



AGENDA REPORT

Meeting Date: December 15, 2009
Item Number: G-8
To: Honorable Mayor & City Council
From: Ara Maloyan, Deputy City Engineer
Vincent Chee, Civil Engineer
Subject: RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS
APPROVING THE FINAL MAP FOR TRACT MAP
NO. 60824 (131 NORTH GALE 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. 60824.

INTRODUCTION

This report is a request for City Council adoption of the findings that Tract Map No. 60824 located at 131 North Gale 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. 60824.

DISCUSSION

The applicant, 131 North Gale Drive LLC, has prepared the final map to convert a nineteen unit apartment complex to a Stock Operative (The Point at Beverly Hills), located at 131 North Gale Drive.

At its meeting of March 24, 2004, the Planning Commission approved Tentative Tract Map No. 60824, and adopted Resolution No. 1321. After approval by the Commission, the applicant requested authorization to process the final map as a condominium project, rather than a co-op project, and staff had no concerns with this because the change would not result in any change to the project or how it would operate.

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. 1321 and was approved by RKA Consulting Group (acting City Engineer for City of Beverly Hills) on December 4, 2009. On December 4, 2009, 131 North Gale Drive, LLC submitted the final map for approval by City Council. Staff has now reviewed the Final Map and is recommending approval by the Council. However, prior to recording the Final Map, staff will confirm that the applicant has recorded the necessary CC&R's against the property.

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. 09-R-_____

RESOLUTION OF THE COUNCIL OF THE CITY OF
BEVERLY HILLS APPROVING THE FINAL MAP FOR
TRACT MAP NO. 60824 (131 NORTH GALE DRIVE)

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

Section 1. Tentative Tract Map No. 60824 was submitted for approval of a subdivision consisting of Nineteen (19) Stock Cooperative units at 131 North Gale Drive.

Section 2. The Planning Commission conditionally approved said Tentative Tract Map, and the final map has been filed in a timely manner, for subdivision as a condominium project rather than a stock cooperative project. The City finds this revision in ownership structure within the scope of the tentative map approval.

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. 60824 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.

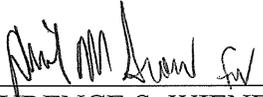
Adopted: _____

NANCY KRASNE
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