



## AGENDA REPORT

**Meeting Date:** November 5, 2008  
**Item Number:** F-6  
**To:** Honorable Mayor & City Council  
**From:** Ara Maloyan, Deputy City Engineer *AM*  
**Subject:** RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE FINAL MAP FOR TRACT MAP NO. 062388, (304 SOUTH ELM DRIVE)  
**Attachment:** Resolution

---

### RECOMMENDATION

It is recommended that the City Council find that the tract map is consistent with the General Plan and adopt the resolution approving the final map for Tract Map No. 062388.

### INTRODUCTION

This report is a request for City Council to find that Tract Map No. 062388 located at 304 South Elm Drive is consistent with the General Plan. It also provides for City Council adoption of a resolution approving the final map for Tract Map No. 062388.

### DISCUSSION

The applicant, Elm Street Partners, LLC and Queenie Properties, LLC has prepared the Tract Map to convert the form of ownership of a 29-unit apartment complex to residential condominium at the property located at 304 South Elm Drive.

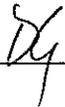
At its meeting of July 5, 2005, the Council of the City of Beverly Hills adopted Resolution No. 05-R-11892 granting an appeal and conditionally approving Tentative Parcel Map No. 062388 to subdivide a 29-unit residential structure as a 29-unit stock cooperative. The final map was prepared to subdivide this stock cooperative to a 29-unit residential condominium per Ordinance No. 06-O-2499 adopted by Beverly Hills City Council on March 7, 2006. The applicant submitted a final tract map for approval by the City Council that is substantially the same as the approved tentative map. The final map has met all the conditions and was approved by the Los Angeles County (Acting City Engineer for City of Beverly Hills) on May 28, 2008.

Meeting Date: November 5, 2008

In accordance with the Subdivision Map Act, the City Council must find that the final tract map is consistent with the objectives, policies, general land uses and program specified in the General Plan.

**FISCAL IMPACT**

There are no known financial impacts associated with this action.

  
\_\_\_\_\_  
David Gustavson  
Approved By

RESOLUTION NO. 08-R-\_\_\_\_\_

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE FINAL MAP FOR TRACT MAP NO. 062388, (304 SOUTH ELM DRIVE)

The Council of the City of Beverly Hills hereby resolves as follows:

Section 1. Tentative Tract Map No. 062388 was submitted for approval of a subdivision consisting of Twenty Nine (29) residential condominium units at 304 South Elm Drive.

Section 2. The Planning Commission conditionally approved said Tentative Tract Map, and the final map has been filed in a timely manner.

Section 3. The Council of the City of Beverly Hills finds as follows:

(a) The final map filed herein is in substantial compliance with the tentative tract map and complies with all of the requirements of the California Government Code and the City's subdivision ordinance.

(b) The applicant has performed all conditions required by the tentative map.

(c) For the reasons set forth in the resolution approving the tentative map, the site of the proposed subdivision is physically suitable for the type of development proposed and for the proposed density of development.

(d) For the reasons set forth in the resolution approving the tentative map, the design of the subdivision and proposed improvements will not cause substantial environmental damage or any health problems and will not conflict with any public easements.

(e) For the reasons set forth in the resolution approving the tentative map, the discharge of waste from the proposed sub-division into the existing sewer system will not result in a violation of existing requirements prescribed by the California Regional Water Quality Board.

(f) For the reasons set forth in the resolution approving the tentative map, the final map and the design and improvement of the proposed subdivision are consistent with the General Plan and the Open Space Element of the City.

Section 4. The Council of the City of Beverly Hills does hereby resolve as follows:

(a) The final map for Tract Map No. 062388 is approved.

Section 5. The City Engineer is directed to record the Final Map.

Section 6. The approval of the Final Tract Map shall be construed as approval of only those matters expressly shown or stated in the map, and shall not be construed as an approval of any other matters submitted to or considered by the Planning Commission or the Council and not expressly shown or stated on the Final Map or in this resolution.

Section 7. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Council of this City.

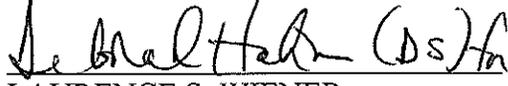
Adopted: \_\_\_\_\_

\_\_\_\_\_  
BARRY BRUCKER  
Mayor of the City of  
Beverly Hills, California

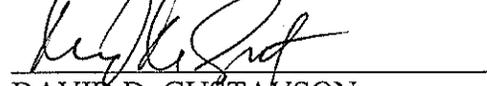
ATTEST:

\_\_\_\_\_  
(SEAL)  
BYRON POPE  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
DAVID D. GUSTAVSON  
Director of Public Works &  
Transportation