



City of Palo Alto City Council Staff Report

(ID # 5325)

Report Type: Consent Calendar

Meeting Date: 12/15/2014

Summary Title: 1451-1601 California Avenue Final Map

Title: Approval of a Final Subdivision Map for the Previously Approved Mayfield Agreement Housing Project at 1451-1601 California Avenue, Including 68 Detached Single Family Residences and 112 Multi-family Condo Units. Environmental Assessment: City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (State Clearinghouse No. 2003082103)

From: City Manager

Lead Department: Planning and Community Environment

Recommendation

Staff recommends that the City Council approve the final subdivision map for the previously approved residential project at 1451-1601 California Avenue pursuant to Palo Alto Municipal Code Section 21.16 and the Subdivision Map Act.

Executive Summary

The residential development project at 1451-1601 California Avenue was the subject of the Mayfield Development Agreement adopted by the City of Palo Alto and Stanford University in 2005. A related architectural review application and tentative subdivision map were approved by the City Council on June 23, 2014 with several modifications and numerous conditions of approval.

Tonight's requested action would approve a final subdivision map, dividing the existing three parcels (16.96 acres) into 68 single family lots, two condominium lots, and 17 private street/common area parcels for a total of 87 parcels. Subsequent applications will provide the details of building and road construction consistent with the adopted tentative map and conditions of approval.

Background

The 2005 Mayfield Development Agreement between the City and Stanford University gave Stanford the right to construct up to 250 dwelling units on two sites in the Stanford Research Park, and to relocate 300,000 square feet of R&D/office elsewhere in the Research Park. This

final map application relates to the market rate housing portion of that agreement. To proceed with this project component, Stanford first obtained City approval of the project design, as recommended by the Architectural Review Board (ARB) and approved by Council on appeal with the Tentative (subdivision) Map, and must comply with mitigation measures and other requirements of the Development Agreement. The applicant has already received approvals for a mixed use project with 70 below market rate units at another site on El Camino Real. The applicant submitted this Final Map application to the City in August 2014.

On April 18, 2014, the Director of Planning and Community Environment approved the Architectural Review (AR) application for replacement of an office/research & development campus with 180 residential units, a community center, a fitness building, swimming pool, and open space amenities on the 1451-1601 California Avenue site, following a March 20th public hearing and recommendation by the Architectural Review Board (ARB). The Director's decision was appealed to the City Council and on June 9th the Council voted to remove the item from the consent calendar and scheduled the hearing for June 23, 2014. The appeal hearing was combined with the public hearing on the tentative map application for a subdivision of three existing parcels. The Planning and Transportation Commission (PTC) reviewed the Tentative Map in a public hearing on May 28th and recommended approval.

On June 23rd, the City Council approved the Tentative Map for the subdivision of the property and upheld the Director's approval of the ARB application with the following changes and additions: 1) add a sidewalk along the new Amherst Street extension, 2) reduce the bulb outs where the new streets intersect with California Avenue, 3) direct staff to examine the elimination of parallel parking on the south side of California Avenue in order to add a bike lane, 4) direct staff to engage the neighborhood and the Safe Routes to School Committee, to establish safe pathways for bikes and pedestrians heading in and out of the new development, and 5) request that the Fire Chief provide Council an informational report on ingress and egress for fire safety equipment for driveways A and B.

Discussion

The Final Map application is the second of a two-phased process to subdivide the existing three (3) parcels, totaling 16.96 acres, into 68 single-family lots, two (2) condominium lots, and 17 private street/common area parcels, for a total of 87 parcels. The Final Map is the official, legal document that is recorded with the County that establishes the property lines and easements within the subdivision. The Final Map must be prepared under the direction of a registered civil engineer or a licensed land surveyor and be based on a survey. Approval of a Final Map is ministerial if the Final Map is in substantive compliance with the approved Tentative map and the subdivider has satisfied the conditions of approval attached to the tentative map. While many cities delegate approval of the Final Map to the City Engineer, under PAMC Section 21.16.240, the City Council is responsible for the approval.

Each single family lot would be developed with a single family home. The condominium lots would each be developed with three- and four-story buildings for a total of 112 multi-family

units. Stanford intends to sell the units via long-term residential leaseholds to members of the University faculty. To finalize the subdivision of the condominium units, Stanford must also apply to the California Bureau of Real Estate.

The lots would be accessed from California Avenue, by way of three new private rights-of-way and other internal streets constructed on the site. Each entrance is designed as an extension of the existing College Terrace grid pattern of residential streets: Columbia, Bowdoin and Amherst Streets. The applicant has also offered to provide construction access to Page Mill Road for the first phases of construction until September 30, 2015. The applicant's project description is provided as Attachment E.

Street Names

Given that the proposed subdivision extends the grid pattern of the existing community, existing street names are proposed to be extended onto the project site. After reviewing these street name extensions, staff is recommending approval.

The project does however include one new street name that has been vetted through the City's Historical Association Board and the Police Department's Technical Services Division. The new street name, "Drake Way", is proposed to honor Professor Drake's leadership in both the University and the Palo Alto communities.

St. Clair Drake (1911-1990) was a fighter of civil rights in the United States and abroad, an influential scholar whose research covered urban minority communities in Great Britain and the United States, and the development of democratic institutions in African societies in the post-colonial era. Professor Drake joined the Stanford faculty in the late 1960's and remained an active force in the university community until his death in 1990. A long-time resident of Palo Alto, in his later years he assisted the Palo Alto School District by reviewing textbooks and curriculum materials in social studies to ensure fair and balanced treatment of cultural issues. For these reasons, staff recommends the street name of "Drake Way".

Council Changes at the time of Tentative Map approval

On June 23rd, the City Council upheld the Directors approval of the ARB application and approved the Tentative Map for the subdivision of the property with several project changes and additions. While approval of the Final map will not affect the implementation of these items because they do not change the proposed right of way of the new streets, the progress on these items is discussed below.

1) add a sidewalk along the new Amherst Street extension

In pending Building permits, Stanford has proposed the elimination of on street parking on the southwest side of the Amherst Street extension to allow space for sidewalks along both sides of this new street. The project previously included 108 guest parking spaces. While the new sidewalk eliminated 15 parking spaces, locations were found for 13 spaces, resulting in a net loss of two (2) parking spaces. Parking levels will remain above the City's requirement.

2) reduce the bulb-outs where the new streets intersect with California Avenue

Stanford has worked with the College Terrace Residents' Association to reduce the bulb-outs at the project entrances along California Avenue. The bulbs-out at Amherst Street were reduced to match the 23 foot width of the existing street. The applicant did not propose bulb-outs at Bowdoin Street, so no changes are needed. The bulb-outs at Columbia Street have been reduced significantly. The new street width will now be 34 feet at the entrance, ten (10) feet wider than previously designed and just two (2) feet less than the existing street. The curbs at the entrance of Columbia will be painted red to indicate 'no parking', whereas the existing street across California Avenue includes 14 feet of street parking within its width. The entrances of these streets will be finalized through the City's review of Building permits for on-site work.

3) staff directed to examine the elimination of parallel parking on the south side of California Avenue in order to add a bike lane

Staff is currently working with the neighborhood to determine the appropriate outreach process for this project. The two approaches identified to date are as follows:

(1) Noticing, a community meeting and a memo to Council, then implementation; or (2) Noticing and implementation (assuming staff receives no negative comments.)

4) staff directed to engage the neighborhood and the Safe Routes to School Committee to establish safe pathways for bikes and pedestrians heading in and out of the new development

Outreach to the community will be conducted once the Palo Alto Unified School District (PAUSD) has determined which school the new residents would attend, in keeping with the City's Safe Routes to School program.

5) request that the Fire Chief provide Council an informational report on ingress and egress for fire safety equipment for driveways A and B

On October 6, 2014, the Fire Department presented to Council the results of a timed experiment that concluded the lack of a turn-around at the end of project's proposed driveways would not impact fire or ambulance operations.

Resource Impact

There are no resource impacts related to the approval of the Final Map, since the map is consistent with the approved Tentative Map. One time revenues would include development impact fees of approximately \$809,000.

Policy Implications

The Final Map is the document containing the statements, acknowledgements and agreements from the property owner, surveyor, City officials and beneficiaries that the Final Map is in conformance with all applicable regulations and the approved Tentative Map. There are no policy implications related to the approval of the Final Map, since the map is consistent with the approved Tentative Map and the Mayfield Development Agreement.

Environmental Review

In conformance with the California Environmental Quality Act (CEQA), an Environmental Impact Report was certified by the City Council for the Mayfield Development Agreement in 2005. The City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (EIR) (State Clearinghouse No. 2003082103) concluded that the proposed project would not have a significant effect on the environment with mitigation as proposed except there would be significant and unavoidable Noise impacts, due to the use of heavy equipment during construction. The certified, Final EIR is available for review on the City's web site at: <http://www.cityofpaloalto.org/gov/topics/projects/landuse/mayfield.asp>.

In March 2014, Staff prepared an Environmental Confirmation Memo and determined there are no substantive changes to the previously approved project or circumstances under which the project is being undertaken and no new information, therefore the EIR provides the necessary environmental clearance for this subject project. All mitigation measures as stated in the approve Mitigation Monitoring and Reporting Program (MMRP) have been incorporated into the ARB conditions of approval.

Attachments:

- Attachment A: Record of Land Use Action for Tentative Map (PDF)
- Attachment B: Final Map (hardcopies to Council and Libraries only) (TXT)

APPROVAL NO. 2014-04
RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO LAND USE ACTION FOR
1451-1601 CALIFORNIA AVENUE: ARCHITECTURAL REVIEW AND TENTATIVE MAP APPLICATION [FILE
NO. 13PLN-00433 AND 14PLN-00119]

On June 23, 2014, the City Council upheld the Director's approval of the Architectural Review application and approved the Tentative Map application, to construct 68 single family homes and 112 multi-family homes and subdivide three existing parcels totaling 16.97 acres into 68 lots for single family use, two (2) condominium lots for 112 multi-family units, and 13 private street/common area lots for a total of 83 parcels, making the following findings, determination and declarations:

SECTION 1. BACKGROUND. The City Council of the City of Palo Alto ("City Council") finds, determines, and declares as follows:

A. On October 16, 2013, Chris Wuthmann of the Board of Trustees of the Leland Stanford Jr. University applied for an Architectural Review application for replacement of an office and research & development campus with 180 residential units, a community center, a fitness building, swimming pool, and open space amenities including a park, tot lots, courtyards and tree-lined walkway.

B. On April 14, 2014, Chris Wuthmann of the Board of Trustees of the Leland Stanford Jr. University applied for a Tentative Map application to subdivide three existing parcels totaling 16.97 acres into 68 lots for single family use, two (2) condominium lots for 112 multi-family units, and 13 private street/common area lots for a total of 83 parcels. The site would be developed with private, inter-connecting streets that would access California Avenue at three locations. These access points would be aligned directly across from the existing public streets (Amherst, Bowdoin, and Columbia Streets).

C. While the AS2 zoning district has no minimum lot size, the average single family home lot would be approximately 4,600 square feet and the two (2) condominium lots would be approximately 1.5 acres each. Staff has determined that the proposed project is in compliance with the applicable AS2 development standards.

D. Following staff review, the Architectural Review Board (ARB) considered and recommended approval of the Architectural Review application on March 20, 2014 and the Director of Planning and Community Environment approved the application on April 18, 2014. Fred Balin appealed this decision to the City Council on May 2, 2014.

E. Following staff review, the Planning and Transportation Commission (Commission) reviewed and recommended approval of the Tentative Map on May 28, 2014.

F. On June 23, 2014, the City Council heard Fred Balin's appeal de novo. After hearing the appeal and public testimony, the Council voted 8-0 to uphold the Director's decision subject to the conditions set forth in Section 5 of this Record of Land Use Action.

SECTION 2. ENVIRONMENTAL REVIEW. In conformance with the California Environmental Quality Act (CEQA), an Environmental Impact Report was certified by the City Council for the Mayfield Development Agreement in 2005. The City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (EIR) (State Clearinghouse No. 2003082103) concluded that the proposed project(s) would not have a significant effect on the environment with mitigation as proposed except there would be significant and unavoidable Noise impacts, due to the use of heavy equipment during construction. The certified, Final EIR is available for review on the City's web site at: <http://www.cityofpaloalto.org/gov/topics/projects/landuse/mayfield.asp>. In March 2014, Staff prepared an Environmental Confirmation Memo and determined there are no substantive changes to the previously approved project or circumstances under which the project is being undertaken, and no new information, showing new or substantially more severe environmental impacts connected with the applications, and therefore the EIR provides the necessary environmental clearance for this subject project. All mitigation measures as stated in the approved Mitigation Monitoring and Reporting Program (MMRP) have been incorporated into the conditions of approval.

SECTION 3. ARCHITECTURE REVIEW BOARD FINDINGS

The design and architecture of the proposed improvements, as conditioned, furthers the goals and purposes of the architectural review as it complies with the Standards for Architectural Review as required in Chapter 18.76.020 of the PAMC):

- 1) *The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.* This finding can be made in the affirmative in that the design is consistent and compatible with applicable elements of the City's Comprehensive Plan in that the project meets numerous policies related to the change in land use (housing element and policies L-75, L-77, and H-3), housing (policies H-1, H-2) sustainable/green building design (policies N-15, N-17, N-28, and N-47), encourage alternate modes of transportation (program T-1, policy T-15), open space/amenities (policies N-15 and N-22), and relationship to adjacent properties (policies N-39, and N-40);
- 2) *The design is compatible with the immediate environment of the site.* The project, as conditioned, is compatible with the immediate environment of the site in that it provides a transition between the established single family homes of the College Terrace neighborhood and the office buildings in the Stanford Research Park.
- 3) *The design is appropriate to the function of the project.* The design is appropriate to the function of the project in that it expresses residential characteristics through the building design, site layout, and landscaping.
- 4) *In areas considered by the board as having a unified design character or historical character, the design is compatible with such character.* This finding is made in an affirmative. As noted above, the project will reflect the eclectic nature of the surrounding neighborhood.
- 5) *The design promotes harmonious transitions in scale and character in areas between different designated land uses.* The design promotes harmonious transitions in scale and character in areas

between different designated land uses in that the site would serve as a transition between existing industrial/commercial uses and single-family residences within the neighborhood. Densities and scale have been reduced as the site transitions from the commercial/industrial edge conditions towards the adjacent residential sites.

- 6) *The design is compatible with approved improvements both on and off the site.* The proposed project is compatible with both on and off the site improvements in that residential infill development will enhance, maintain, or improve existing infrastructure with the addition of interconnected private streets, sidewalks for pedestrians, and crosswalks at a signed intersection for the safe travel of residents using alternate modes of transportation.
- 7) *The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.* The proposed layout provides private and common spaces for interaction by residents and visitors. The proposed single family homes along California Avenue will be detached and reflect the eclectic nature of the design of residences on the north side of the street. Project landscaping and the central location of the main park/community building work to create a cohesive new development within, and connected to, an existing vibrant neighborhood.
- 8) *The amount and arrangement of open space are appropriate to the design and the function of the structures.* This finding can be made in the affirmative in that the project meets the usable open space requirement of the AS2 standards. The project provides 2.67 acres of common usable open space. Common areas include a central park area with a community building and swimming pool, two tot lots, a tree lined walkway, recreation courtyard around the fitness building, and separate courtyards within each multi-family building. Planter strips with tree lined sidewalks are proposed throughout the entire development as well as approximately two acres of open space devoted to landscaped perimeter setbacks.
- 9) *Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept.* This finding can be made in the affirmative in that the project site will be provided with sufficient amounts of common and private open spaces as would be expected with a new residential development. Given the projects location within one mile of the California Avenue Business District, new residents will have easy access to commercial/retail uses that are a necessary part of quality neighborhoods.
- 10) *Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.* This finding can be made in the affirmative in that the project has been designed with private, inter-connecting streets that would access California Avenue at three locations. These access points would be aligned directly across from the existing public streets (Columbia, Bowdoin, and Amherst Streets) for the convenience and safety of pedestrians, cyclists and vehicles. Project streets would be developed with sidewalks to encourage pedestrian activity and roadway widths that will slow traffic to allow for the integration of cyclists on the project streets. The project complies with the Private Streets Ordinance (though not legally required to do so) and the City's local Fire Code.

- 11) *Natural features are appropriately preserved and integrated with the project.* This finding can be made in the affirmative in that the natural features have been appropriately preserved and integrated with the project in that the primary natural feature on site (i.e., existing trees) has been preserved where possible and that a comprehensive tree inventory has been developed and endorsed by the City Arborist to integrate the development within the existing tree network, as well as to include additional trees where applicable;
- 12) *The materials, textures, colors and details of construction and plant material are appropriate expression to the design and function, and whether the same are compatible with the adjacent and neighboring structures, landscape elements and functions.* This finding can be made in the affirmative in that the materials are of high quality and appropriately express the residential nature of the development. The landscaping is cohesive with a variety of tree and plant materials to add vibrancy to the site. Many of the existing perimeter trees will be retained to help the projects more quickly integrate with the surrounding properties.
- 13) *The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site.* The proposed landscaping and open space areas would provide a visually desirable and functional environment. The project provides common and private open space areas for residents. The landscape concept depicts an appropriate unity with the various buildings on the site in that a variety of species types have been chosen to integrate amongst the existing trees to be preserved and amongst the various structures.
- 14) *Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety, which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.* The drought resistant plant material is suitable and adaptable to the site, and capable of being properly maintained in that the combination of California native plants with exotic and ornamental materials would have low maintenance and water use requirements.
- 15) *The design is energy efficient and incorporates renewable energy design elements including, but not limited to: (A) Exterior energy design elements; (B) Internal lighting service and climatic control systems; and (C) Building siting and landscape elements;* The project exhibits green building and sustainable design that is energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. This finding can be made in the affirmative in that the project will comply with Built It Green, GreenPoint Rated program requirements as stated in PAMC Title 16 with the incorporation of various elements such as high value insulation, tankless water heaters, and use of materials with recycled content. Additional details are provided in the project's Green Building Checklist that is included in the plan set.

16) *The design is consistent and compatible with the purpose of architectural review, as set forth in section 18.76.020 (a).* The project's design, as conditioned, would promote an environment that is of high design quality and variety. The design is consistent and compatible with the purpose of architectural review, which is to:

- a. Promote orderly and harmonious development in the city;
- b. Enhance the desirability of residence or investment in the city;
- c. Encourage the attainment of the most desirable use of land and improvements;
- d. Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
- e. Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

SECTION 4. TENTATIVE MAP FINDINGS

A legislative body of a city shall deny approval of a Preliminary Tentative Map, if it makes any of the following findings (California Government Code Section 66474):

1. *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451:* This finding can not be made in the affirmative. The proposed subdivision is consistent with applicable Comprehensive Plan policies and programs and the design requirements of the Subdivision Ordinance, in that the project would be consistent with the Subdivision Ordinance (PAMC Section 21.20) and that the proposed subdivision is consistent with the AS2 zoning district, the design requirements of the Subdivision Ordinance (PAMC 21.20), and would be consistent with the City's Housing Element and Comprehensive Plan Goal H-2: *Support the construction of housing near schools, transit, parks, shopping, employment and cultural institutions* and Policy H1.4 *Assure that new developments provide appropriate transitions from higher density development to single family and low density residential districts in order to preserve neighborhood character* in that the project includes 180 residential units that will increase opportunities for housing in the area and the development heights will step up as they move away from existing single family residences.

2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans:* This finding can not be made in the affirmative. The site is physically suitable for the type of development proposed in that the proposed 68 single family units and the 112 multi-family units are within the density range allowed by existing zoning, in conformance with the Comprehensive Plan, and compatible with the pattern and scale of neighboring development. There is no specific plan designated for the area;

3. *That the site is not physically suitable for the type of development:* This finding can not be made in the affirmative. The site can accommodate the proposed 68 single family units and the 112 multi-family units. The site is adjacent to other residential neighborhoods. The design of the subdivision will not cause significant environmental impacts, except temporary construction noise impacts, which were reviewed as part of an Environmental Impact Report and a Mitigation Monitoring Report Program prepared for the project. Further hazardous materials reports submitted to the City show that all hazardous materials on the site either have been or will be remediated to a level that is acceptable for housing, under the supervision of the Department of Toxic Substances Control.

4. *That the site is not physically suitable for the proposed density of development:* This finding can not be made in the affirmative. The subdivision would be consistent with the site development regulations of the AS2 zoning district. The proposed density of 10.6 units is less than the allowable density of 15 dwelling units per gross acre.

5. *That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:* This finding can not be made in the affirmative. The subdivision would not cause environmental damage or injure fish, wildlife, or their habitat. The project site is located in an established urban area with no riparian or tree habitat for the candidate, sensitive, or special status species in the area. The project will comply with Mitigation Measure BR-3.1 to protect nesting common birds.

6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems:* This finding can not be made in the affirmative. The subdivision of the existing parcels will not cause serious health problems. The resulting 68 single family parcels and the 112 condominium development will not cause a public health problem in that it is designed to provide access for emergency services, will supply necessary utility services, such as sanitation and water, is consistent with the local Fire Code, and is designed per City and State standards to ensure public safety. The development of faculty housing near the University will encourage alternate modes of transportation. Further hazardous materials reports submitted to the City show that all hazardous materials on the site either have been or will be remediated to a level that is acceptable for housing, under the supervision of the Department of Toxic Substances Control.

7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.* This finding can not be made in the affirmative. The subdivision of the existing parcels will not conflict with existing public easements. New utility easements and new private rights of way will be created as necessary.

SECTION 5. Conditions of Approval.

These approvals are subject to the conditions of approval in Attachments B1 and B2.

In addition, in response to the appeal filed by Fred Balin and public comment made at the June 23, 2014 hearing on this matter as well as representations made by the Applicant at the hearing, the City Council imposed the following additional conditions:

- a. The Applicant shall add a sidewalk along the east side of Amherst Street within the Project;
- b. The Applicant shall reduce the bulb outs where the internal Project streets intersect with California Avenue;
- c. Rolled curbs shall be used in the Project where necessary to create 26 foot street widths within 20 feet of fire hydrants;

- d. The Applicant shall work with City Staff to examine the elimination of parallel parking along the south side of California Avenue from Hanover St. to Amherst St., and to place bike lanes on both sides of California Avenue. Applicant shall pay for the cost of the feasibility study and the cost of bike lane striping, if any;
- e. Applicant shall engage the College Terrace neighborhood and Safe Routes to School Committee to facilitate the best safe pathways heading in and out of the Project.

SECTION 6. Term of Approval.

Architectural Review Approval. The project approval shall be valid for a period of one year from the original date of approval. In the event a building permit(s), if applicable, is not secured for the project within the time limit specified above, the ARB approval shall expire and be of no further force or effect. Application for extension of this entitlement may be made prior to the one year expiration.

Tentative Map Approval. Within two years of the approval or conditional approval of a tentative map the subdivider shall cause the subdivision or any part thereof to be surveyed, and a final map, as specified in Chapter 21.08, to be prepared in conformance with the tentative map as approved or conditionally approved, and in compliance with the provisions of the Subdivision Map Act and this title and submitted to the city engineer

PASSED: Berman, Burt, Holman, Kniss, Price, Scharff, Schmid, Shepherd

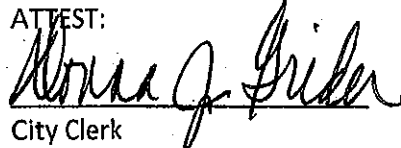
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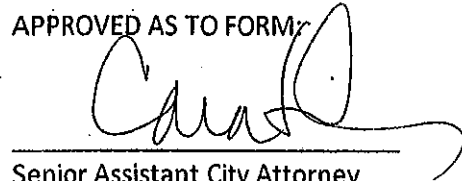
ATTEST:


City Clerk

APPROVED:


Director of Planning and
Community Environment

APPROVED AS TO FORM:


Senior Assistant City Attorney

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