



AGENDA REPORT

Meeting Date: July 7, 2009
Item Number: G-5
To: Honorable Mayor & City Council
From: Ara Maloyan, Deputy City Engineer *M*
Vincent Chee, Civil Engineer *VC*
Subject: RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS
APPROVING THE FINAL MAP FOR TRACT MAP NO. 063361,
(432 NORTH OAKHURST DRIVE)
Attachment: Resolution

RECOMMENDATION

It is recommended that the City Council adopt the findings that the final map is consistent with the General Plan and adopt the resolution approving the final map for Tract Map No. 063361.

INTRODUCTION

This report is a request for City Council adoption of the findings that Tract Map No. 063361 located at 432 North Oakhurst 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. 063361.

DISCUSSION

The applicant/owner, Umbrian Properties, LLC, has prepared the final map to build a thirty-four unit condominium five story above-grade building on four contiguous lots, located at 432 North Oakhurst Drive. Parking for 112 cars will be provided in a two-level subterranean parking garage.

At its meeting of September 28, 2005, the Planning Commission approved Tentative Tract Map No. 063361, and adopted Resolution No. 1393. The applicant submitted a final tract map for approval by the City Council that is substantially the same as the approved tentative tract map. The final map meets all the conditions imposed by Planning Resolution No. 1393 and was approved by the Los Angeles County Public Works Director (acting City Engineer for City of Beverly Hills) on September 2, 2008. On

Meeting Date: July 7, 2009

April 21, 2009, Umbrian Properties, LLC submitted the final map for approval by City Council. Staff has now reviewed the Final Map and is recommending approval by City Council.

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.


FOR David Gustavson

Approved By

RESOLUTION NO. 09-R-_____

**RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS
APPROVING THE FINAL MAP FOR TRACT MAP NO. 063361, (432
NORTH OAKHURST DRIVE)**

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

Section 1. Tentative Tract Map No. 063361 was submitted for approval of a subdivision consisting of Thirty Four (34) residential condominium units at 432 North Oakhurst 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. 063361 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 8. 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: _____

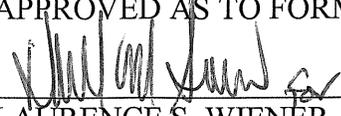
NANCY KRASNE
Mayor of the City of
Beverly Hills, California

[Signatures continue]

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