



## AGENDA REPORT

**Meeting Date:** December 2, 2008  
**Item Number:** F-2  
**To:** Honorable Mayor & City Council  
**From:** Ara Maloyan, Deputy City Engineer  
**Subject:** RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE FINAL MAP FOR TRACT NO. 062715, (148 SOUTH PECK DRIVE)  
**Attachment:** 1. Resolution

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### 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 No. 062715.

### INTRODUCTION

This report is a request for City Council to find that Tract No. 062715 located at 148 South Peck Drive is consistent with the General Plan. It also provides for City Council adoption of a resolution approving the final map for Tract No. 062715.

### DISCUSSION

The applicant, 148 Peck Apartments, LLC has prepared the tract map to convert the form of ownership of an 8-unit apartment complex to residential condominium at the property located at 148 South Peck Drive.

At its meeting of May 25, 2005, the Planning Commission of the City of Beverly Hills adopted Resolution No. 1379, conditionally approving Tentative Tract Map No. 062715 to subdivide an eight-unit residential structure as a seven-unit stock cooperative. Two time extensions were granted by the City's Planning Commission on July 12, 2007 and July 24, 2008, under Resolution Nos. 1472 and 1520 respectively. The final map was prepared to subdivide this stock cooperative to a seven-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

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the same as the approved tentative map. The final map has met all the conditions and was approved by Los Angeles County (acting City Engineer for City of Beverly Hills) on August 21, 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.

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David Gustavson  
Approved By

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

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS  
APPROVING THE FINAL MAP FOR TRACT NO. 062715, (148 SOUTH  
PECK DRIVE)

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

Section 1. Tentative Tract Map No. 062715 was submitted for approval of a subdivision consisting of Seven (7) residential condominium units at 148 South Peck 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 parcel 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. 062715 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: \_\_\_\_\_

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BARRY BRUCKER  
Mayor of the City of Beverly  
Hills, California

[Signatures continue]

ATTEST:

\_\_\_\_\_  
BYRON POPE  
City Clerk

(SEAL)

APPROVED AS TO FORM:

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

APPROVED AS TO CONTENT:

  
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DAVID D. GUSTAVSON  
Director of Public Works & Transportation