lot and a 13,404 square-foot lot. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending approval of subdivision application 18-DL-01 to the City Council, subject to the recommended findings and conditions.

Project architect, Rick Hartman, presented the project, clarifying that the exterior side yard setback will be 20 feet and that the goal is to have the house on the corner lot face Arroyo Road.

#### Public Comment

Resident Michael Look expressed opposition to the subdivision, noting that it would change the character of the neighborhood, but if approved, the new house should face Arroyo Road and no tall fences should be allowed along the exterior side.

Resident Emily Wu expressed opposition to the subdivision, noting that it will turn back on Arroyo Road; but if approved, the new house needs to face Arroyo Road.

Resident Therri Demas expressed opposition to the subdivision, noting that it would disrupt the character of the Arroyo Road neighborhood.

Resident Nancy Ellickson expressed opposition to the subdivision, noting that the average lot size is 18,300 square feet, the newly created lots would be too small, the subdivision would disrupt the character of the neighborhood, does not meet orderly and compatible development requirement, and not everyone in the subdivision received the public meeting notice.

Resident Susan Flesher expressed opposition to the subdivision, noting that the CC&R's require a 40-foot setback along Arroyo Road, the property owner should create an Accessory Dwelling Unit on the lot instead of doing the subdivision and that she did not receive the public meeting notice.

Resident Lauri Look expressed opposition to the subdivision, noting that the new house on the corner lot should face Arroyo Road and that she did not receive the public meeting notice.

#### Commission Discussion

Commissioner Meadows expressed concern about the proposed subdivision, noting that the proposal doesn't appear to achieve the General Plan's consistency requirement, it would disrupt the Arroyo Road neighborhood and requested additional lot size and setback information along Arroyo Road.

Commissioner Bodner expressed support for the proposal, noting that it is consistent with the General Plan, meets all the required findings and the new house on the corner lot should face Arroyo Road.

Commissioner Mosley expressed support for the proposal, noting that it is consistent with the lot pattern along Mountain View Avenue and that the new house on the corner lot should be compatible with Arroyo Road.

Commissioner Ahi expressed support for the proposal, noting that the subdivision follows all required site standards; understands concerns, but concerned about how a denial could be justified.

Vice-Chair Lee expressed support for the proposal, noting that the Mountain View corridor is more diverse than the other streets.

Chair Samek expressed support for the proposal, noting the project conforms with zoning and isn't seeking any variances, and there is no basis for denial.

Action: Upon motion by Commissioner Bodner, seconded by Vice-Chair Lee, the Commission recommended approval of subdivision application 18-DL-01 to the City Council, subject to the listed findings and conditions, with a friendly amendment by Commissioner Mosley to add the following additional condition:

- The new house on Parcel 2 shall be designed to face Arroyo Road and have a 25-foot setback.

The motion was approved (6-0) by the following vote:

AYES: Samek, Lee, Ahi, Bodner, Mosley and Meadows

NOES: None

ABSENT: Bressack

ABSTAIN: None

The Commission took a three-minute break.

## DISCUSSION

### 4. Story-Pole Policy Regulations

Discussion of the Story-Pole Policy. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report and materials.

Commissioner Mosley stated that she would like to see the use of pennant flags as an option.

#### Public Comment

Commercial property owner Mircea Voskerician provided feedback on his experience with story poles, noting that story poles for 5-6 story buildings are a risk, there are maintenance issues and asked if the Story Pole Policy is necessary given that 3D modeling can provide a very accurate representation of proposed projects.

Vice-Chair Lee noted that for tall story poles, there needs to be some kind of City sign-off approval of the support system such as there is for construction scaffolding.

Commissioner Ahi noted that the story pole policy needs a wholesale overhaul and that the orange netting should be replaced by flags.

Following the discussion, it was the consensus of the Commission to recommend to the City Council the following:

- A safe and effective modern alternative to the installation of story poles should be considered;
- That story poles be removed as soon as possible after the first public hearing on the project – with photos showing the story poles posted at the site; and
- That flagging be an acceptable alternative to the orange mesh netting.

## **COMMISSIONERS' REPORTS AND COMMENTS**

None.

## **POTENTIAL FUTURE AGENDA ITEMS**

None.

## **ADJOURNMENT**

Chair Samek adjourned the meeting at 10:28 P.M.

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Jon Biggs  
Community Development Director



**PLANNING COMMISSION  
AGENDA REPORT**

**Meeting Date:** February 7, 2019

**Subject:** 18-DL-01 – Two-Lot Subdivision at 831 Arroyo Road

**Prepared by:** Sean K. Gallegos, Associate Planner

**Attachments:**

- A. Draft Resolution
- B. Application
- C. Area, Vicinity and Notification Maps
- D. Arborist Report
- E. Tentative Map

**Initiated by:** Ying-Min Li, Applicant and Owner

**Recommendation:**

Recommend approval of the parcel map subdivision application 18-DL-01 to the City Council the findings and conditions contained in the draft Resolution

**Environmental Review:**

This project is categorically exempt from environmental review under Section 15315 of the California Environmental Quality Act 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.

**Project Description:**

The project would split the property into two new parcels including an interior lot and a corner lot. Parcel 1, an interior lot, would be 10,029 square feet in size; and Parcel 2, a corner lot, would be 13,404 square feet in size. The following table summarizes the project:

<b>GENERAL PLAN DESIGNATIONS:</b>	Single-Family, Medium Lot (SF-4) and Open Space (OS)
<b>ZONING:</b>	R1-10 (Single-Family)
<b>LOT SIZE:</b>	23,433 square feet

	<b>PROPOSED</b>	<b>REQUIRED</b>
<b>PARCEL 1:</b>		
Area	10,029 square feet	10,000 square feet
Width	84.8 feet	80 feet
Depth	119 feet	100 feet
<b>PARCEL 2:</b>		
Area	13,404 square feet	11,000 square feet
Width	90 feet	90 feet
Depth	149 feet	100 feet

**Background**

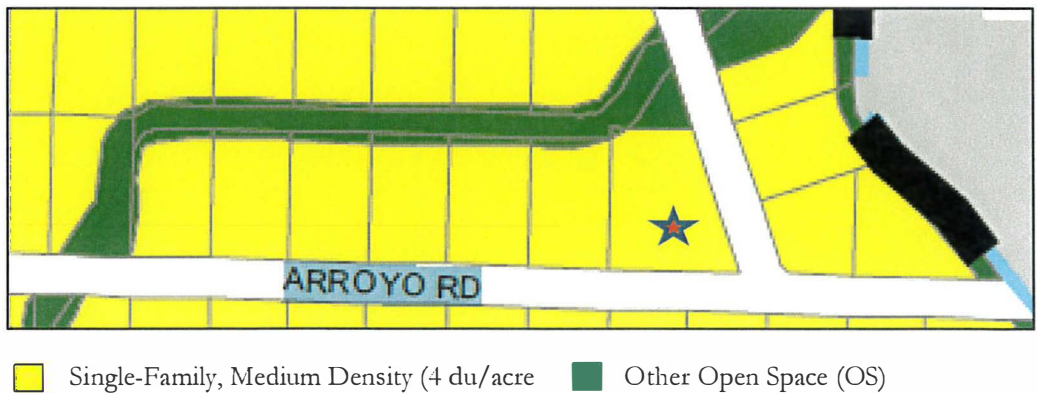
The subject property is located on the corner of Arroyo Road and Mountain View Avenue. The parcel was originally created as part of the Montebello Acres Subdivision recorded in May 1927, and the existing house was constructed in 1951. The structure is over 50 years in age but does not have the attributes to be considered a historic structure and it is not listed on the City’s Historic Resources Inventory. The rear of the property is adjacent to Hale Creek.

**Discussion/Analysis**

General Plan and Zoning Compliance

The 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) below 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 proposal will be creating two, single-family lots, which fall within that allowed density range. The northwest corner of the site is designated with an Other Open Space (OS) designation on the General Plan Land Use Policy Map due to being immediately adjacent to Hale Creek. The Open Space land use area is located within the 25-foot required rear yard setback, and it does not diminish the development potential of the subject site since no portion of the culverted creek or Creekside vegetation is located on the property.

*Figure 1: Land Use Designations*





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 have frontage on Mountain View Avenue. 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 District. Parcel 1 has a minimum frontage of 80 feet and Parcel 2 has a minimum lot frontage of 90 feet. The residential properties in this area are diverse in their shapes and range from 16,000 to 23,433 square feet in size. 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.

No portion of the property is located within a Special Flood Hazard Area (i.e. 100-year flood zone) as shown on the Flood Insurance Rate Map published by the Federal Emergency Management Agency (FEMA). Therefore, the property is not subject to meeting the standards in Chapter 12.60 Flood Hazard Area Regulations.

The Santa Clara County Fire District 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 Public Works Department 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 Element policies related to new development.

#### Subdivision Findings

The State's Subdivision Map Act requires several general findings in order to approve a subdivision. First, the subdivision must conform to the City's General Plan. The property is designated with a Single-Family, Medium Lot land use on the General Plan Land Use Policy Map, which allows for a density of up to four dwelling units per net acre. The proposed two-lot subdivision is within that allowed density range.

Second, the subdivision design and the proposed improvements should not cause substantial environmental damage, substantially injure fish or wildlife, or cause serious public health problems. The site is generally flat with minimal slope and located within a suburban context with access to existing services, including sewer, water, electricity and street circulation system. It is served by the Los Altos Police Department and Santa Clara County Fire Department. There are not any significant negative environmental or public health impacts associated with the subdivision and it is categorically

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exempt from further environmental review under the California Environmental Quality Act because it is considered a minor land division.

Third, the subdivision cannot conflict with any access easements. There are not any existing access easements associated with the property. Therefore, the proposed subdivision will not conflict with any known access easements.

#### Existing Trees and Other Site Conditions

The property includes 19 trees on site and three trees in the Arroyo Road right-of-way along the property frontage. An arborist report that evaluated all 22 trees is included as Attachment D. As noted in the report, the arborist recommends the removal of a magnolia tree (No. 1), a cherry tree (No. 13), an apricot tree (No. 15), a privet tree (No. 19), a pepper tree (No. 21) and an olive tree (No. 22) due to being dead. Since the City places a priority on preserving mature trees and such trees can also provide privacy and value to the neighborhood, staff has included Condition No. 4 to protect the remaining trees on the property so that they can be considered when the new single-family houses on each lot are proposed.

#### Public Notification

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. The mailed notices included 90 property owners.

#### Options

The Planning Commission can recommend approval, approval with modifications, or denial of the subdivision. Staff recommends approval due to the project conforming with all applicable goals, policies and programs in the Los Altos General Plan and the City's Zoning Ordinance. Once the Planning Commission makes a recommendation, this application will be forwarded to the City Council for consideration.

**FINDINGS**

18-DL-01, 831 Arroyo Road

With regard to division of land application 18-DL-01, the City Council finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

- A. The proposed subdivision is in conformance with the Los Altos General Plan, including specifically applicable policies contained in the Housing Element and Infrastructure and Waste Disposal Element;
- B. The site is physically suitable for this type and density of development because it is in conformance with the Single-Family, Medium Lot and Other Open Space land use designations of the General Plan, has a density that does not exceed four dwelling units per acre and complies with all applicable R1-10 District site development standards;
- C. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially injure fish or wildlife because the site is located within a developed suburban context;
- D. The design of the subdivision is not likely to cause serious public health problems because the site is located within a suburban context and has access to urban services including sewer and water; and
- E. The design of the subdivision will not conflict with access easements because there are no access easements associated with or encumbering this property.

**CONDITIONS**

18-DL-01, 831 Arroyo Road

**GENERAL**

**1. Approved Plans**

Project approval is based upon the tentative map dated January 14, 2019 except as may be modified by these conditions.

**2. Public Utilities**

The developer shall contact electric, gas, communication and water utility companies regarding the installation of new utility services to the site.

**3. Protected Trees**

All existing trees on the site are protected as shown on the submitted plans and shall not be removed unless approved by the City during any subsequent development review or tree removal permit application.

**4. Encroachment Permit**

An encroachment permit, and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

**5. Stormwater Management Plan**

The project shall comply with the City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2015-0049 dated November 19, 2015. The improvement plan shall include the “Blueprint for a Clean Bay” plan sheet as page 2 in all plan submittals.

**6. Sewer Lateral**

Any proposed sewer lateral connection shall be approved by the City Engineer.

**7. Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney’s fees, incurred by the City or held to be the liability of the City in connection with the City’s defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City’s action with respect to the applicant’s project.

**PRIOR TO MAP RECORDATION**

**8. Demolition**

The applicant shall obtain and final a demolition permit from the Building Division to remove all existing structures on the property.

**9. Payment of Fees**

The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and map check fee plus deposit as required by the City of Los Altos Municipal Code.

**10. Easement Dedication**

The applicant shall dedicate public utility easements as required by the utility companies to serve both parcels.

**11. Right of Way Dedication**

The applicant shall dedicate a 25-foot radius of the intersection at Arroyo Road and Mountain View Avenue to the public right-of-way.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT**

**12. Map Recordation**

The applicant shall record the parcel map.

**13. Construction Management Plan**

Detailed plans for any construction activities affecting the public right-of-way include but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, shall be provided to the City Engineer for review and approval. The applicant shall also submit on-site, and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by City staff.

**14. Routing and Staging Plan**

A truck routing and staging plan for the proposed excavation of the site shall be submitted for review and approval by the City Engineer. A Transportation Permit, per the requirements in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the site.

**15. Utility Plan**

The applicant shall submit a utility plan which includes the location of the sanitary sewer laterals for each lot.

**16. Stormwater Pollution Prevention**

The project shall comply with the Stormwater Pollution Prevention Measures per Chapter 10.16 of the Los Altos Municipal Code.

**PRIOR TO OCCUPANCY**

**17. Curb and Gutter Replacement**

The applicant shall remove and replace the concrete curb/gutter along the entire frontage per the City Engineer's instructions

**18. Underground Utilities**

The applicant shall be responsible for the removal/undergrounding of the existing overhead utilities.



# ATTACHMENT A

## RESOLUTION NO. 2018-XX

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS APPROVING A PARCEL MAP FOR A TWO-LOT SUBDIVISION AT 831 ARROYO ROAD

**WHEREAS**, the City of Los Altos received a subdivision application that includes a parcel map from Ying-Min Li for a two-lot subdivision, application 18-DL-01, referred herein as the “Project”; and

**WHEREAS**, the Project is categorically exempt from environmental review as a minor land division that involves the creation of four or fewer new parcels in accordance with Section 15315 of the California Environmental Quality Act of 1970 as amended (“CEQA”); and

**WHEREAS**, the Project was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on the Project on February 7, 2019 and the City Council held a duly noticed public meeting on the Project on \_\_\_\_, 2019; and

**WHEREAS**, the City Council has reviewed all written evidence and oral testimony presented to date on this matter.

**WHEREAS**, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council’s decision was made are located in the Office of City Clerk.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby approves the Project subject to the findings and conditions of approval attached hereto as Exhibit “A” and incorporated by this reference.

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the XX day of XX 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Lynette Eng, MAYOR

Attest:

\_\_\_\_\_  
Jon Maginot, CMC, CITY CLERK

## **EXHIBIT A**

### **FINDINGS**

With regard to division of land application 18-DL-01, the City Council finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

- A. The proposed subdivision is in conformance with the Los Altos General Plan, including specifically applicable policies contained in the Housing Element and Infrastructure and Waste Disposal Element;
- B. The site is physically suitable for this type and density of development because it is in conformance with the Single-Family, Medium Lot and Other Open Space land use designations of the General Plan, has a density that does not exceed four dwelling units per acre and complies with all applicable R1-10 District site development standards;
- C. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially injure fish or wildlife because the site is located within a developed suburban context;
- D. The design of the subdivision is not likely to cause serious public health problems because the site is located within a suburban context and has access to urban services including sewer and water; and
- E. The design of the subdivision will not conflict with access easements because there are no access easements associated with or encumbering this property.



## CONDITIONS

### **GENERAL**

1. **Approved Plans**

Project approval is based upon the tentative map dated January 14, 2019 except as may be modified by these conditions.

2. **Public Utilities**

The developer shall contact electric, gas, communication and water utility companies regarding the installation of new utility services to the site.

3. **Protected Trees**

All existing trees on the site are protected as shown on the submitted plans and shall not be removed unless approved by the City during any subsequent development review or tree removal permit application.

4. **Encroachment Permit**

An encroachment permit, and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

5. **Stormwater Management Plan**

The project shall comply with the City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2015-0049 dated November 19, 2015. The improvement plan shall include the "Blueprint for a Clean Bay" plan sheet as page 2 in all plan submittals.

6. **Sewer Lateral**

Any proposed sewer lateral connection shall be approved by the City Engineer.

7. **Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

### **PRIOR TO MAP RECORDATION**

8. **Demolition**

The applicant shall obtain and final a demolition permit from the Building Division to remove all existing structures on the property.

9. **Payment of Fees**

The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and map check fee plus deposit as required by the City of Los Altos Municipal Code.

10. **Easement Dedication**

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The applicant shall dedicate a 25-foot radius of the intersection at Arroyo Road and Mountain View Avenue to the public right-of-way.

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**12. Map Recordation**

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Detailed plans for any construction activities affecting the public right-of-way include but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, shall be provided to the City Engineer for review and approval. The applicant shall also submit on-site, and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by City staff.

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**PRIOR TO OCCUPANCY**

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**18. Underground Utilities**

The applicant shall be responsible for the removal/undergrounding of the existing overhead utilities.

# ATTACHMENT B



## CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)*

Permit # 1108572

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Commercial/Multi-Family	<input type="checkbox"/> Environmental Review
<input type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance	<input type="checkbox"/> Use Permit	<input type="checkbox"/> R1-S Overlay
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> General Plan/Code Amendment
<input checked="" type="checkbox"/> Tentative Map/Division of Land	<input type="checkbox"/> Sidewalk Display Permit	<input type="checkbox"/> Appeal
<input type="checkbox"/> Historical Review	<input type="checkbox"/> Preliminary Project Review	<input type="checkbox"/> Other:

Project Address/Location: 831 Arroyo Rd.

Project Proposal/Use: SFR Current Use of Property: SFR

Assessor Parcel Number(s): 189-29-020 Site Area: 23,433 sq ft

New Sq. Ft.: n/a Altered/Rebuilt Sq. Ft.: n/a Existing Sq. Ft. to Remain: n/a

Total Existing Sq. Ft.: n/a Total Proposed Sq. Ft. (including basement): n/a

Is the site fully accessible for City Staff inspection? \_\_\_\_\_

Applicant's Name: Ying-Min Li

Telephone No.: 408/896-3369 Email Address: YingMinLi@hotmail.com

Mailing Address: 577 Salmar Ave, Suite 107

City/State/Zip Code: Campbell, CA 95008

Property Owner's Name: Goldsilver island Homes, LLC

Telephone No.: 408-896-3369 Email Address: Yingminli@hotmail.com

Mailing Address: 577 Salmar Ave, Suite 107

City/State/Zip Code: Campbell, CA 95008

Architect/Designer's Name: RW Engineering

Telephone No.: 408-262-1899 Email Address: rwengineering@gmail.com

Mailing Address: 505 Altamont Dr.

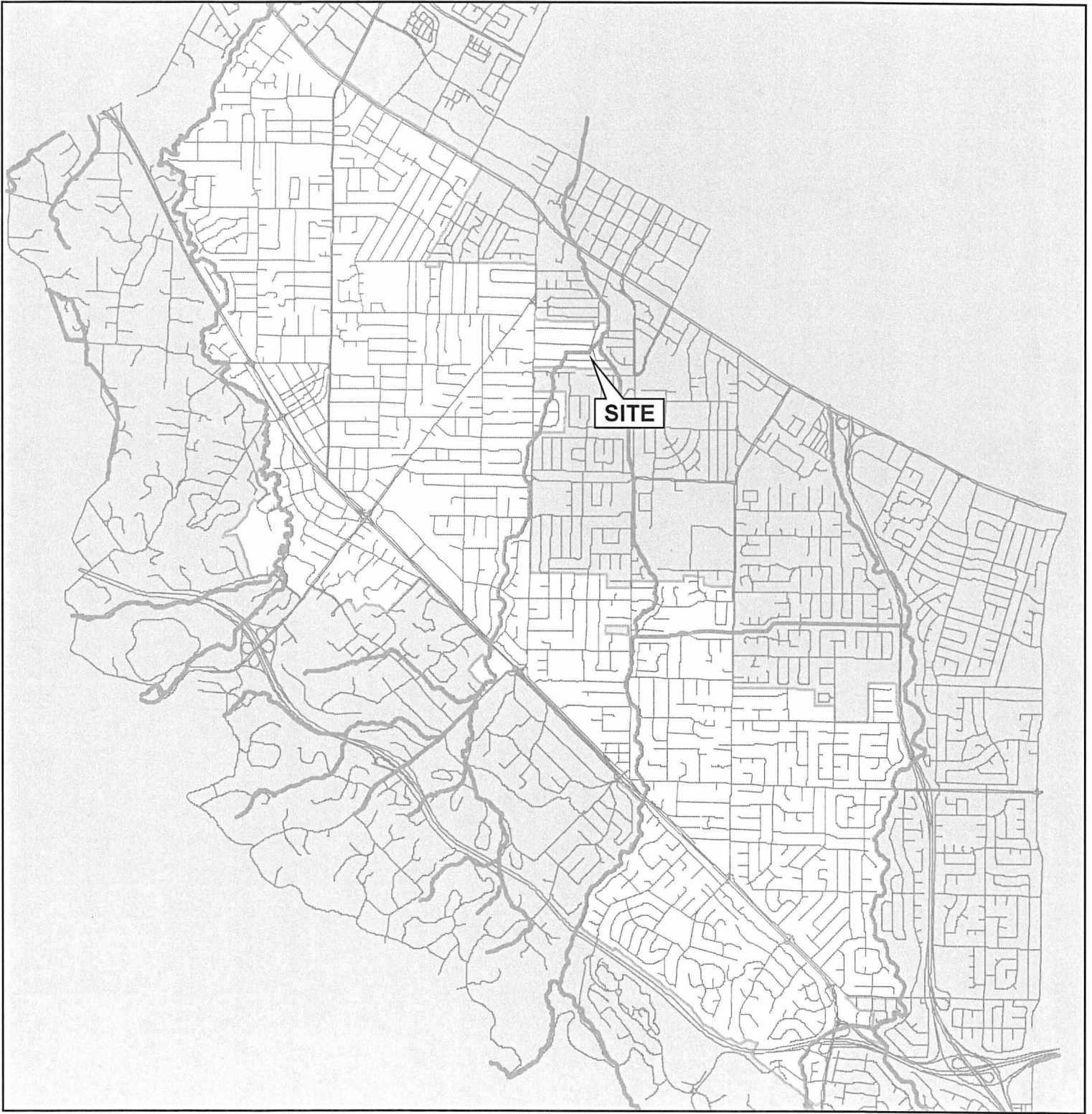
City/State/Zip Code: Milpitas, CA 95035

*\* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. \**

(continued on back)



AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 18-DL-01  
**APPLICANT:** Ying-Min Li/ Goldsilverisland Homes, LLC  
**SITE ADDRESS:** 831 Arroyo Road



Not to Scale

# VICINITY MAP



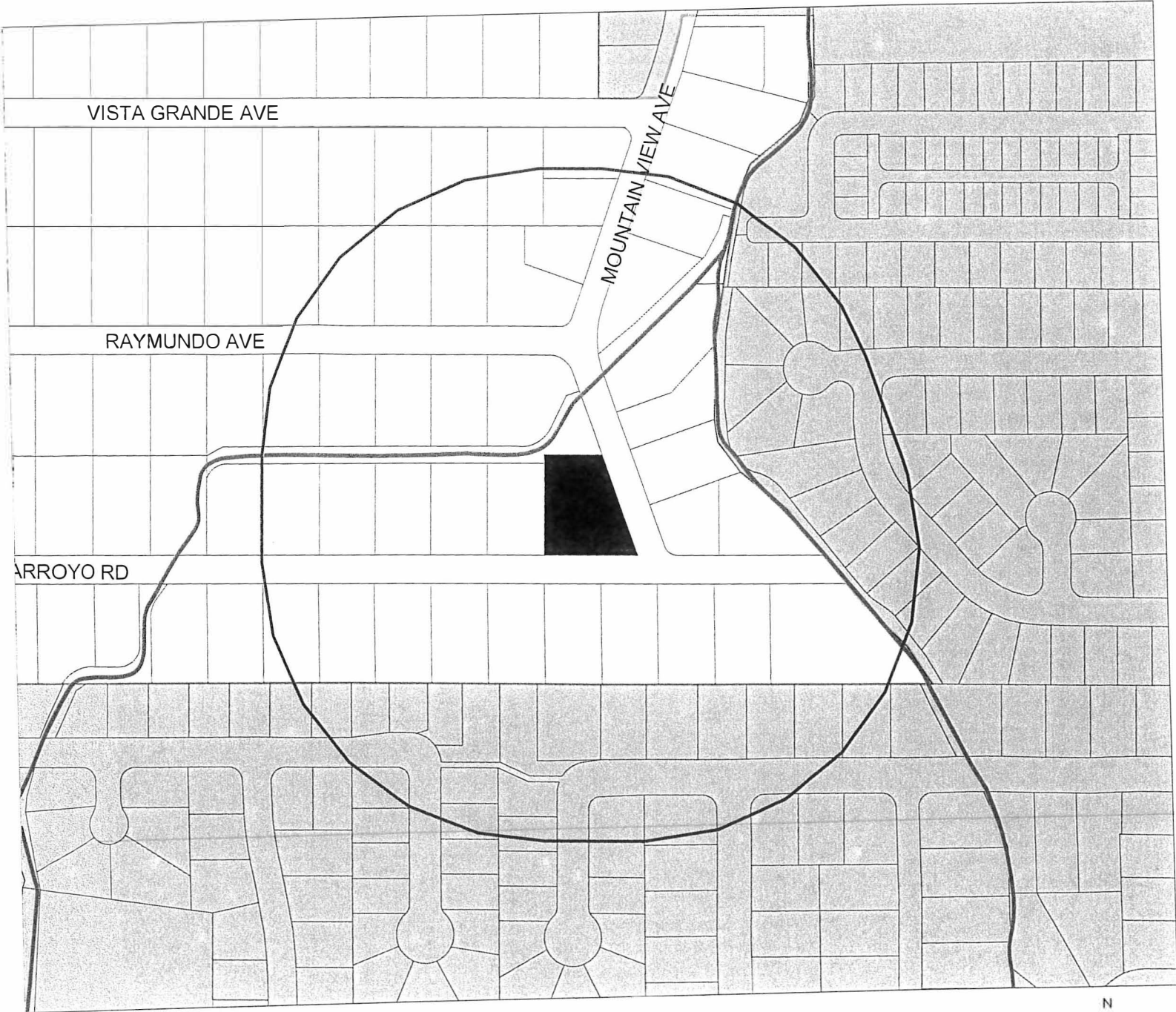
SCALE 1 : 6,000



**CITY OF LOS ALTOS**

**APPLICATION:** 18-DL-01  
**APPLICANT:** Ying-Min Li/ Goldsilverisland Homes, LLC  
**SITE ADDRESS:** 831 Arroyo Road

# 831 Arroyo Road 500-foot Notification Map



SCALE 1 : 3,000







# ATTACHMENT D

## Tree Assessment

### Site Development at 831 Arroyo Los Altos, CA

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Prepared for:

Goldsilverisland Homes, LLC  
Attn: Mr. Ying-Min Li  
577 Salmar Ave, Ste 107  
Campbell, ca 95088

Prepared by:

Kielty Arborist Services  
P.O. Box 6187  
San Mateo, CA 94403

December 13, 2018

# Tree Report

831 Arroyo  
Los Altos, CA

## Table of Contents

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Methodology	1
Site Observations	2
Survey	2-3
Summary	3
Glossary	4-5
References	5
Disclosure Statement	6
Kevin Kielty CV	10
Client List (partial)	11

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**Photo Documentations of poor form Heritage Trees**

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Trees #8 and #12	8
Tree #18	9

**Tree Protection Plan**

Tree Protection Zones	1
Root Cutting	2
Trenching	2
Irrigation	2
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# Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

October 10, 2018 revised December 13, 2018

Goldsilverisland Homes, LLC

Attn: Mr. Ying-Min Li

577 Salmar Ave, Ste 107

Campbell, ca 95088

Site: 831 Arroyo, Los Altos, CA

Dear Mr. Ying-Min Li,

As requested on Monday, October 1, 2018, I visited the above site to inspect and comment on the trees. A new home is planned for the site and your concern as to the future health and safety of the trees has prompted this visit.

## **Method:**

All inspections were made from the ground; the tree was not climbed for this inspection. The tree in question was located on a map provided by you. The tree was then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). Multi leader trees were measured below the crotch or the leaders were measured and added together. The tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor = F
30	-	49	Poor =D
50	-	69	Fair =C
70	-	89	Good =B
90	-	100	Excellent =A

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

## **Site Conditions:**

The site has a mature landscape that at one time consisted of are varieties of native and non-native trees (exotics). Fruit trees on the site have not been maintained for some time and are dead or in decline. The remaining trees on site have not been maintained for some time including irrigation which is consistent with many maturing landscapes in the area. The majority of the protected trees are on the perimeter of the site ideal for construction. All of the trees on site is part of the landscape with no native stands of trees. The native oaks were planted or grew from seed after the installation of the landscape.

831 Arroyo/10/10/18

(2)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
1R	Southern magnolia ( <i>Magnolia grandiflora</i> )	7.5	0/F	20/15	Dead.
2P	Southern magnolia ( <i>Magnolia grandiflora</i> )	9.8	35/D	20/20	Poor vigor, poor form, in decline.
3P	Southern magnolia ( <i>Magnolia grandiflora</i> )	13.7	45/D	30/25	Poor-fair vigor, fair form, in decline.
4P	Coast live oak ( <i>Quercus agrifolia</i> )	14.3	60/C	30/35	Good vigor, fair form.
5HP	Almond ( <i>Prunus dulcis</i> )	28	45/D	25/40	Fair vigor, poor form, twisted trunks.
6P	Coast live oak ( <i>Quercus agrifolia</i> )	10.3	50/C	30/25	Fair vigor, poor form, codominant at 15 feet.
7HP	Valley oak ( <i>Quercus lobata</i> )	19.6	65/C	35/30	Fair vigor, fair form, codominant at 8 feet.
8HP	Date palm ( <i>Phoenix dactylifera</i> )	28	60/C	30/30	Fair vigor, fair form, not well maintained, poor location close to house.
9P	Loquat ( <i>Eriobotrya japonica</i> )	14.1	50/C	30/30	Fair vigor, poor form, codominant at 2 feet.
10P	Apricot ( <i>Prunus armeniaca</i> )	9.9	55/C	20/20	Fair vigor, poor form, codominant at 2 feet.
11P	Buckeye ( <i>Aesculus californica</i> )	11.8	55/C	25/25	Good vigor, fair form, multi leader at 5 feet.
12HP	Chestnut ( <i>Castanea dentata</i> )	30est	50/C	35/30	Fair vigor, poor form, multi leader.
13R	Cherry ( <i>Prunus serrulata</i> )	14	0/F	20/20	Dead
14P	Plum ( <i>Prunus spp</i> )	14.3	20/F	10/15	Poor vigor, poor form, decay in trunk.

831 Arroyo/10/10/18

(3)

Tree#	Species	DBH	CON	HT/SP	Comments
15R	Apricot ( <i>Prunus armeniaca</i> )	14.2	0/F	20/25	Dead.
16P	English walnut ( <i>Juglans regia</i> )	12.8	40/D	30/30	Poor-fair vigor, poor form topped.
17P	Valley oak ( <i>Quercus lobata</i> )	8.1	50/C	30/25	Good vigor, poor-fair form, suppressed.
18HP	Monterey pine ( <i>Pinus radiata</i> )	23.1	45/D	45/40	Fair vigor, poor form, suppressed.
19R	Privet ( <i>Ligustrum japonicum</i> )	8x3"	0/F	30/30	Dead.
20R	Pepper ( <i>Schinus mole</i> )	30est	0/F	30/30	Dead.
21R	Plum ( <i>Prunus spp</i> )	7.8	0/F	25/20	Dead.
22P	Olive ( <i>Olea europaea</i> )	6.7	35/D	20/20	Fair vigor, poor form, suppressed.

H indicates Heritage tree, P indicates tree will be protected, R indicates removal planned.

### Summary:

The trees on site are a mix of native oaks, a buckeye and several species of imported trees. The oaks are in fair condition and could be retained. The buckeye is poorly located and will be removed. The fruit trees are in poor condition and are dead or in decline. Remove the fruit trees at the time of demolition. The large American chestnut is a rare tree in the area. The chestnut has very poor form and is poorly located and should be removed. The pine has bark beetle and will soon decline and die removal of the pine is strongly recommended.

Removal of the trees should be carried out during the non-nesting season or should be inspected for nesting birds or other animals.

The information included in this report is believed to be true and based on sound arboricultural principle and practices.

Sincerely,

Kevin Kielty  
Certified Arborist WE0476A

**Glossary**

<b>Adventitious</b>	Arising from parts of the root or stem and having no connection to apical meristems
<b>Air Excavator</b>	A device that directs a jet of highly compressed air to excavate soil.
<b>ANSI</b>	An acronym for American National Standards Institute.
<b>ANSI A300</b>	In the United States, industry developed national consensus standards of practice for tree care.
<b>Bifurcation</b>	A natural division of branch or stem into two or more stems or parts.
<b>Branch union</b>	A point where a branch originates from the trunk or another branch. Fork. Crotch.
<b>Brown rot</b>	A fungal wood rot characterized by the breakdown of cellulose.
<b>Buttress roots</b>	Roots at the trunk base that help support the tree and equalize mechanical stress
<b>Butt rot</b>	Decay of the lower trunk, trunk flare or buttress roots.
<b>Cabling</b>	Installation of steel or synthetic cable in a tree to provide supplemental support to weak branches or crotches.
<b>Canker</b>	A dead, discolored, often sunken area (lesion) on a branch, root, stem or trunk.
<b>Canopy</b>	The part of the crown composed of leaves and small twigs.
<b>Cavity</b>	Open or closed hollow within a tree stem, usually associated with decay.
<b>Compartmentalize</b>	Natural defense process in trees which chemical and physical boundaries are created that act to limit the spread of disease and decay organisms.
<b>Decay</b>	An area of wood that is undergoing decomposition.
<b>Epicormic shoot</b>	Shoot arising from latent or adventitious bud (growth point).
<b>Eradicate</b>	Total removal of a species from a particular area. May refer to pathogens, insects, pests or unwanted plants.

<b>Hypoxylon</b>	Black hemispherical fruiting bodies that develop on the surface of dead bark or wood. The fungus causes a white rot of the sap wood of living trees and dead wood.
<b>Included bark</b>	Bark that becomes embedded in a crotch between branch and trunk or between codominant stems. Causes weak structure.
<b>Infectious</b>	Capable of being spread to plants from other plants or organisms.
<b>Lateral</b>	Secondary or subordinate branch or root.
<b>Live crown ratio</b>	Ratio of the height of the crown containing live foliage to the overall height of the tree.
<b>Mycelium</b>	Vegetative body of a fungus.
<b>Watersprout</b>	Upright, epicormic shoot arising from the trunk or branches of a plant above the root graft or soil line.

## **References**

- (1) Harris, Richard W, Clark, James R, Matheny, Nelda P Arboriculture, Third Edition Prentice Hall 1999.
- (2) Matheny, Nelda P, Clark, James R Evaluation Of Hazard Trees In Urban Areas Second Edition International Society of Arboriculture 1994
- (3) Dreistadt, Steve H., Pests of Landscape Trees and Shrubs, An Intergrated Pest Management Guide, Second Edition. Agriculture and Natural Resources Publication 3359, 2004.
- (4) International Society of Arboriculture, Glossary of Arboricultural Terms. 2006
- (5) Ronald M. Lanner Conifers of California Columbia Press 1999

# Kielty Arborist Services

P.O. Box 6187  
San Mateo, CA 94403  
650-515-9783

## ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

*Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.*

Arborist: \_\_\_\_\_  
Kevin R. Kielty

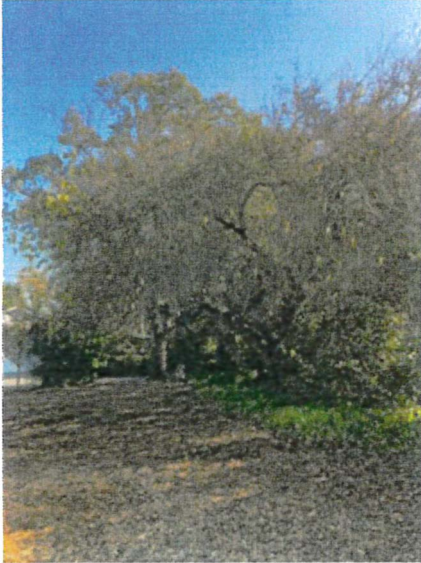
Date: December 17, 2018



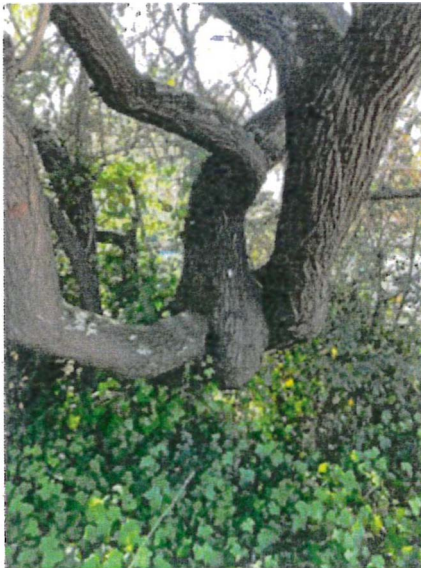
831 Arroyo/12/18/18

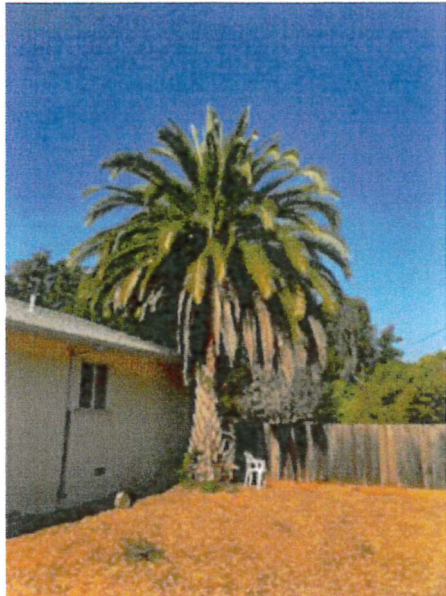
(7)

**Photo Documentation of poor form Heritage trees:**



**Almond tree #5 with a severe lean encroaches into the property. The poor form from the leaning trunks and severely included bark makes the tree a hazard (below).**





**Canary Island palm near existing house. Relocation of this tree is near impossible as the root zone is not well developed due to the tree's location near the house.**



**Chestnut tree #12 appears to have been cut down re-sprouted and topped at 15 feet.**

831 Arroyo/10/10/18

(9)



**Monterey pine #18 in decline due to bark beetle**



**Bark beetle pitch tubes visible at the base of tree #18**

# Kevin R. Kielty

CURRICULUM VITAE

November 9, 2018

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## EDUCATION

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American Society of Consulting Arborists Academy, Rhode Island ▲ 1999

College of San Mateo, San Mateo, CA

- **Pest Control Certification Program** ▲ 1983
- **Environmental Horticulture Certification Program** ▲ 1981

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## CREDENTIALS

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- Qualified Applicator's License, Department of Pesticide Regulations
- International Society of Arboriculture Certified Arborist, 1989 to present WE #0476A
- International Society of Arboriculture Certified Tree Worker, 1986-1999 #124

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## EXPERIENCE IN FIELD

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**Kielty Arborist Services**, San Mateo, CA ▲ 3/2007 to present

**Mayne Tree Expert Company**, San Carlos, CA ▲ 3/1978 to 3/2007  
Consulting ▲ 6/1999 to 3/2007

**Gardener, Marina Garden Apartments**, San Mateo, CA ■ 6/1976 to 3/1978

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## ORGANIZATIONS AND ASSOCIATIONS

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California Arborist Association, President, 2001, 2000, 1998, 1997

International Society of Arboriculture, Member

American Society of Consulting Arborists, Past member

## **Kielty Arborist Services** **CLIENT LIST (consulting, partial)**

**Municipalities and School Districts:**

Atherton:	Interim Arborist, Town Arborist (present)
BART	Tree assessment A Line
Belmont:	Decay assessment, maintenance
recommendations	
Burlingame:	Sudden oak death survey, decay assessment, Pruning specifications, hazard tree assessments, Eucalyptus assessment (Cal Trans).
California Water Service	Construction impacts, tree protection
East Bay M.U.D.	Pipeline installation, Clements, CA
Hillsborough	Island inspections, Heritage tree assessment
Hillsborough School District	Construction impacts, planting plans
Los Altos Hills	Street tree assessment
Los Altos Hills County Fire district	Eucalyptus abatement project
Menlo Park School District	Decay assessment
Millbrae	Eucalyptus assessment, Redwoods (El Camino)
Mountain View:	Heritage tree inspections
National Parks Service	Survey of trees at Alcatraz Island
Portola Valley	Decay assessment
San Bruno	Eucalyptus survey, City Park, SB Fire site
San Carlos	Heritage tree assessment, plan check,
Eucalyptus	
San Francisco	Construction impacts (Boys and Girls
Club)	
San Francisco PUC	Hetch Hetchy Pipeline, Fremont, CA,
Van Ness	
Francisco,	Pipeline, Crystal springs Lake to San
	Sunol, CA,
San Mateo County	Hazard assessment Flood park,
	Fitzgerald Marine Preserve forest restoration
San Mateo Union High school district	Construction impacts
Town of Woodside	Protected tree violations and
reforestation inspections	

**Architects and Landscape Architects: Tree Care providers:**

Roger Kohler	Advanced Tree Care
Simpson Design	Bay Area Tree
Small Brown	John Arnaz Tree Movers
Square 3 Design	Mitchell Tree Service
Suzman and Cole	Timberline Tree Care
WEC Architects	McClenahan Consulting LLP
BAR Architects	Pearson Tree Service
Schwanke Architects	Loral Tree
Mark Helton (civil)	Peninsula Tree



John Berry (civil)  
Steve Hartsell (Septic)

## Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

October 10, 2018 revised December 13, 2018

Goldsilverisland Homes, LLC

Attn: Mr. Ying-Min Li

577 Salmar Ave, Ste 107

Campbell, ca 95088

Site: 831 Arroyo, Los Altos, CA

Dear Mr. Ying-Min Li,

The following tree protection plan will help to reduce impacts to the retained trees on site:

### **Tree Protection Plan:**

#### **Tree Protection Zones**

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot chain link fencing supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.



### **Example of properly protected trees from another site.**

The following tree protection distances should be maintained for the entire length of the project:

- Oak tree #6 the tree protection fencing should have a radius of no less than 10 feet.
- Oak tree #7 the tree protection fencing should be no less than 15 feet.

831 Arroyo/10/10/18

(2)

#### Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

#### Trenching

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

#### Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oaks should not require irrigation unless their root crown is traumatized.

#### Inspections

The site should be inspected by the project arborist prior to the start of demolition. The site also should be inspected by the site arborist if tree protection is to be moved at any time during construction. Other site visits will be on an as needed basis.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kiely  
Certified Arborist WE#0476A



## Sean Gallegos

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**From:** Michael Look <mlook@sbcglobal.net>  
**Sent:** Thursday, February 7, 2019 4:10 PM  
**To:** Sean Gallegos  
**Subject:** 831 Arroyo Road Project Feedback

Dear Planning Commission,

We live at 840 Arroyo Road, the property directly across from the project site at 831 Arroyo Road.

We are writing to express our opposition of the proposed plan to create 2 lots facing Mountain View Avenue on that site. My wife and I moved to this neighborhood 22 years ago because Arroyo Road offered large lots, an open and welcome feel to each home and generous setbacks from the road. The proposed plan for 831 Arroyo Road, we believe, would detrimentally change the appeal of our neighborhood by creating a residential property that is neither consistent nor compatible with the homes on Arroyo Road, nor for that matter the rest of the neighborhood. An examination of Arroyo Road shows that all 36 homes on the street face Arroyo Road and provide open and expansive front yards. A further inspection of the adjacent streets in our neighborhood, mainly Raymundo Avenue and Vista Grande Avenue, also exhibit the same look and feel, homes that provide open and welcome front yards that face their respective streets.

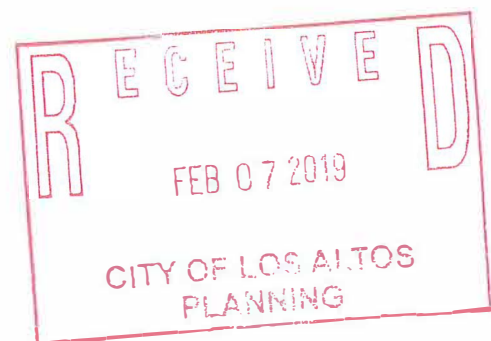
As a result, we do not believe the proposed plan results in an orderly and compatible development pattern within the subdivision and in relation to its surroundings as outlined in the Housing Element in City's General Plan.

We request that the Planning Department and Commission not approve this proposed plan as drafted and work with the owner of the property to develop a project plan that maintains the character of the neighborhood and is consistent with all the residential properties on Arroyo Road, Raymundo Avenue and Vista Grande Avenue.

Thank you for your consideration,

Sincerely,

Michael and Laurie Look  
840 Arroyo Road



## Sean Gallegos

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**From:** Tina Klaassen <tinaklaassen@yahoo.com>  
**Sent:** Thursday, February 7, 2019 2:00 PM  
**To:** Sean Gallegos  
**Cc:** Erno Klaassen  
**Subject:** 831 Arroyo Road Project Feedback

Dear Planning Commission,

We are writing with regards to the plans that have been submitted for 831 Arroyo Road. Our home is on the corner of Arroyo and Springer Roads with our front entrance facing Arroyo Road. We are opposed to subdividing this property and rotating the homes to face Mountain View Avenue. This does not fit with the character of our street nor does it mach any of the corner homes currently in our neighborhood.

When entering Arroyo Road from Mountain View Avenue, the first long stretch would be a side fence versus an open front yard if the proposed plan were to be approved. This would negatively impact the character of Arroyo Road. The large lots and open feel of our street are what drew us to this neighborhood over 16 years ago.

Please encourage and consider alternate options at 831 Arroyo Road that would better match the character of our neighborhood. Thank you for your consideration.

Sincerely,

Erno and Tina Klaassen  
702 Arroyo Road



## Sean Gallegos

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**From:** Robert Lerner <ralerner@yahoo.com>  
**Sent:** Thursday, February 7, 2019 1:37 PM  
**To:** Sean Gallegos  
**Subject:** Comments for Planning Commission action on 831 Arroyo Road plans

First, thanks for soliciting neighbor feedback on this project and for all the important work you do.

As a long-time resident of this street, we have witnessed major building and remodeling projects over the years. Ours is a fairly unique neighborhood in Los Altos as the minimum lot size is 17,500 square feet vs the 10-11,000 square foot average sized lots in a majority of the town. The fact that the original owner of the beautiful plot of land that became our neighborhood had the foresight to sub-divide the way he did so that it would provide tremendous value for the homeowners for many decades to come.

That said, there are many issues related to what the developer wants to do with this property. They include:

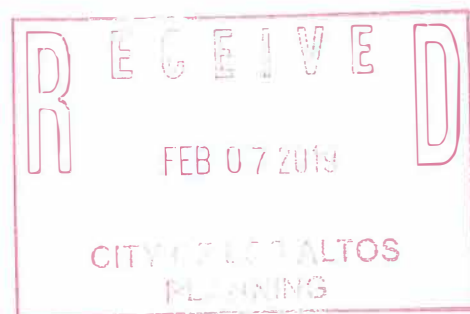
1. When will it end? Developers are in it to make big bucks and this developer went way out on a limb to buy the property for \$600,000 more on a square foot basis than anything that has previously sold in this neighborhood. When does the quest for huge profits outweigh the character of our neighborhood and other neighborhoods in the whole city of Los Altos?
2. Real estate agents will always stick with price per square foot as the apples-to-apples comparison tool for home values. Having smaller houses on smaller lots will reduce the values on a square foot basis which negatively affects many factors, including property taxes for the city. This can spread to other neighborhoods as well reducing or softening property values in the whole city.
3. Building facing Mountain View Avenue would more than likely allow them to have a 10 foot setback on the Arroyo Road side meaning we all would/could be staring at an unsightly fence along the 150 feet or so Southern border of the property.

Based on these reasons plus others I am certain others have voiced and submitted in writing, my suggestion is to turn this project down and opt for a single house facing Arroyo Road consistent with the rest of the neighborhood. One thought would be possibly asking them to go back to the drawing board to rethink their ideas and re-submitting to the Planning Commission for another review and meeting with the neighbors.

Thanks.

Robert Lerner  
789 Arroyo Road

Robert Lerner  
[ralerner@yahoo.com](mailto:ralerner@yahoo.com)  
650-248-1590 Mobile



## Sean Gallegos

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**From:** Katie Heley <cemurphy80@gmail.com>  
**Sent:** Thursday, February 7, 2019 12:14 PM  
**To:** Jon Biggs; Sean Gallegos; Zach Dahl  
**Subject:** OPPOSE Subdivision of 831 Arroyo Road

Dear Commissioners,

We have become aware that you will be discussing a recommendation to subdivide the existing lot at 831 Arroyo Road. We strongly oppose this recommended subdivision.

After reviewing the proposal and identifying the location of the two proposed buildable lots, we do not feel that this proposed subdivision is consistent with the general layout of Arroyo Road and the broader Montabello Acres community. We enjoy large front setbacks on Arroyo Road (25') and it is a significant characteristic of the homes in our neighborhood.

Per the submitted plans, it appears that the proposed subdivision will result in two new lots facing Mountain View Avenue. Specifically, the front setbacks on the plans show two lots with front setbacks calculated 25' from Mountain View Avenue. That would force one of the proposed houses to be built with a side yard facing Arroyo Road. The side yard setback is only 10' versus the 25' required for a front setback. This is a significant difference from all of the other houses on Arroyo Road.

We chose to buy our home on Arroyo Road because of the large lot sizes and significant front setbacks that are required of homes on our street. Please consider our concerns about this proposed subdivision and do not approve this proposal.

Thank you,  
Rich & Katie Heley  
714 Arroyo Road



## Sean Gallegos

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**From:** adele@hennigco.com  
**Sent:** Thursday, February 7, 2019 12:07 PM  
**To:** Sean Gallegos  
**Subject:** 831 Arroyo

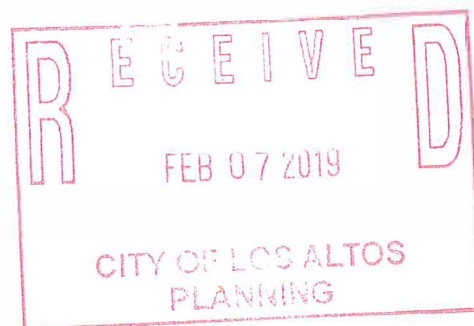
Dear Commissioners

I'm the second generation of my family to live in Montebello Acres. My parents bought our family home in 1950. I strongly oppose the subdivision of 831 Arroyo because it doesn't comply with the character of Montebello Acres. Each home on Arroyo faces Arroyo; each home on Raymundo faces Raymundo; each home on Vista Grande faces Vista Grande—including all corner homes. Why would we agree to have two homes facing the other direction?

I encourage the Commission to have the developer go back to the drawing board and relocate the proposed homes so they face Arroyo Road.

Sincerely

Adele Hennig  
781 Raymundo Ave.



## Sean Gallegos

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**From:** Allyson Johnson <allysonyj@hotmail.com>  
**Sent:** Thursday, February 7, 2019 11:20 AM  
**To:** Sean Gallegos  
**Subject:** Re: 18-DL-01 – Two-Lot Subdivision at 831 Arroyo Road

Dear Planning Commissioner:

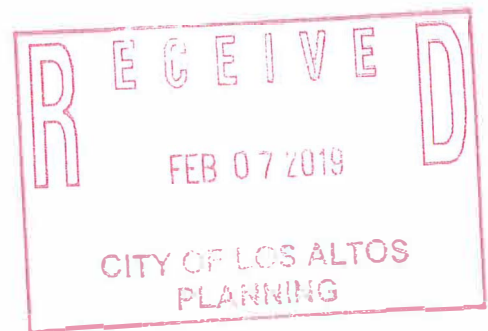
I am a resident of Los Altos whose property is across the street from 831 Arroyo Road, and I have several concerns about the planned subdivision of 831 Arroyo Road as shown in the documents submitted by RW Engineering on behalf of Goldsilverisland Homes, LLC.

- **Consistency:** The plans as submitted are inconsistent. The smaller Tentative Parcel Map shows a 20' setback along Arroyo Road, while the larger map shows only a 10' setback.
- **Safety:** The intersection of Mountain View Avenue and Arroyo Road is an acute angle. This corner is already hazardous to pedestrians and bicyclists due to traffic diverting from Springer Road to get to El Camino, or going the other way to short-cut from Miramonte to Springer. If there is only a 10' setback at this corner, with a typical solid side-yard fence, the corner will be even more of a blind corner.

The current arrangement of the fencing at this corner allows for improved visibility around the corner with low landscaping and no fencing. Our home on the opposite

1.

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Check out my blog at [www.allysonjohnson.com](http://www.allysonjohnson.com) - and don't forget to comment if you visit!



## Sean Gallegos

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**From:** Susan Flesher <susan@flesher.com>  
**Sent:** Thursday, February 7, 2019 10:31 AM  
**To:** Sean Gallegos  
**Cc:** Jack Flesher  
**Subject:** IMPT: 831 Arroyo, Los Altos - OPPOSE Subdivision Proposal  
**Attachments:** Fleshers letter OPPOSING 831 Arroyo Rd Subdivision Plan.pdf

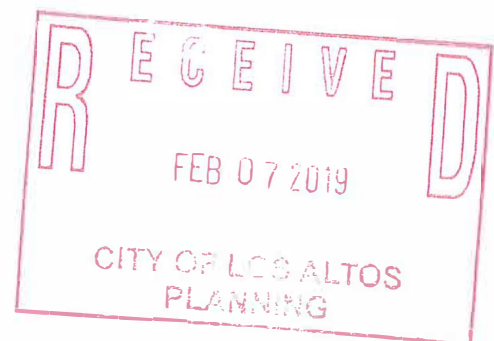
**Importance:** High

Hi Sean – Understand that you are the project planner to contact at Los Altos Planning re: the proposed subdivision at 831 Arroyo Road in Los Altos (which is part of 'Montebello Acres'). Many of us with homes on Vista Grande Avenue were NOT directly notified of the Public Hearing that is being held tonight (2/7) to discuss the subdivision proposal. As part of the Montebello Acres subdivision/community (which includes ~80 homes on Arroyo, Raymundo, Vista Grande and a few on Mountain View Ave), we believe strongly that all Montibello Acres owners should have been notified directly of this hearing, and many other Montebello Acres owners who were not notified share this concern.

Attached is a letter to make it clear that **we oppose the subdivision plan at 831 Arroyo Road**. We are in the process of spreading the word to other Montebello Acre residents who did not receive notification of the hearing tonight, and the opposition to the subdivision plan is high. I suspect you will be receiving more letters to demonstrate neighborhood opposition shortly.

Appreciate your sharing our concerns with the appropriate people on behalf of concerned neighbors of Montebello Acres.

Sincerely,  
Susan and Jack Flesher  
799 Vista Grande Ave., Los Altos, CA  
Cell: (650) 619-0355





February 7, 2019

To: City of Los Altos Planning Commission One N. San Antonio Road  
Re: 831 Arroyo Proposed Subdivision

Dear Commissioners,

Our family has been resident of 'Montebello Acres' (at 799 Vista Grande Avenue) for over 35 years. We have welcomed many new families into our neighborhood successfully over the years. That said, we (and many of our neighbors) are now deeply concerned to learn of a developer's plan to subdivide the property at 831 Arroyo into two smaller lots and build two new homes.

In the City's report, Montebello Acres was described as having "medium-sized lots." To be clear, almost all the homes in our neighborhood are ~ ½ acre (18,000 – 20,000 square feet), and within 500 feet of the proposed subdivision, this square footage number is even higher. This average was derived from all three streets (Vista Grande, Raymundo, most of Arroyo) plus the four homes on Mountain View Ave. that comprise our subdivision of 80 homes. Clearly Montebello Acres should be considered "large" lots since we are (on average) **two homes per square acre**. While there are a few older small lots in our subdivision, our neighborhood is known for its large properties and would in no way be considered "medium" sized.

The current plan for subdividing this property and building two spec homes does not comply with the **Housing Element in the City's General Plan** which states, "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."

After reviewing the proposed plot map that shows how 831 Arroyo will be split and the location of where the two new homes will be built, we stand firmly against this proposal. The way the two buildable areas of the lot are positioned is not consistent with the general layout of Montebello Acres subdivision and Arroyo Road. 831 Arroyo lot should remain intact (NOT subdivided) so that it remains consistent with the Montebello subdivision and current CCR's. If the developer wants to keep the lot intact and build a home with an ADU rental unit —many of us would support this effort.

Please do NOT approve the split of 831 Arroyo as it is currently drafted. We value the consistency of our beautiful Montebello Acres neighborhood.

Sincerely,



Susan and Jack Flesher  
799 Vista Grande Avenue  
Los Altos, CA 94024  
(650) 619-0355



## Sean Gallegos

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**From:** Anil Gupta <gupta.anil@gmail.com>  
**Sent:** Thursday, February 7, 2019 9:43 AM  
**To:** Sean Gallegos  
**Subject:** 831 Arroyo Road - Los Altos

Sean,

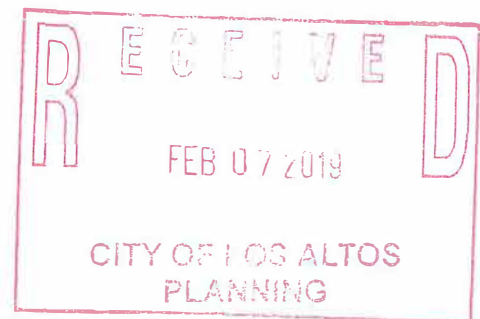
My wife (Lisa Rogo-Gupta) and I are residents at 789 Vista Grande Ave, Los Altos, CA 94024 in the Montebello Acres neighborhood. We understand that you will be considering the subdivision of 831 Arroyo Road within our neighborhood.

My understanding is that the current plan for subdividing this property does not comply with the Housing Element in the City's General Plan which states "the City shall ensure that the development permitted in the creation of land division results in an orderly and compatible development pattern, within the subdivision and in relation to its surroundings."

We ask that the Commission not approve this subdivision as it is currently drafted. We value the consistency of the Montebello Acres neighborhood.

On a more personal note, as opposed to subdividing our own lot, we have chosen the path of building an accessory dwelling unit (which was approved by the City of Los Altos) recently that enables us to add housing for my elderly father without impacting the neighborhood lot sizes. We would encourage the 831 Arroyo owner to pursue a similar path which keeps the neighborhood subdividing in tact but accomplishes a similar goal.

Thanks,  
Anil & Lisa Gupta



## Sean Gallegos

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**From:** Vickey Weir <vickeyweir@gmail.com>  
**Sent:** Thursday, February 7, 2019 9:41 AM  
**To:** Jon Biggs; Sean Gallegos; Phoebe Bressack  
**Subject:** Objection to Proposed Subdivision of 831 Arroyo

Hi Sean, Jon and City Planners,

As a long time resident on Arroyo Road, I wanted to express my opposition to the proposed subdivision of the property at 831 Arroyo Road, very near my home at 860 Arroyo Road!!

As I understand it, the developer has proposed subdividing this property in such a way that both resulting parcels will face Mountain View Ave. I am concerned that this orientation might allow the developer to build a house with a setback on Arroyo as small as 10ft, which would be significantly out of character with the neighborhood.

I will be unable to attend the meeting on Thursday, Feb 7 to express my opposition in person. Please accept this written notice in place of my attendance.

Please contact me if you have any questions.  
Vickey Weir



## Sean Gallegos

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**From:** Sue Greathouse <greathousesue@gmail.com>  
**Sent:** Thursday, February 7, 2019 8:45 AM  
**To:** Sean Gallegos  
**Cc:** Nancy Ellickson; Laurie Look  
**Subject:** Subdivision proposal for 831 Arroyo Rd

Dear Sean: Please forward this note to the members of the Planning Commission. Thank you.

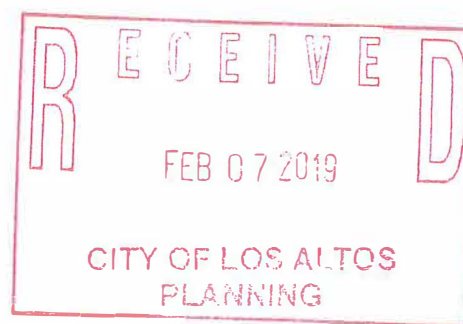
Dear Commissioners: My husband and I are the homeowners of 809 Arroyo Rd, two houses away from 831 Arroyo Rd.

We are not supportive of the plan to subdivide this lot. The two new lots, as shown on the proposal, will not be consistent with the character of the neighborhood. The portion of the lot running along Arroyo Road will be turned into a side setback and will be extremely close to Arroyo Rd. This is inconsistent with the rest of the street.

The proposal for this subdivision does not comply with the Housing Element in the City's General Plan which states, "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."

This proposal is not compatible and is inconsistent with the general layout of Montebello Acres subdivision. Please do not approve this subdivision—we highly value the consistency of our Montebello Acres neighborhood.

Thank you for your consideration,  
Sue and Ken Greathouse  
809 Arroyo Rd.  
Los Altos



## Sean Gallegos

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**From:** Lesley Colgrove <lesleycoz@yahoo.com>  
**Sent:** Thursday, February 7, 2019 8:40 AM  
**To:** Sean Gallegos  
**Cc:** John Colgrove  
**Subject:** 831 Arroyo Parcel division

Hi Sean,

My husband John and I are residents on Vista Grande Ave. The three streets in what's called the Montebello Acres in Los Altos (Vista Grande, Raymundo, Arroyo) are zoned to have relatively larger lots, and that's what attracted us to purchase the property there when we were looking to buy. We don't think the parcel division is a good idea since it would create a precedent in the neighborhood and then all the lots with older houses would get sold and subdivided by developers. This would completely change the characteristics of the neighborhood. They can obviously create separate buildings on the property per the current zoning, but we object to creating subdivisions on the property. Thank you for your attention.

Lesley Colgrove  
John Colgrove  
722 Vista Grande Ave  
Los Altos



## Sean Gallegos

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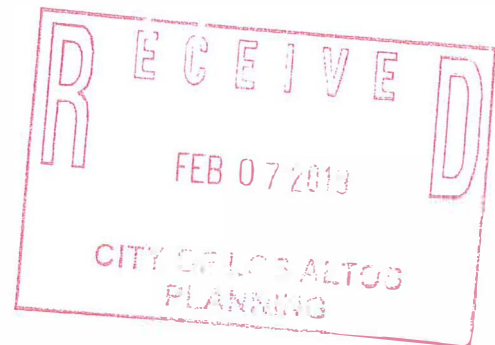
**From:** Susan Falk <falksusan@sbcglobal.net>  
**Sent:** Thursday, February 7, 2019 8:40 AM  
**To:** Sean Gallegos  
**Subject:** 831 Arroyo subdivision

Tonight, Thursday 2/7 you plan to consider a subdivision of a lot at 831 Arroyo Road within the Montebello Acres neighborhood. As residents of this neighborhood, we object to this subdivision.

The current plan for subdividing this property does not comply with the Housing Element in the City's General Plan which states, "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."

**The proposed subdivision is not compatible and is inconsistent with the general layout of Montebello Acres properties.** We ask that the Commission not approve this subdivision as it is currently drafted. We value the consistency of the Montebello Acres neighborhood. We plan to attend your meeting tonight.

Susan and Allen Falk  
798 Raymundo Ave  
Los Altos CA 94024



## Sean Gallegos

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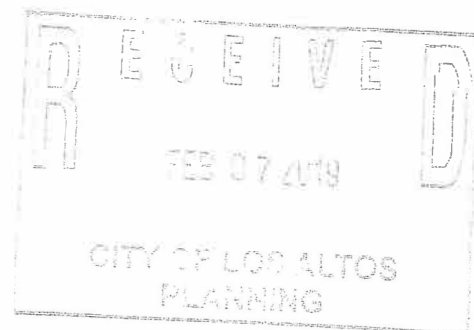
**From:** Nancy Ellickson <nellickson@yahoo.com>  
**Sent:** Thursday, February 7, 2019 8:28 AM  
**To:** Sean Gallegos  
**Cc:** 'Susan Flesher'; 'Sue Greathouse'; adele@hennigco.com  
**Subject:** 831 Raymundo  
**Attachments:** 831 Arroyo--Letter from Nancy and Ron Ellickson 2-7-2019.docx

Hi Sean,  
Attached is a letter from my husband and me.

Thanks,

Nancy

Nancy Ellickson  
[nellickson@yahoo.com](mailto:nellickson@yahoo.com)  
M: +1-650-245-1012



7 February 2019

**City of Los Altos Planning Commission**

One N. San Antonio Road  
Los Altos, CA 94022

Re: Proposed subdivision at 831 Arroyo

Dear Commissioners,

Tonight you will be deciding on whether to split 831 Arroyo so a developer can build spec homes on this lot. We are respectfully requesting that you deny this proposal based on incompatibility with the street and subdivision as well as character of the neighborhood.

In the City's report, Montebello Acres was described as having "medium-sized lots." According to City staff, "The Single-Family, Medium lot General Plan designation does not have a minimum lot size. Instead, the **Single-Family, Medium lot General Plan designation has a maximum permitted density of four dwelling units per acre.**"

The average lot size in Montebello Acres is 18,000 sq ft. (outliers included). And within 500 feet of the proposed subdivision, this square footage number is even higher. This average was derived from all three streets (Vista Grande, Raymundo, most of Arroyo) plus the four homes on Mountain View Ave. that comprise our subdivision of 80 homes. Clearly Montebello Acres should be considered "large" lots since we are (on average) **two homes per square acre**. While there are a few older small lots in our subdivision, our neighborhood is known for its large properties and would in no way be considered "medium" sized.

In addition, the current plan for subdividing this property and building two spec homes does not comply with the **Housing Element in the City's General Plan** which states, "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." <Emphasis added>

Thank you for taking the time to really think this through.

Sincerely,

Nancy and Ron Ellickson  
820 Raymundo Avenue  
Los Altos  
[nellickson@yahoo.com](mailto:nellickson@yahoo.com)

## Sean Gallegos

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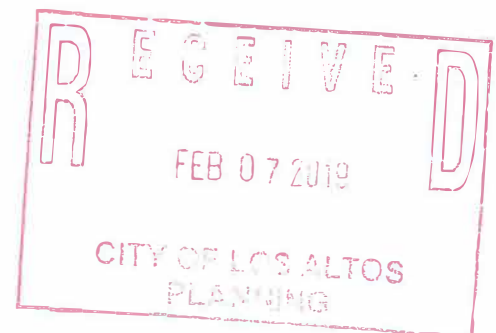
**From:** Nancy Ellickson <nellickson@yahoo.com>  
**Sent:** Thursday, February 7, 2019 8:26 AM  
**To:** Sean Gallegos  
**Subject:** 831 Arroyo  
**Attachments:** 831 Arroyo--Letter from Anita Siegel 2-7-2019.pdf

Hi Sean,  
Attached is a letter from a neighbor who cannot attend tonight.

Thanks,

Nancy

Nancy Ellickson  
[nellickson@yahoo.com](mailto:nellickson@yahoo.com)  
M: +1-650-245-1012





7 February 2019

**City of Los Altos Planning Commission**

One N. San Antonio Road  
Los Altos, CA 94022

Re: Proposed subdivision at 831 Arroyo

Dear Commissioners,

Tonight you will be deciding on whether to split 831 Arroyo so a developer can build spec homes on this lot. We are respectfully requesting that you deny this proposal based on incompatibility with the street and subdivision as well as character of the neighborhood.

In the City's report, Montebello Acres was described as having "medium-sized lots." According to City staff, "The Single-Family, Medium lot General Plan designation does not have a minimum lot size. Instead, the **Single-Family, Medium lot General Plan designation has a maximum permitted density of four dwelling units per acre.**"

The average lot size in Montebello Acres is 18,000 sq ft. (outliers included). And within 500 feet of the proposed subdivision, this square footage number is even higher. This average was derived from all three streets (Vista Grande, Raymundo, most of Arroyo) plus the four homes on Mountain View Ave. that comprise our subdivision of 80 homes. Clearly Montebello Acres should be considered "large" lots since we are (on average) **two homes per square acre**. While there are a few older small lots in our subdivision, our neighborhood is known for its large properties and would in no way be considered "medium" sized.

In addition, the current plan for subdividing this property and building two spec homes does not comply with the **Housing Element in the City's General Plan** which states, "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." <Emphasis added>

Thank you for taking the time to really think this through.

Sincerely,

Nancy and Ron Ellickson  
820 Raymundo Avenue  
Los Altos  
[nellickson@yahoo.com](mailto:nellickson@yahoo.com)

## Sean Gallegos

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**From:** James Woo <jaws241@pacbell.net>  
**Sent:** Wednesday, February 6, 2019 8:01 PM  
**To:** Sean Gallegos  
**Subject:** 831 Arroyo Ave feedback

Dear Commissioners:

On Thursday we will be considering the subdivision of 831 Arroyo Road within the Montebello Acres neighborhood. We are residents of this neighborhood. The current plan for subdividing this property does not comply with the Housing Element in the City's General Plan which states, "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."

**The proposed subdivision is not compatible and is inconsistent with the general layout of Montebello Acres subdivision.** We ask that the Commission not approve this subdivision as it is currently drafted. We value the consistency of the Montebello Acres neighborhood.

Yours truly,

James and Lisa Woo

809 Raymundo Ave, Los Altos, CA 94024



## Sean Gallegos

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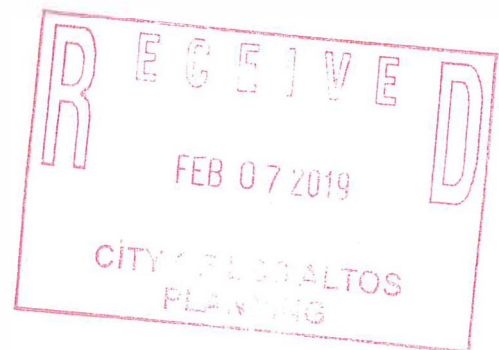
**From:** jazzam@aol.com  
**Sent:** Wednesday, February 6, 2019 5:42 PM  
**To:** Sean Gallegos  
**Subject:** 831 Arroyo Proposal

Hi Sean,

I just found out about the idea of subdividing the lot at 831 Arroyo Road. I live on Vista Grande Ave. and use to live on Mountain View Ave., across the street from this property. I reject the idea for this subdivision. This neighborhood has mostly single family houses on large property lots, usually about 17,000 square feet. This would be a major change to the character and style of our community. Please reject this proposal.

Thanks,

Jeffrey S. Mayer



February 7, 2019

**City of Los Altos Planning Commission**

One N. San Antonio Road

Los Altos, CA 94022

Re: 831 Arroyo Proposed Subdivision

Dear Commissioners,

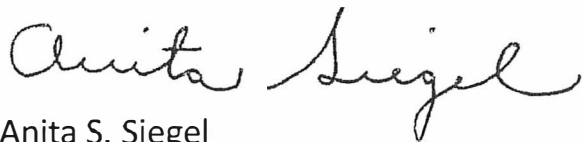
I have owned and lived in my home at 77 Mountain View Avenue, in the Montebello Acres subdivision for more than 50 years. My property faces 831 Arroyo. Unfortunately, I'm out of town and will miss Thursday's Commission meeting but I did want to provide my thoughts on the proposed subdivision.

After reviewing the plot map that shows how 831 Arroyo will be split and the location of where the two new homes will be built, I'm against this proposal.

The way the two buildable areas of the lot are positioned is not consistent with the general layout of Montebello Acres subdivision and Arroyo Road. My suggestion is to keep the lot intact and position any structures so they are compatible within the subdivision and in relation to their surroundings.

Please do not approve the split of 831 Arroyo as it is currently drafted. We value the consistency of our beautiful Montebello Acres neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Anita Siegel". The signature is written in black ink and is positioned above the typed name.

Anita S. Siegel

77 Mountain View Avenue

Los Altos, CA 94024

## Sean Gallegos

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**From:** Andrew Maisel <andrew@superkids.com>  
**Sent:** Wednesday, February 6, 2019 2:09 PM  
**To:** Jon Biggs; Sean Gallegos  
**Cc:** Phoebe Bressack  
**Subject:** Proposed subdivision of 831 Arroyo Road property

Hi Jon and Sean-

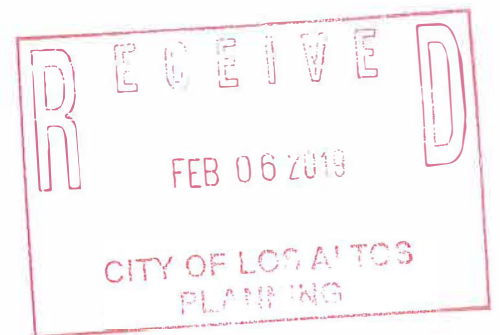
As a long time resident on Arroyo Road, I wanted to express my opposition to the proposed subdivision of the property at 831 Arroyo Road, two doors down from my home.

As I understand it, the developer has proposed subdividing this property in such a way that both resulting parcels will face Mountain View Ave. I am concerned that this orientation might allow the developer to build a house with a setback on Arroyo as small as 10ft, which would be significantly out of character with the neighborhood.

I will be unable to attend the meeting on Thursday, Feb 7 to express my opposition in person. Please accept this written notice in place of my attendance.

Please contact me if you have any questions.

Andrew Maisel  
860 Arroyo Road  
Los Altos, CA 94024



## Sean Gallegos

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**From:** Cynthia Chin <chin100@gmail.com>  
**Sent:** Wednesday, February 6, 2019 10:08 AM  
**To:** Sean Gallegos  
**Subject:** Subdivision of 831 Arroyo Road

Dear Sean and Commissioners,

I am writing to get on record that we are very opposed to the subdivision of 831 Arroyo Road. We live across the street and one house down from this lot. One of the main reasons we purchased our home was because we have always loved how beautiful this street is with the large setbacks and large lots.

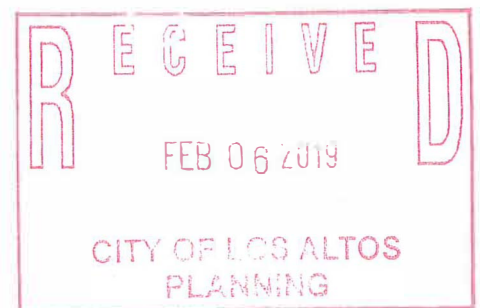
The current plan for subdividing this property does not comply with the Housing Element in the City's General Plan which states, "the City shall ensure that the development permitted in the creation of land divisions results in an orderly and compatible development pattern, within the subdivision and in relation to its surroundings."

Approving this plan would allow for a smaller side yard setback on Arroyo Road, which is not compatible with the neighborhood.

We ask that the the Planning Department and Commission not approve this subdivision as it is currently drafted. We value the consistency of the Montebello Acres neighborhood and ask that you maintain this consistency.

Thank you for your consideration.

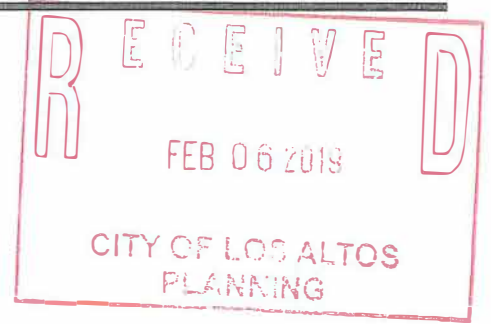
Sincerely,  
Chris and Cynthia Chin  
820 Arroyo Road



**Sean Gallegos**

---

**From:** Kevin Kluge <kevin.kluge@gmail.com>  
**Sent:** Wednesday, February 6, 2019 9:49 PM  
**To:** Sean Gallegos  
**Subject:** Submission for planning commissioners



Sean,

Could you please send this note on to the planning commissioners? It is with reference to the discussion about 831 Arroyo on this Thursday. Thanks.

Kevin

Dear Planning Commissioners,

We live at 850 Arroyo Road, diagonally across the street from 831 Arroyo Road. We would like to provide input on the proposed subdivision of 831 Arroyo Road. The proposal provides for two houses facing Mountain View Ave. As a result, we expect a fence will be erected along the ~100' frontage of the parcel on Arroyo Rd. This will create the only parcel on Arroyo that does not face Arroyo Road. It will look odd and inconsistent with the other houses of Arroyo, all of which are setback 25' or more, and face Arroyo.

We have a second concern for the safety of our neighborhood, related to the likely fence that results from this proposal. We are concerned that a fence will restrict visibility around the turn from Mountain View Ave on to Arroyo Road and vice versa. These two streets meet at a 110 degree angle, so the turn from Mountain View Ave on to Arroyo is quite sharp and it's hard to see around the corner. We have neighborhood kids, including our own, that bike and play in this area, and we have a number of cars passing through as a shortcut from Springer Road to El Camino Real. We worry that this likely fence would hamper driver visibility and increase the risk of an accident.

While we do not object to a property subdivision, we ask that you not approve the current proposal due to these two issues.

Thanks for your consideration.

Laura and Kevin Kluge

Sean Gallegos

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**From:** Robert Schonhardt <bobschonhardt@yahoo.com>  
**Sent:** Sunday, February 3, 2019 1:40 PM  
**To:** Sean Gallegos  
**Cc:** Betsy Schonhardt  
**Subject:** Public Hearing 2/7 Regarding Project at 831 Arroyo Road



Re: Project Application for 831 Arroyo Road

From: Robert and Elizabeth Schonhardt  
Home Owners of 821 Arroyo Road (next door to 831 Arroyo)

To: City of Los Altos Planning Commission - Please Read at  
Hearing on 2/7

Hello everyone,

Our names are Robert and Elizabeth Schonhardt. We are owners and long-time residents of the home next door to the proposed project. We are extremely concerned about the proposed zoning change request to subdivide the current property located at 831 Arroyo Road. As the sole adjacent homeowner, this proposed change negatively impacts our property the most. When we purchased our home, our neighborhood, known as the Montebello Acre's neighborhood was predominately single-story homes on large 1/3+ acre lots with private backyards. We are concerned that the proposed changes will negate all of these key attributes, lot size, privacy and street appeal.

The proposed zoning change is especially concerning given that it is requesting to remove a street facing home currently next door to us on Arroyo with a side yard. The houses on Arroyo and



the neighborhood have consistent patterns for open front yards and side yards with consistent setbacks. We view this proposed change as unacceptable and respectfully ask that the city planners reject this proposed lot change as it is currently presented? We are not ones to squash other people's dreams, however, in this case, we are the ones being squashed. Obviously, we have many other questions regarding next door's building plans, e.g. structure, stories, setbacks, design, etc. as this process proceeds.

Thank you,

Bob and Betsy Schonhardt

PS. We are out of town and unable to attend the first public meeting this Thursday on February 7<sup>th</sup>. Can you please read this communication out loud to all in attendance and also include us in all future meetings and communications involving plans for 831 Arroyo Road?

REVISIONS	BY

TWO HOUSE SUBDIVISION FOR:

# Goldsilverisland Homes, LLC

831 ARROYO ROAD, LOS ALTOS, CA. 94024

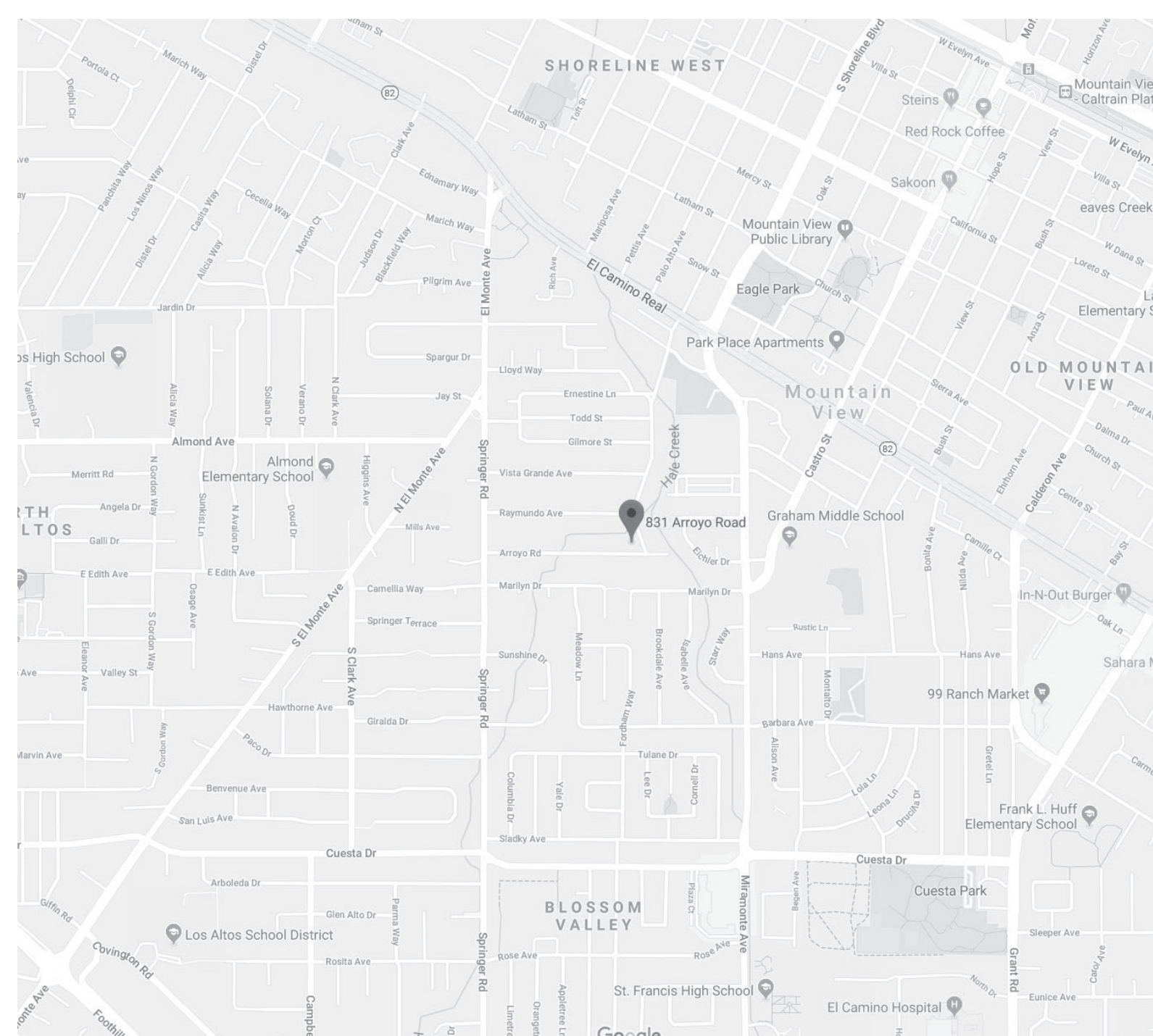
GENERAL NOTES:

OWNER/APPLICANT/ SUBDIVIDER:	YING-MING LI (408) 896-3369 Yingminli@hotmail.com
CIVIL ENGINEER & LAND SURVEYOR	ROBERT Y. WANG C50541 & LS8931 RW ENGINEERING, INC. 505 ALTAMONT DRIVE MILPITAS, CA 95035 (408) 262-1899 rwengineering@gmail.com
APN:	189-29*-020
EXISTING ZONING:	R-1-10 SINGLE FAMILY RESIDENCE
PROPOSED USE:	TWO (2) SINGLE FAMILY RESIDENTIAL UNITS
WATER:	CALIFORNIA WATER SERVICE COMPANY
STORM & SEWER (ON-SITE):	PRIVATE
STORM & SEWER (OFF SITE):	CITY OF LOS ALTOS
GAS & ELECTRIC:	PG&E
TELEPHONE:	AT&T
CABLE TV:	COMCAST
SOLID WASTE & RECYCLING	MISSION TRAIL WASTE SYSTEMS
TOTAL ACREAGE OF PROPOSED SUBDIVISION:	0.54 ACRE± (23,433 S.F.±)
GEOLOGICAL HAZARD ZONE:	NONE.
EXISTING WELLS ON SITE:	NONE.

SHEET INDEX

T	TITLE SHEET
TM-1	TENTATIVE PARCEL MAP - SITE PLAN
TM-2	TENTATIVE PARCEL MAP - G&D PLAN

VICINITY MAP



NEW HOUSE FOR:  
**Goldsilverisland Homes, LLC**  
 831 ARROYO ROAD, LOS ALTOS, CA. 94024

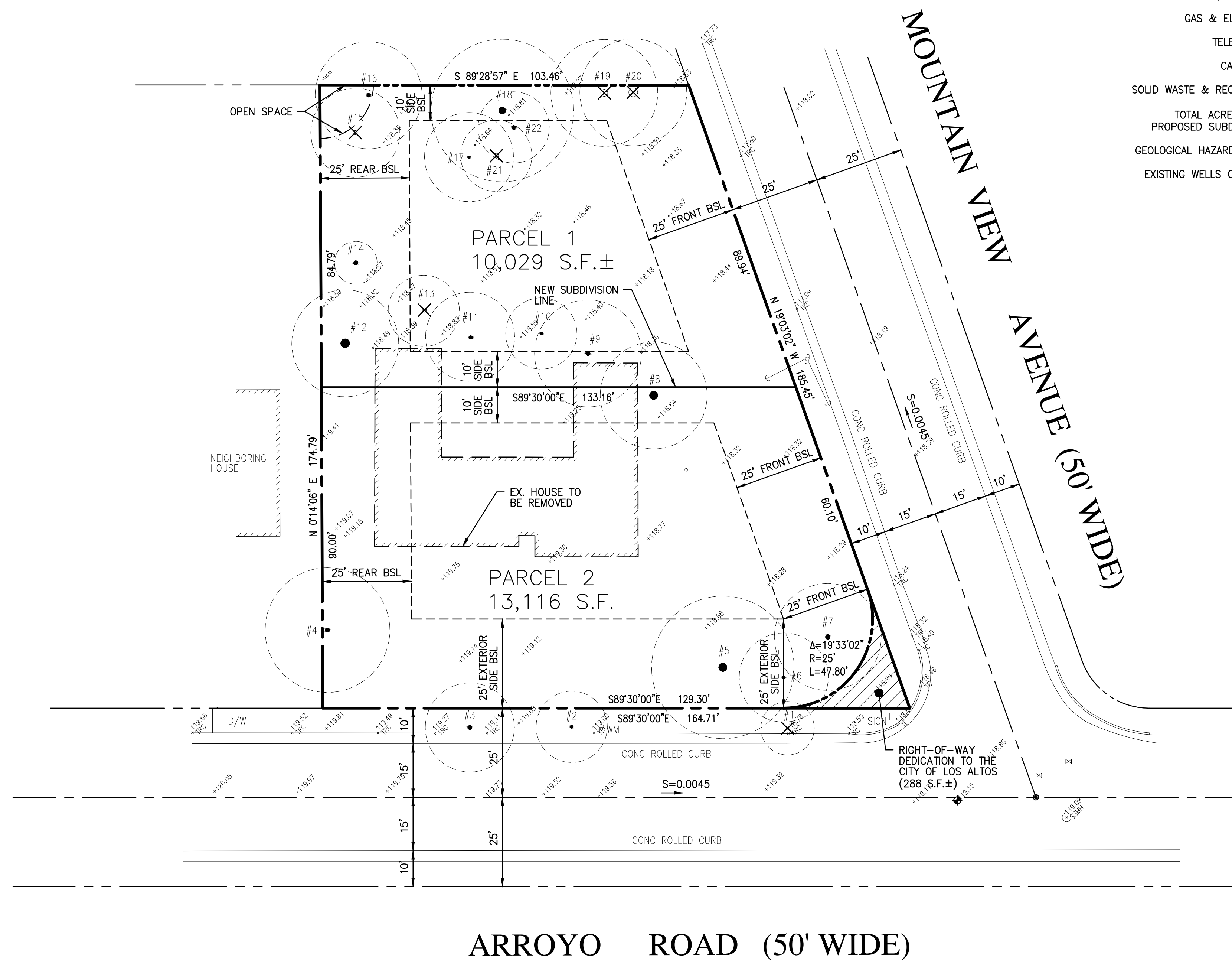
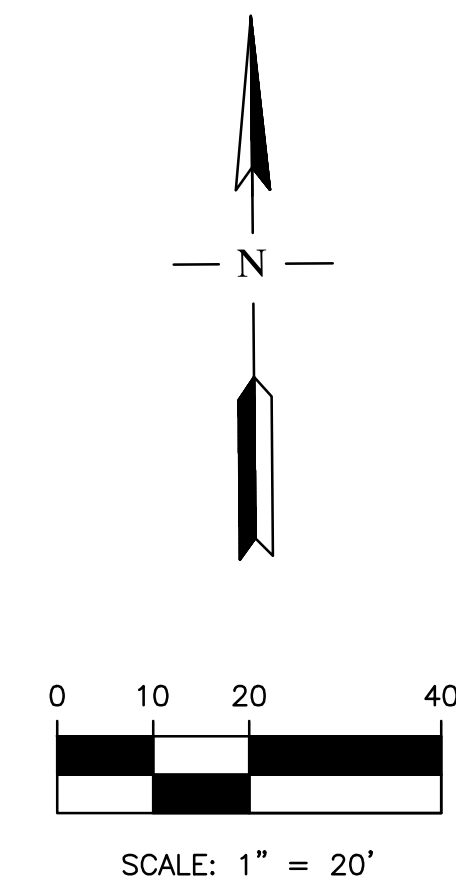
Date	
Scale	1/4" = 1'-0"
Drawn	RAH
Job	18-028
Sheet	T
of	Sheets

# TENTATIVE PARCEL MAP

## 831 ARROYO ROAD LOS ALTOS, CA

**LEGEND**

- BOUNDARY LINE
- SUBDIVISION LINE
- ADJOINERS LINE
- CENTERLINE
- BUILDING SETBACK LINE
- DS DOWNSPOUT
- SURFACE FLOW DIRECTION
- SURFACE FLOW DIRECTION
- ⊗ TREE TO BE REMOVED
- ⊙ TREE TO BE PROTECTED



**GENERAL NOTES:**

OWNER/APPLICANT/SUBDIVIDER: YING-MIN LI  
577 SALMAR AVE, SUITE 107  
CAMPBELL, CA 95008  
(408) 896-3369  
yingmini@hotmail.com

CIVIL ENGINEER & LAND SURVEYOR: ROBERT Y. WANG C50541 & LS8931  
RW ENGINEERING, INC.  
505 ALTAMONT DRIVE  
MILPITAS, CA 95035  
(408) 262-1899  
rweengineering@gmail.com

ASSESSOR'S PARCEL NUMBER: 189-29-020

EXISTING ZONING: R-1-10 SINGLE FAMILY RESIDENCE

PROPOSED USE: TWO (2) SINGLE FAMILY RESIDENTIAL UNITS

WATER : CALIFORNIA WATER SERVICE COMPANY

STORM & SEWER (ON-SITE): PRIVATE

STORM & SEWER (OFF SITE): CITY OF LOS ALTOS

GAS & ELECTRIC: PG&E

TELEPHONE: AT&T

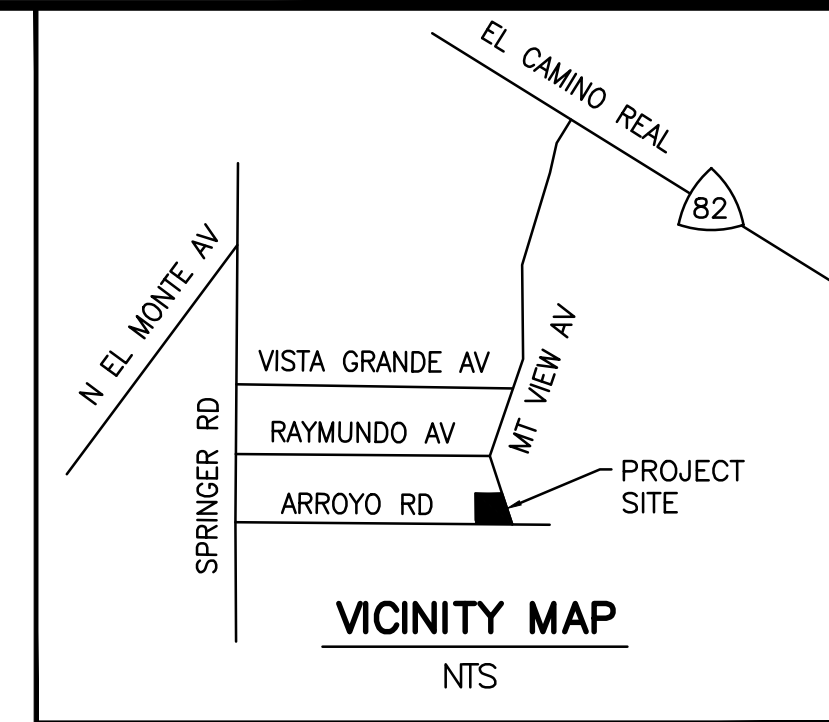
CABLE TV: COMCAST

SOLID WASTE & RECYCLING: MISSION TRAIL WASTE SYSTEMS

TOTAL ACREAGE OF PROPOSED SUBDIVISION: 0.54 ACRE± (23,433 S.F.±)

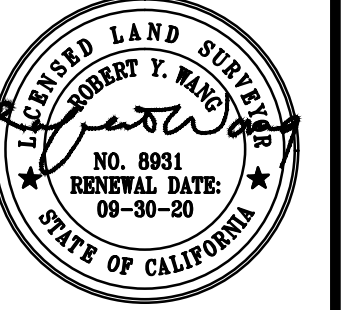
GEOLOGICAL HAZARD ZONE: NONE.

EXISTING WELLS ON SITE: NONE.



NO.	REVISION	DATE	BY

**RW ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
505 ALTAMONT DRIVE  
MILPITAS, CA 95035  
(P) (408) 262-1899  
(FAX) (408) 824-5556  
rweengineering@gmail.com



**TREE INVENTORY**

NO.	SPECIES	DBH	STATUS
1	SOUTHERN MAGNOLIA	7.5"	TO BE REMOVED
2	SOUTHERN MAGNOLIA	9.8"	TO BE PROTECTED
3	SOUTHERN MAGNOLIA	13.7"	TO BE PROTECTED
4	COAST LIVE OAK	14.3"	TO BE PROTECTED
5	ALMOND	28"	TO BE PROTECTED
6	COAST LIVE OAK	10.3"	TO BE PROTECTED
7	VALLEY OAK	19.6"	TO BE PROTECTED
8	DATE PALM	28"	TO BE PROTECTED
9	LOQUAT	14.1"	TO BE PROTECTED
10	APRICOT	9.9"	TO BE PROTECTED
11	BUCKEYE	11.8"	TO BE PROTECTED
12	CHESTNUT	30"	TO BE PROTECTED
13	CHERRY	14"	TO BE REMOVED
14	PLUM	14.3"	TO BE PROTECTED
15	APRICOT	14.2"	TO BE REMOVED
16	ENGLISH WALNUT	12.8"	TO BE PROTECTED
17	VALLEY OAK	8.1"	TO BE PROTECTED
18	MONTEREY PINE	23.1"	TO BE PROTECTED
19	PRIVET	8-3"	TO BE REMOVED
20	PEPPER	30"	TO BE REMOVED
21	PLUM	7.8"	TO BE REMOVED
22	OLIVE	6.7"	TO BE PROTECTED

**SHEET INDEX**

NO.  
TM-1 SITE PLAN  
TM-2 PRELIMINARY GRADING & DRAINAGE PLAN

**SITE BENCHMARK:**

SET NAIL  
ELEVATION=119.15 NAVD 1988

**BASIS OF BEARINGS:**

THE BEARING S89°30'00"E OF CENTERLINE OF ARROYO ROAD AS SHOWN ON MAP OF SUBDIVISION OF MONTEBELLO ACRES FILED IN BOOK "X" OF MAPS AT PAGE 1-3, SANTA CLARA COUNTY RECORDS.

831 ARROYO ROAD  
LOS ALTOS, CA  
APN: 189-29-020  
SANTA CLARA COUNTY

TENTATIVE PARCEL MAP  
SITE PLAN

DATE: 2/20/19
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

**TM-1**  
OF 2 SHEETS



**ABBREVIATION**

AC	ASPHALT CONCRETE
AD	AREA DRAIN
CONC	CONCRETE
C/G	CURB & GUTTER
DI	DRAIN INLET
DS	DOWNSPOUT
EX.	EXISTING
GFF	GARAGE FINISH GRADE
FF	FINISH FLOOR GRADE
FL	FLOW LINE GRADE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
SW	SIDEWALK
TC	TOP OF CURB

**LEGEND**

	BOUNDARY LINE
	SUBDIVISION LINE
	ADJOINERS LINE
	CENTERLINE
	BUILDING SETBACK LINE
	DOWNSPOUT
	SURFACE FLOW DIRECTION
	SWALE
	TREE TO BE REMOVED
	TREE TO BE PROTECTED
	POWER POLE W/ OVERHEAD WIRE
	WATER VALVE
	MANHOLE-TYPE AS NOTED

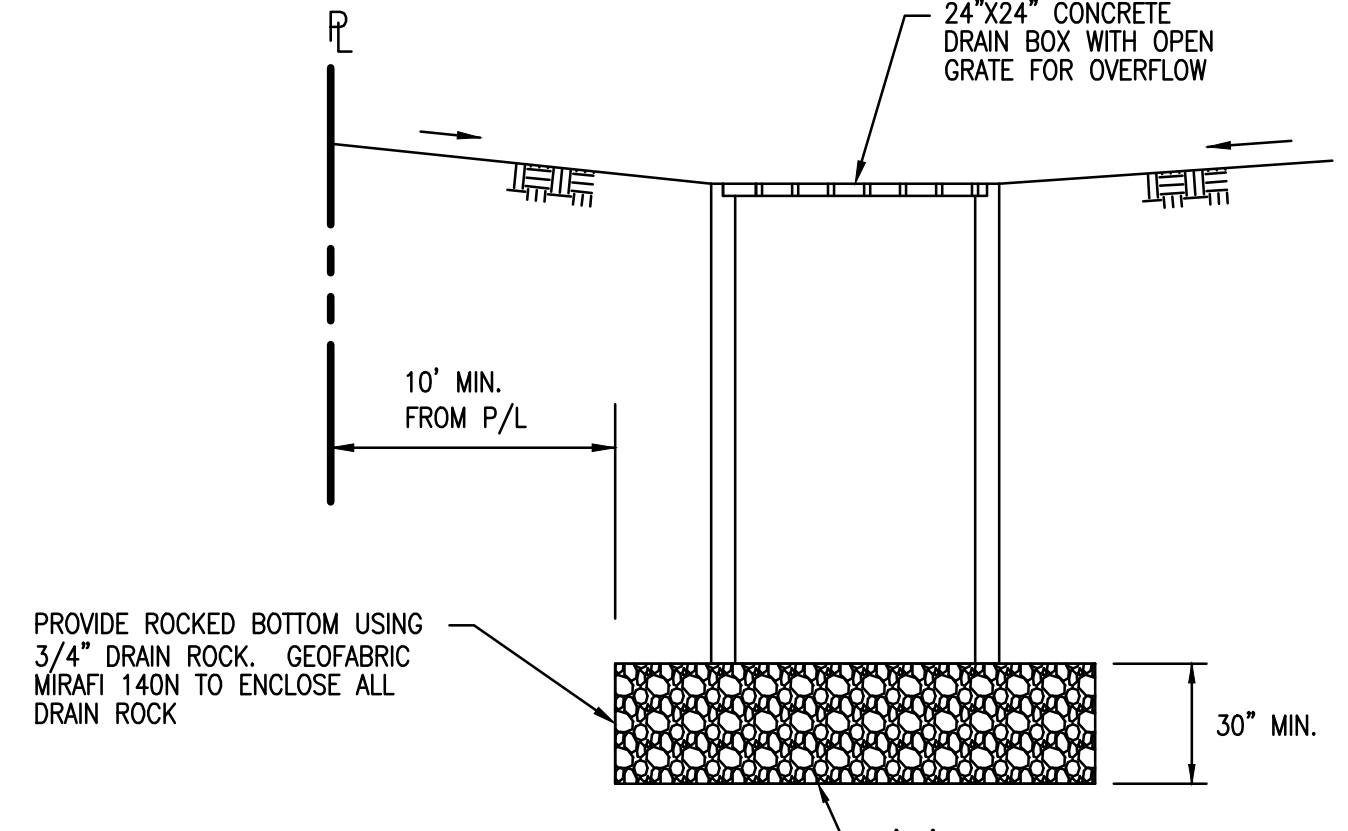
**STORMWATER MANAGEMENT**

**DURING CONSTRUCTION:**

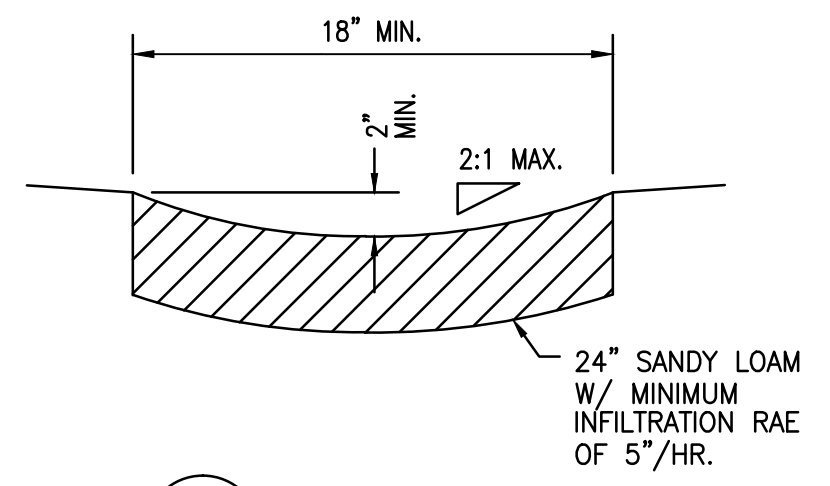
- PUT IN PLACE BEST MANAGEMENT PRACTICES INCLUDING BUT NOT LIMITED:
1. STABILIZED CONSTRUCTION ENTRANCE
  2. FIBER ROLLS
  3. DROP INLET PROTECTION
  4. CONCRETE WASHOUT
  5. PROPER MATERIAL AND STOCKPILE STORAGE

**POST CONSTRUCTION:**

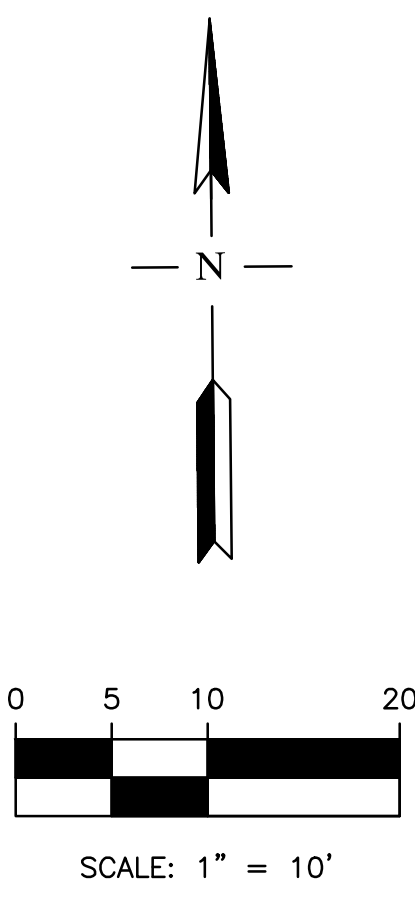
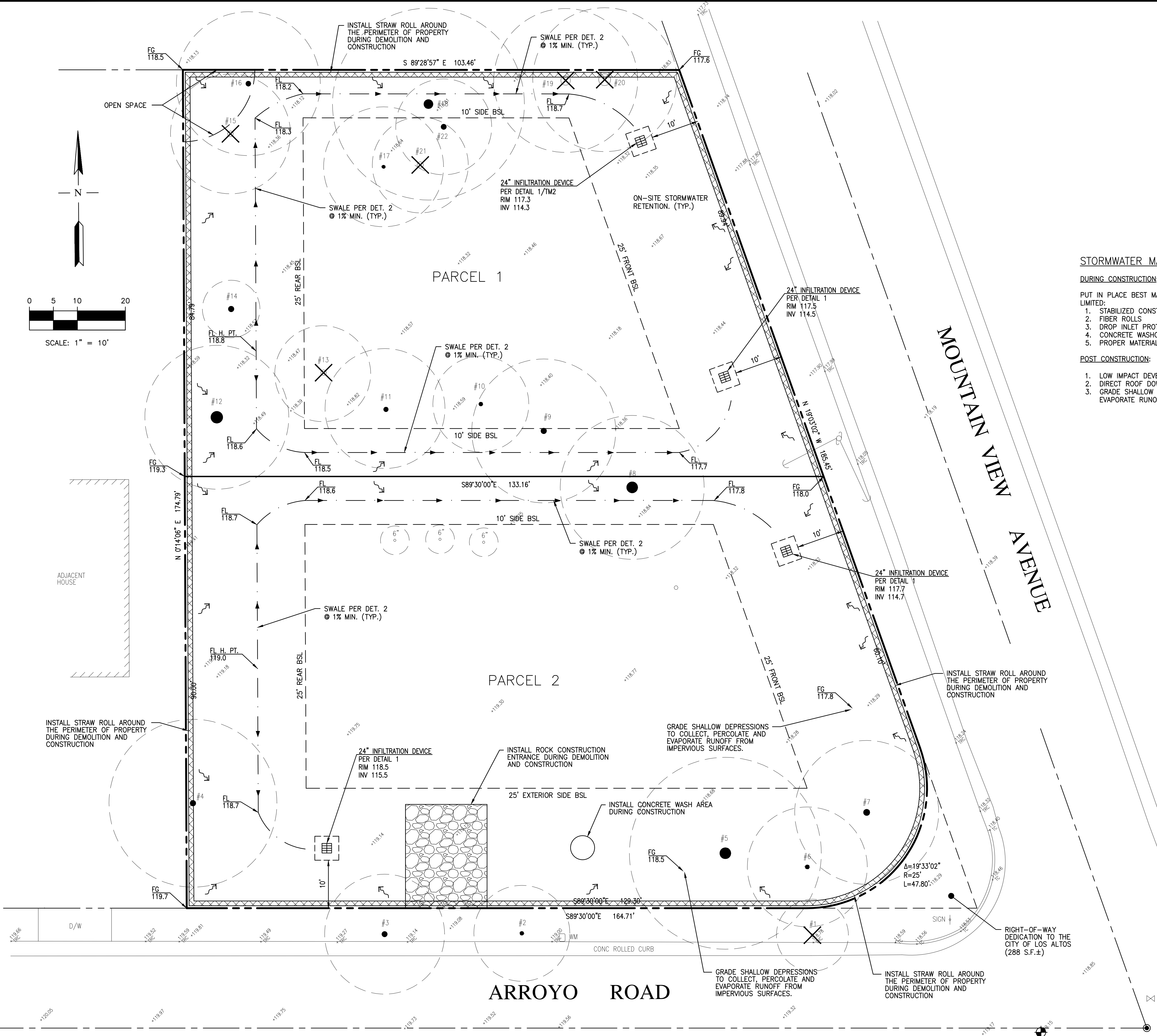
1. LOW IMPACT DEVELOPMENT (LID) MEASURES.
2. DIRECT ROOF DOWNSPOUTS TO LANDSCAPE AREAS
3. GRADE SHALLOW DEPRESSIONS TO COLLECT, PERCOLATE AND EVAPORATE RUNOFF FROM IMPERVIOUS SURFACES.



1 DETENTION BASIN  
TM-2 NOT TO SCALE



2 SWALE  
TM-2 NOT TO SCALE



NO.	REVISION	DATE	BY

**RW ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 505 ALPAMONT DRIVE  
 MILPITAS, CA 95035  
 (P) (408) 262-1889  
 (FAX) (408) 824-5556  
 rweengineering@gmail.com

**831 ARROYO ROAD**  
**LOS ALTOS, CA**  
 SANTA CLARA COUNTY  
 APN: 189-29-020

**TENTATIVE PARCEL MAP**  
**PRELIMINARY GRADING & DRAINAGE PLAN**

DATE: 2/20/19  
 SCALE: AS NOTED  
 DESIGNED BY: RW  
 DRAWN BY: RW

SHEET NO.  
**TM-2**  
 OF 2 SHEETS