



831 Arroyo Road

18-DL-01

Thursday, April 23, 2019
7:00 pm



TENTATIVE PARCEL MAP

831 ARROYO ROAD
LOS ALTOS, CA

LEGEND

- BOUNDARY LINE
- SUBDIVISION LINE
- ADJOINERS LINE
- CENTERLINE
- BUILDING SETBACK LINE
- (X) TREE TO BE REMOVED
- (•) TREE TO BE PROTECTED

GENERAL NOTES:

OWNER/APPLICANT/SUBDIVIDER: TWO-MIN LI
377 SALINAS AVE, SUITE 107
DANFORTH, CA 94028
(408) 989-1309
phyl@two-min.com

CNL ENGINEER & LAND SURVEYOR: ROBERT T. WANG C2841 & L58031
RW ENGINEERING, INC.
305 ALVARADO DRIVE
MILPITAS, CA 95035
(408) 262-1809
rwal@rwengr.com

ASSESSOR'S PARCEL NUMBER: 186-28-020

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

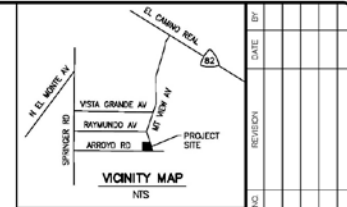
CABLE TV: COMCAST

SOLID WASTE & RECYCLING: MISSION TRAIL WASTE SYSTEMS

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

GEOLOGICAL HAZARD ZONE: NONE

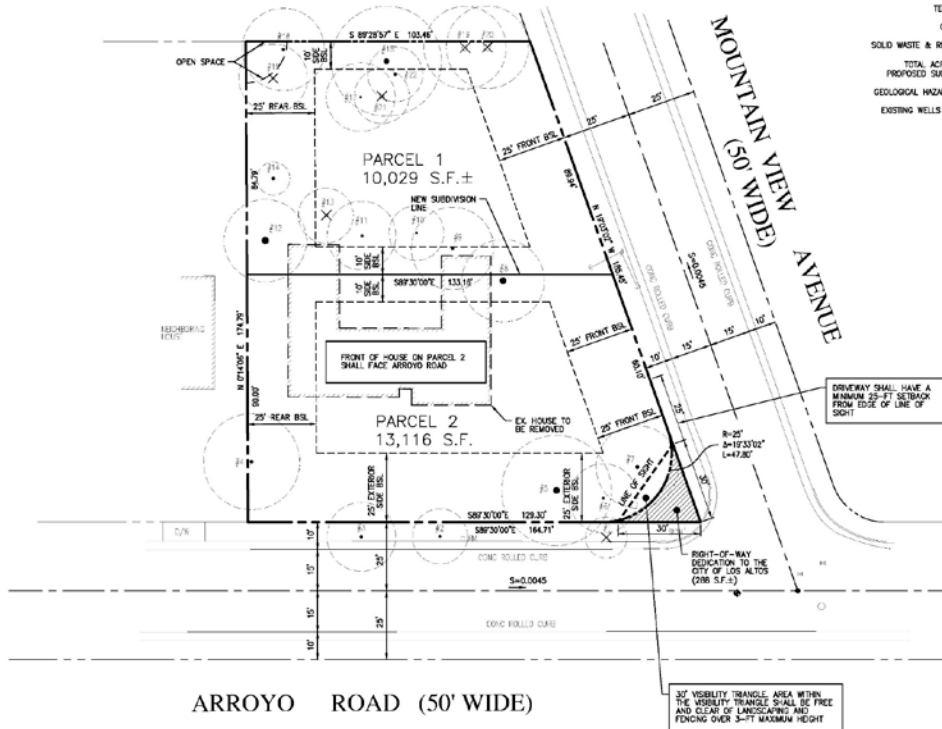
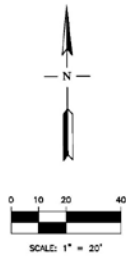
EXISTING WELLS ON SITE: NONE



831 ARROYO ROAD
LOS ALTOS, CA
APN: 186-28-020
SANTA CLARA COUNTY

TENTATIVE PARCEL MAP
SITE PLAN

DATE: 4/22/19
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO:
TM-1
OF 2 SHEETS



NO.	SPECIES	TRUNK DIAMETER	STATUS
1	SOUTHERN MAGNOLIA	7.5"	TO BE REMOVED
2	SOUTHERN MAGNOLIA	8.8"	TO BE PROTECTED
3	SOUTHERN MAGNOLIA	13.1"	TO BE PROTECTED
4	COAST LIVE OAK	14.3"	TO BE PROTECTED
5	ALMOND	28"	TO BE PROTECTED
6	COAST LIVE OAK	16.3"	TO BE PROTECTED
7	VALLEY OAK	19.8"	TO BE PROTECTED
8	GATE PALM	28"	TO BE PROTECTED
9	LIQUID	14.1"	TO BE PROTECTED
10	APRICOT	8.8"	TO BE PROTECTED
11	BUCKEYE	11.8"	TO BE PROTECTED
12	CHESTNUT	30"	TO BE PROTECTED
13	OLIVE	14.1"	TO BE REMOVED
14	FLUM	14.3"	TO BE REMOVED
15	APRICOT	14.1"	TO BE REMOVED
16	IND. ST. WALKER	12.8"	TO BE PROTECTED
17	VALLEY OAK	8.1"	TO BE PROTECTED
18	MONTEREY PINE	23.1"	TO BE PROTECTED
19	PRUNE	8.3"	TO BE REMOVED
20	PEPPER	26"	TO BE REMOVED
21	FLUM	7.8"	TO BE REMOVED
22	OLIVE	8.7"	TO BE PROTECTED

SHEET INDEX

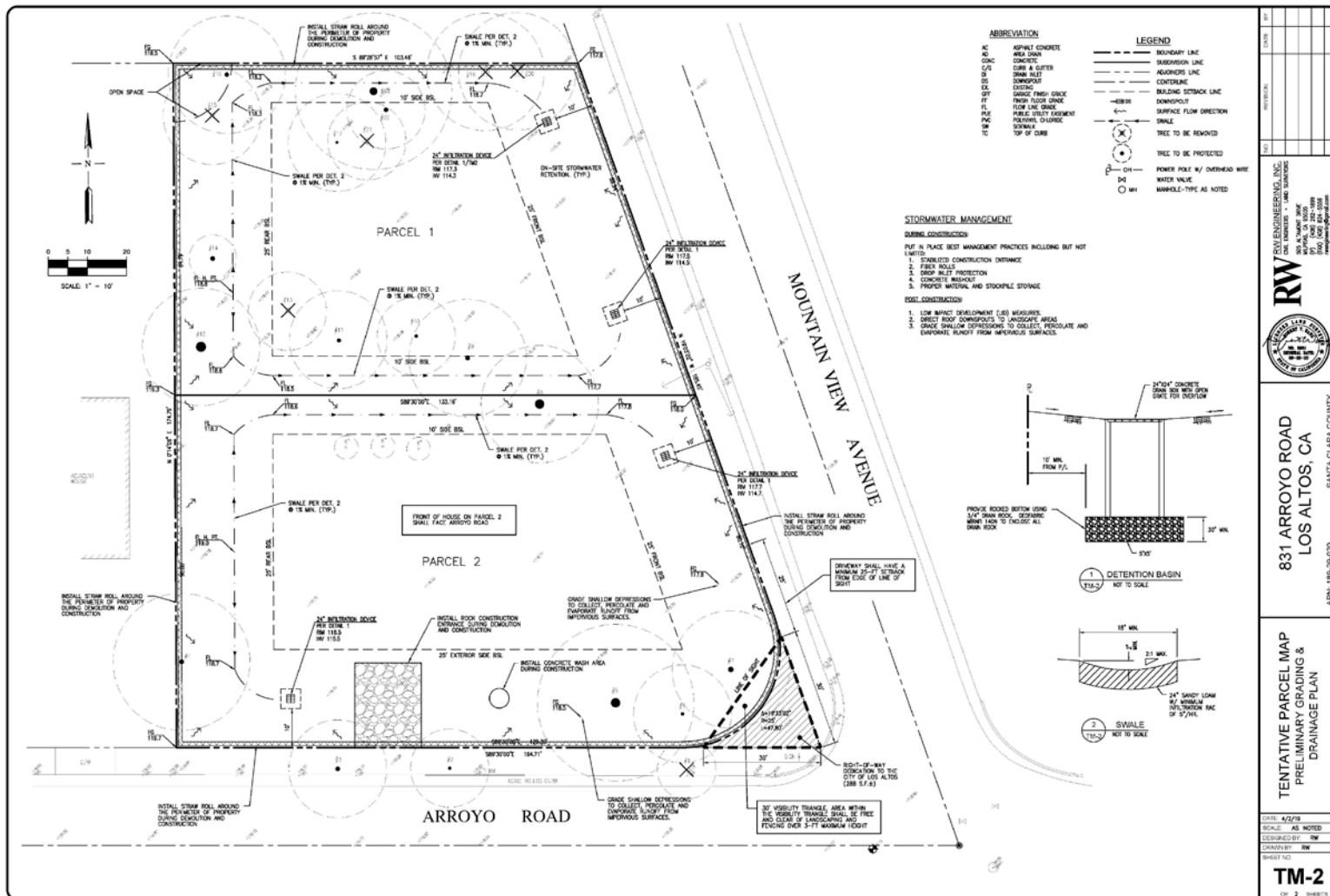
NO.
TM-1 SITE PLAN
TM-2 PRELIMINARY GRADING & DRAINAGE PLAN

SITE BENCHMARK:

SET NAIL
ELEVATION=118.15 WWD 1886

BASIS OF BEARINGS:

THE BEARING S89°30'00"E OF CENTERLINE OF ARROYO ROAD AS SHOWN ON MAP OF SUBDIVISION OF MORTENSON ACRES FILED IN BOOK 74 OF MAPS AT PAGE 1-3, SANTA CLARA COUNTY RECORDS

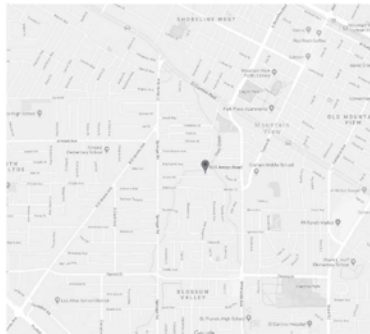


TWO HOUSE SUBDIVISION FOR:

Goldsilverisland Homes, LLC

831 ARROYO ROAD, LOS ALTOS, CA. 94024

VICINITY MAP



GENERAL NOTES:

OWNER/APPLICANT/ SUBDIVIDER:	YING-WING LI (408) 896-3369 Yingwinli@hotmail.com
CIVIL ENGINEER & LAND SURVEYOR	ROBERT V. WANG CS0541 & LS8931 RW ENGINEERING, INC. 205 ALAMONT DRIVE MILPITAS, CA 95035 (408) 282-1899 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 ACRES (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
CM-1	CONTEXT MAP

REVISIONS	BY

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

Title	
Scale	1/8" = 1'-0"
Drawn	RWT
Adj	TS-CSS
Sheet	
T	of 1 Sheets

(End of Presentation for 4/23/19)

(Next Page – Presentation for
3/26/19)

831 Arroyo Road

18-DL-01

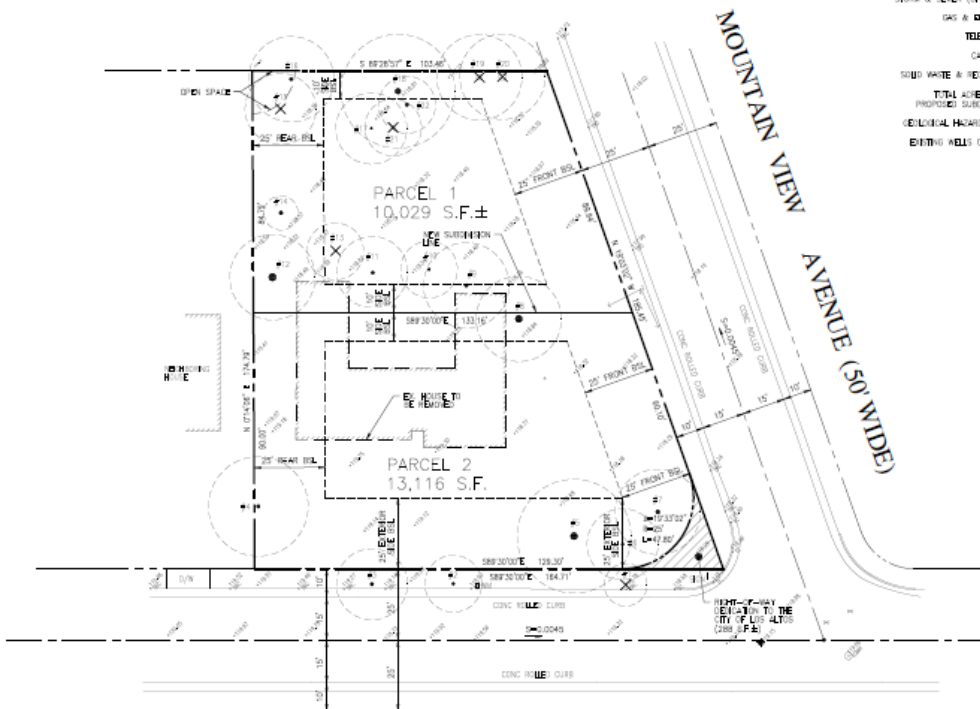
Thursday, March 26, 2019
7:00 pm



831 ARROYO ROAD
LOS ALTOS, CA

831 ARROYO ROAD
LOS ALTOS, CA

	BOUNDARY LINE
	SUBDIVISION LINE
	ADJOINERS' LINE
	CENTERLINE
	BUILDING SETBACK LINE
	DOWNSPOUT
	SURFACE FLOW DIRECTION
	SURFACE FLOW DIRECTION
	TO BE REMOVED
	TO BE PROTECTED



ARROYO ROAD (50' WIDE)

OWNER/PROPERTY/ADDRESS:	180-25-420
	577 SHERMAN AVE SUITE 107
	SAN DIEGO, CA 92108
	(619) 806-1389

MAIL ADDRESS:	ROBERT T. MARO CONSULT & DESIGN
MAIL ADDRESS:	PO BOX 10000
MAIL ADDRESS:	535 ALHAMBRA DRIVE
MAIL ADDRESS:	LA JOLLA, CA 92037
MAIL ADDRESS:	(619) 255-1893
MAIL ADDRESS:	*****
ADJACENT PARCEL NUMBER:	180-25-420
EXISTING ZONING:	R-1-10 SINGLE FAMILY RESIDENCE
PROPOSED USE:	TWO (2) SINGLE FAMILY RESIDENTIAL UNITS
WATER:	CALIFORNIA WATER SERVICE COMPANY
STORM & SEWER (ON-LOT):	PRIVATE
STORM & SEWER (OFF SITE):	CITY OF LOS ANGELES
GAS & ELECTRIC:	PG&E
TELEPHONE:	ATTN
CABLE TV:	COMCAST
SOLID WASTE & RECYCLING:	METRO THIN WALL SYSTEMS
TOTAL AREA OF PROPOSED SUBDIVISION:	0.54 ACRES (23,433 S.F.)
ENVIRONMENTAL HAZARD ZONE:	NONE
EXISTING WELLS ON SITE:	NONE

[illegible]

SHEET INDEX

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

SITE BENCHMARK:

SET HAL
ELEVATION—119.15 NAID 1988

BASIS OF BEARINGS:

THE LEAVING S88°30'00"E OF CONTINUE OF ARROYO ROAD AS SHOWN ON MAP OF SUBDIVISION OF MONTEFIELDO ACRES FILED IN BOOK "C" OF MAPS AT PAGE 1-3, SANTA CLARA COUNTY RECORDS.

831 ARROYO ROAD
LOS ALTOS, CA

APN: 189-29-020

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

MAP OF SUBDIVISION OF MONTEBELLO ACRES SANTA CLARA COUNTY CALIFORNIA

Surveyed by Wm B. Hoag
San Francisco

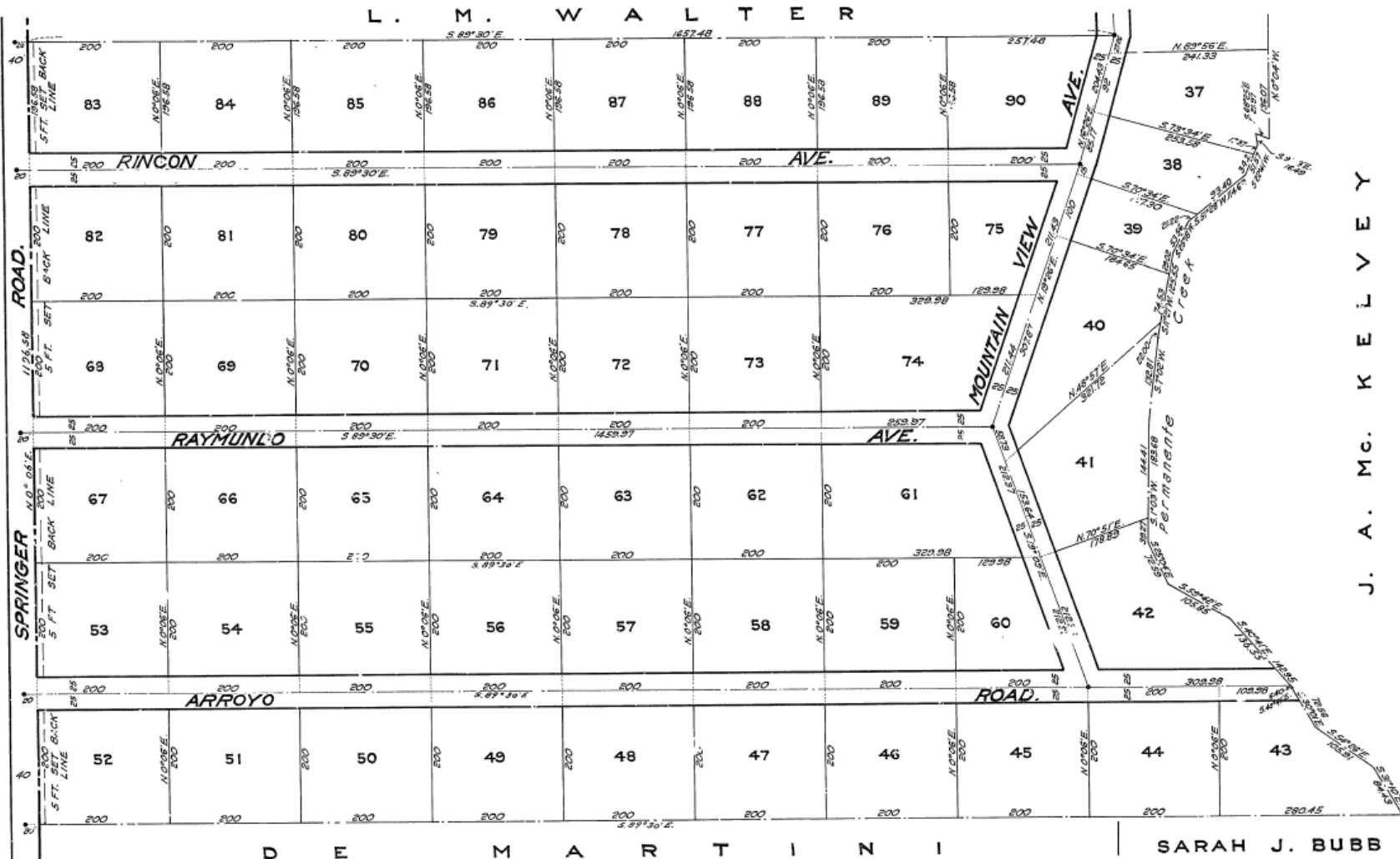
Engineer & Surveyor
May, 1927.

Scale 1"=100'

< See Sheet No. 1 >

NOTE:
• Indicates 1"x18" Iron Pin Monument
or Iron Pipe Monument.

All dimensions are to the center lines of
streets except Springer Road and State Highway
where dimensions are to side line of 17.54.



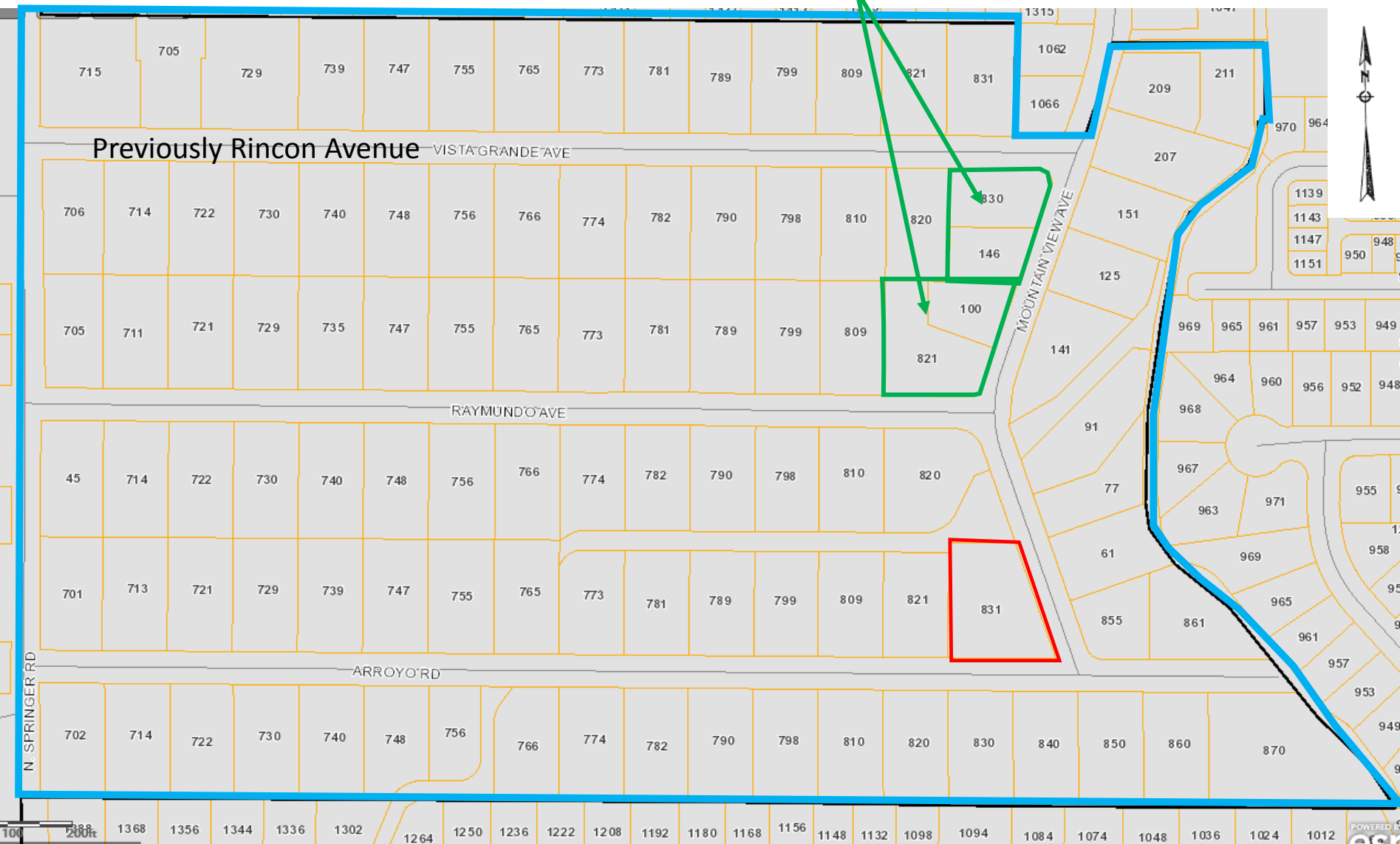
J. A. Mc. KEELY

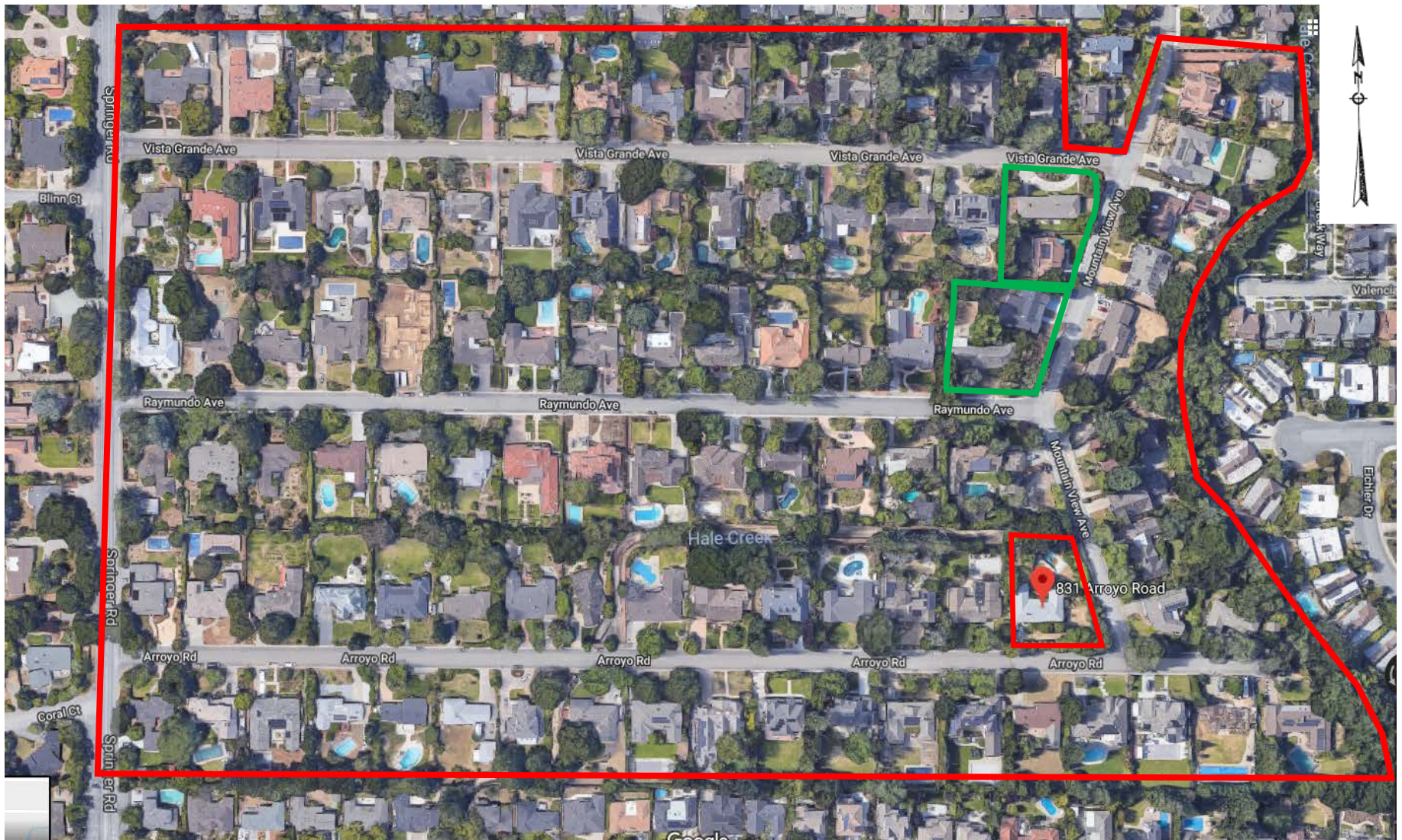
SARAH J. BUBB

Sheet No. 2 of 3 Sheets.

6 10519

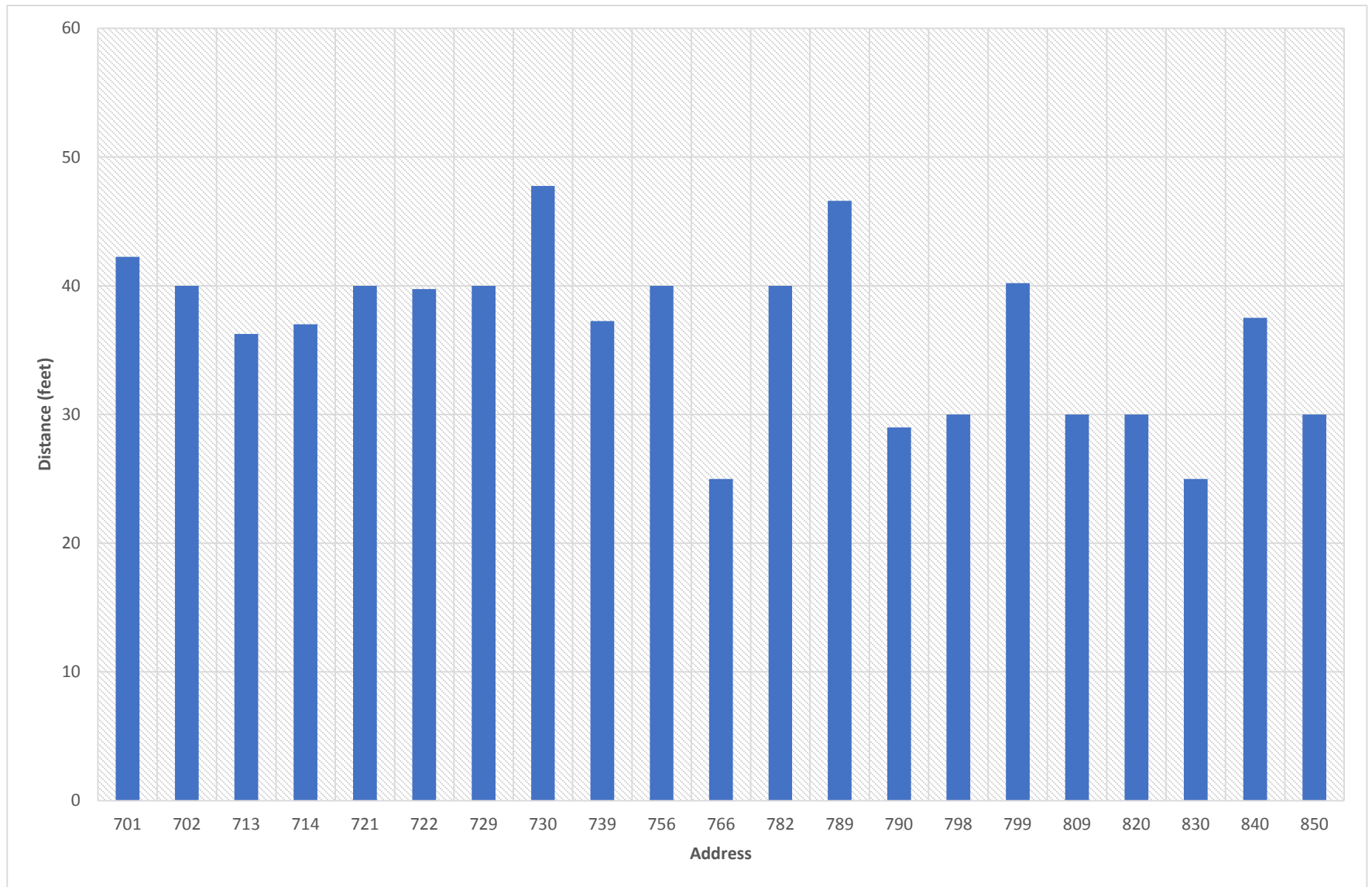
Previous Subdivisions







Arroyo Road - Front Setbacks

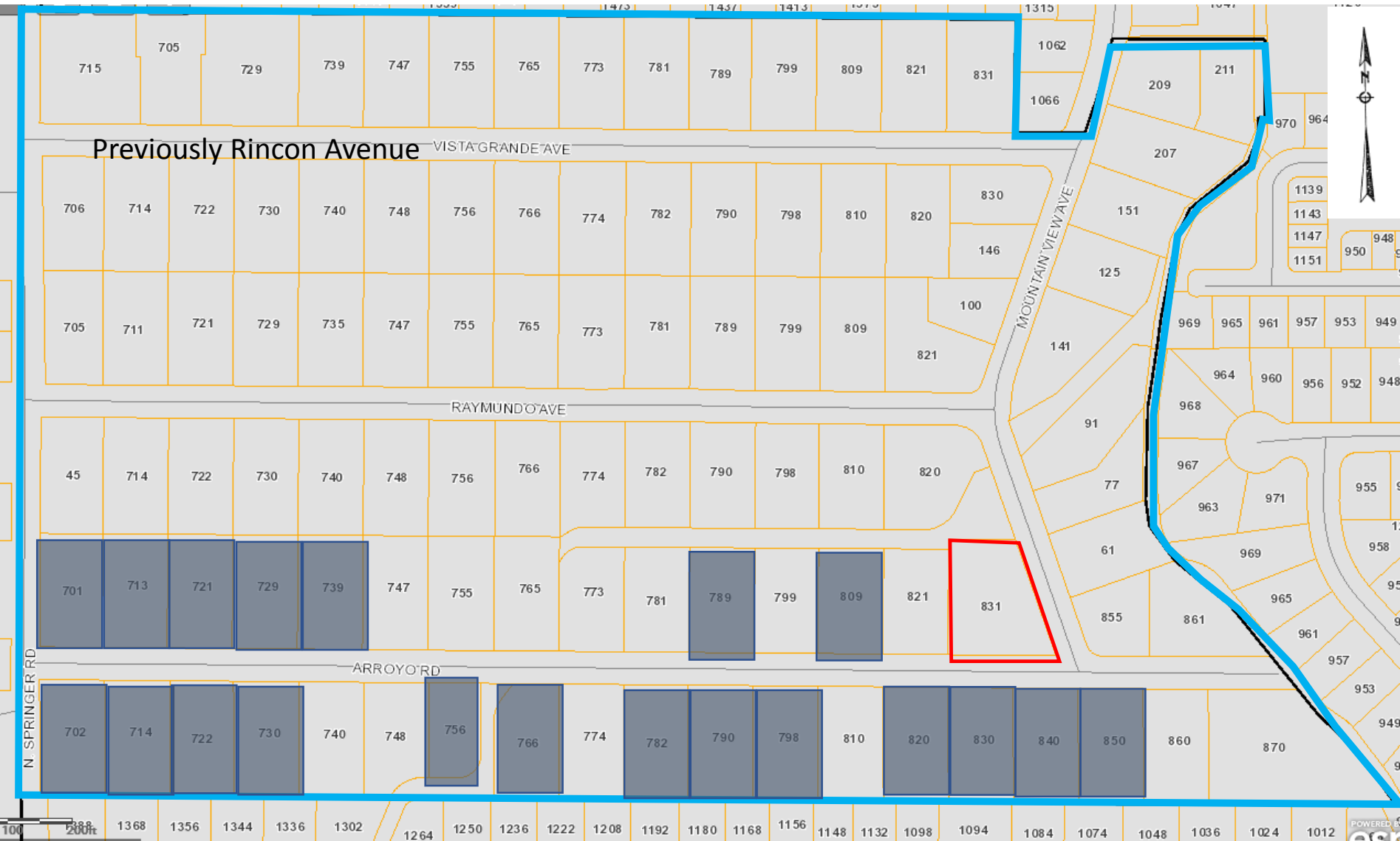


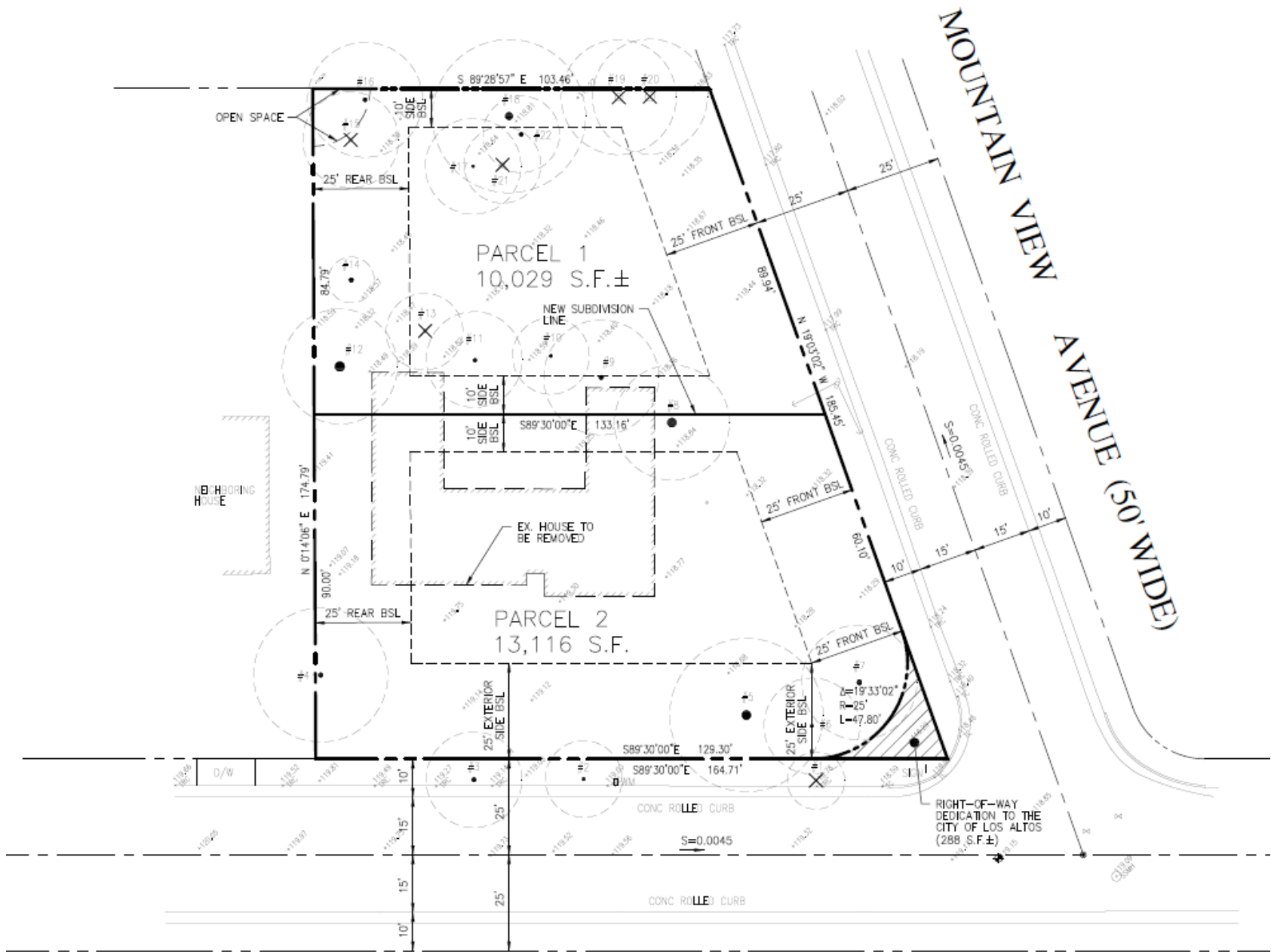
Findings

With regard to the division of land application 18-DL-01, the City Council may approve or disapprove of the tentative map if it makes any of the findings in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

- 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.
- 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;
- 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 not in or adjacent to any sensitive habitat areas;
- 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
- The design of the subdivision will not conflict with access easements because there are no access easements associated with or encumbering this property.

Previous Subdivisions





ARROYO ROAD (50' WIDE)