



## AGENDA REPORT

**Meeting Date:** February 2, 2010  
**Item Number:** F-4  
**To:** Honorable Mayor & City Council  
**From:** Ara Maloyan, Deputy City Engineer *AM*  
Vincent Chee, Civil Engineer *WC*  
**Subject:** RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE FINAL MAP FOR TRACT MAP NO. 66300 (313-317 REEVES DRIVE)  
**Attachment:**

1. Resolution
2. Final Map
3. Planning Commission Resolution No. 1143 Conditionally Approving the Tentative Tract Map
4. Community Development Memo Regarding Compliance with Conditions of Approval.

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### RECOMMENDATION

It is recommended that the City Council find that the final map conforms to all applicable requirements of the State Subdivision Map Act and the City's subdivision ordinances, and adopt the resolution approving the final map for Tract Map No. 66300.

### INTRODUCTION

This report recommends that the City Council adopt the findings that Final Tract Map No. 66300 located at 313-317 Reeves Drive is consistent with the previously approved tentative tract map and that the tentative map conditions have been met. It also provides for City Council adoption of a resolution approving the final map for Tract Map No. 66300.

### DISCUSSION

The applicant, Reeves Drive South, LLC, has prepared the final map to build a ten-unit condominium building on two contiguous lots located at 313-317 Reeves Drive.

At its meeting of September 28, 2006, the Planning Commission approved Tentative Tract Map No. 66300, and adopted Resolution No. 1143, a copy of which is attached.

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. 1143, as explained in the attached memorandum from the Community Development Department, and was approved by the Los Angeles County Public Works Director (acting City Engineer for City of Beverly Hills), on August 19, 2009. On August 21, 2009, Reeves Drive South, LLC, submitted the final map for approval by City Council. Staff have now reviewed the Final Map and are recommending its approval by Council.

Pursuant to State Subdivision Map Act, Government Code Section 66458(a), the City must "approve the final map if it conforms with all requirements of [the Map Act], and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map".

**FISCAL IMPACT**

There are no known financial impacts associated with this action.

 David Gustavson  
Approved By

# **Attachment 1**

RESOLUTION NO. 10-R-\_\_\_\_\_

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY  
HILLS APPROVING THE FINAL MAP FOR TRACT MAP NO. 66300  
(313-317 REEVES DRIVE)

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

Section 1. Tentative Tract Map No. 66300 was submitted for approval of a subdivision consisting of ten (10) Condominium units at 313-317 Reeves 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 Subdivision Map Act 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 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.

(d) 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.

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

- (a) The final map for Tract Map No. 66300 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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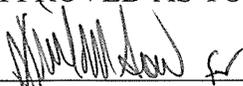
NANCY KRASNE  
Mayor of the City of  
Beverly Hills, California

ATTEST:

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

[Signatures continue]

APPROVED AS TO FORM:

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

APPROVED AS TO CONTENT:

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

## **Attachment 2**

1 LOT  
12,148 SQ. FT.

SHEET 1 OF 2 SHEETS

# TRACT NO. 66300

IN THE CITY OF BEVERLY HILLS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 1995 AND 1996 OF TRACT NO. 6380,  
AS PER MAP RECORDED IN BOOK 69, PAGES 11 TO 20, INCLUSIVE OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY  
FOR CONDOMINIUM PURPOSES

### OWNER'S STATEMENT:

WE HEREBY STATE WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

REEVES DRIVE SOUTH, LLC

BY: [Signature]  
PRINT NAME: JAMES E. YOUNG  
TITLE: MANAGING PARTNER

BY: [Signature]  
PRINT NAME: Betsy V. Hawkins  
TITLE: MANAGING PARTNER

### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN AUGUST 2005, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JIM YOUNG ON AUGUST 5, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS OR FOR ALL CENTERLINE TIE MONUMENTS (WHERE ONLY TIES ARE REQUIRED TO BE SET) NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY.

[Signature] 8/11/09  
LOREN C. PHILLIPS DATED

L.S. NO. 3173  
EXP. DATE: JUNE 30, 2010



### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 00°05'49" E, SHOWN AS THE WESTERLY RIGHT OF WAY FOR REEVES DRIVE (FORMERLY CANON DRIVE) AS SHOWN ON MAP OF TRACT NO. 6380, RECORDED IN BOOK 69, PAGES 11 TO 20, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY.

### CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS BY RESOLUTION NO. \_\_\_\_\_ ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS AS SHOWN ON THE ATTACHED MAP.

CITY CLERK, CITY OF BEVERLY HILLS DATE

### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF BEVERLY HILLS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

GAIL FABER, CITY ENGINEER  
BY: [Signature] DATE: 8/19/09  
DENNIS F. HUNTER, DEPUTY  
R.C.E. NO. 36624

EXPIRES 06/30/2010



### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Orange

ON July 27, 2009 BEFORE ME Hugo Alvarez, NOTARY PUBLIC,  
PERSONALLY APPEARED James E. Young  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/(ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/(SHE)/THEY/ EXECUTED THE SAME IN HIS/(HER)/THEIR/ AUTHORIZED CAPACITY(IES), AND THAT BY HIS/(HER)/THEIR/ SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature] (SEAL)  
PRINTED NAME Hugo Alvarez  
MY PRINCIPAL PLACE OF BUSINESS IS IN California  
MY COMMISSION EXPIRES June 17, 2012  
MY COMMISSION NO. 1802010



### NOTARY ACKNOWLEDGMENT

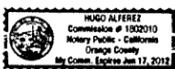
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WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/(ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/(SHE)/THEY/ EXECUTED THE SAME IN HIS/(HER)/THEIR/ AUTHORIZED CAPACITY(IES), AND THAT BY HIS/(HER)/THEIR/ SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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PRINTED NAME Hugo Alvarez  
MY PRINCIPAL PLACE OF BUSINESS IS IN California  
MY COMMISSION EXPIRES June 17, 2012  
MY COMMISSION NO. 1802010



### CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 10 UNITS WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

THE PARK AND RECREATION FACILITIES CONSTRUCTION TAXES SET FORTH IN CHAPTER 9 OF TITLE 8 OF THE BEVERLY HILLS MUNICIPAL CODE MAY BE REQUIRED TO BE PAID UPON THE ISSUANCE OF ANY BUILDING PERMIT FOR THE CONSTRUCTION OF ANY BUILDING OR STRUCTURE, OR ANY ADDITION THERETO, ON ANY PROPERTY OR IN ANY BUILDING LOCATED IN THIS SUBDIVISION.

### SIGNATURE OMISSION NOTES:

THE SIGNATURE(S) OF STANDARD OIL COMPANY OF CALIFORNIA, LESSEE UNDER OIL AND GAS LEASES RECORDED SEPTEMBER 24, 1964 AS INSTRUMENT NO. 4272 IN BOOK M-1628, PAGE 503, AND RECORDED APRIL 30, 1965 AS INSTRUMENT NO. 4363 IN BOOK M-1848 PAGE 869, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (c)(3)(C) OF THE SUBDIVISION MAP ACT, ITS INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. NOTE: SAID EASEMENT IS BLANKET IN NATURE.

THE SIGNATURE(S) OF HELLMAN COMMERCIAL TRUST AND SAVINGS BANK, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR ALLEY AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 12, 1928 AS INSTRUMENT NO. 276 IN BOOK 4602, PAGE 290 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (c)(3)(A) (i-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

### SPECIAL ASSESSMENT'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF BEVERLY HILLS TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

CITY CLERK, CITY OF BEVERLY HILLS DATE

### COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY ENGINEER  
BY: [Signature]  
DENNIS F. HUNTER, DEPUTY  
L.S. NO. 8539  
EXPIRES 12/31/2010

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: \_\_\_\_\_ DEPUTY DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 66300 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

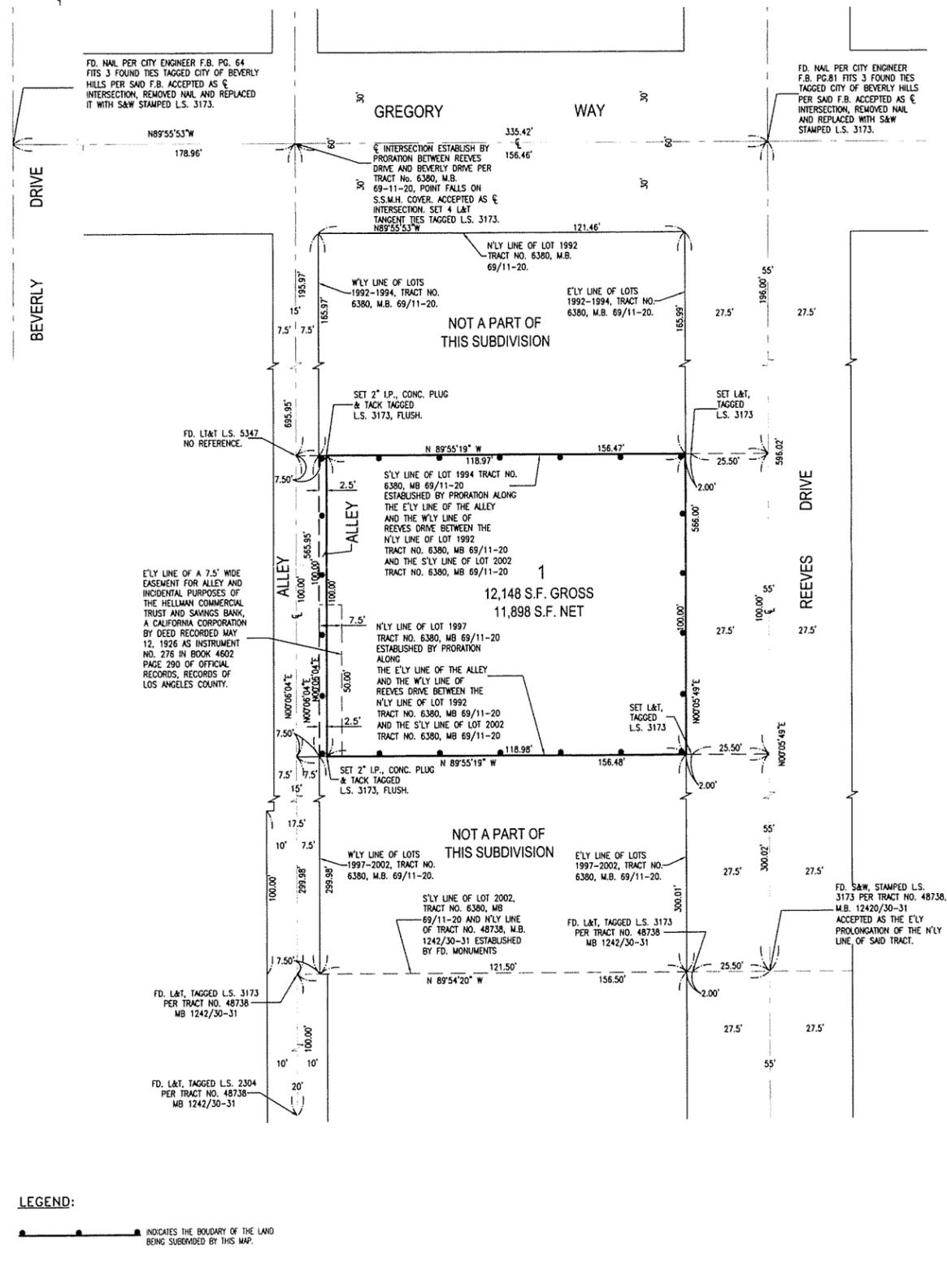
BY: \_\_\_\_\_ DEPUTY DATE: \_\_\_\_\_

SCALE: 1" = 20'

SHEET 2 OF 2 SHEETS

# TRACT NO. 66300

IN THE CITY OF BEVERLY HILLS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES



**LEGEND:**

—•—•—•— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

# **Attachment 3**

RESOLUTION NO. 1143

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS ADOPTING A NEGATIVE DECLARATION AND CONDITIONALLY APPROVING TENTATIVE TRACT MAP NO. 66300, A DEVELOPMENT PLAN REVIEW AND R-4 PERMITS TO ALLOW CONSTRUCTION OF A TEN UNIT RESIDENTIAL CONDOMINIUM STRUCTURE ON TWO LOTS AT PROPERTY LOCATED AT 313-317 REEVES DRIVE

The Planning Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Jim Young, on behalf of Reeves Drive South LLC, property owner (hereinafter referred to as the "Applicant"), has submitted an application for approval of Tentative Tract Map No. 66300, a Development Plan Review and R-4 Permits to allow the construction of a new 10-unit, 20,909 square foot, four-story, 45 foot high condominium structure on a two-lot site for property located at 313-317 Reeves Drive (the "Project").

The Project will provide 24 parking spaces in a single level subterranean garage accessed from the rear alley and 5 at-grade parking spaces at the rear of the structure accessed from the alley, for a total of 29 spaces. The R-4 Permits are requested to allow a reduction of the required 10-foot depth of modulation for the front facade and a 10 foot wide paved walkway in the front yard.

On May 11, 2006, the Planning Commission heard a presentation from the Project architect and property owner, received public testimony, and deliberated on the proposed condominium Project at the subject location. The Commission discussed various concerns with the

owner and architect regarding the Project design and continued the meeting to June 22, 2006, with the following recommendations:

- Vehicle access to and from the building should be made from the alley, not from Reeves Drive.
- Additional modulation at the front elevation should be provided, particularly from the third and fourth levels.
- Clerestory structures should be revised or eliminated so as not to appear as a fifth story level.
- Maneuverability and internal garage circulation should be improved, eliminating three-point turns.

Subsequently, the applicant retained a new architect to modify the plans and address the recommended changes. In order to have sufficient time to address the Commission's comments, the Applicant requested continuances until the August 24, 2006 meeting, and resubmitted plans that incorporated changes in response to the prior recommendations of the Commission for consideration at the August 24, 2006 meeting.

Section 2. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA")), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City's Local CEQA Guidelines. The City prepared an initial study and, based on the information contained in the initial study, determined that there was no substantial evidence that approval of the Project may have significant environmental impact. Accordingly, the City prepared a negative declaration pursuant to Section 15070 of the State CEQA Guidelines.

Pursuant to Section 15074(b) of said Guidelines, the Planning Commission independently reviewed and considered the contents of the initial study and the negative declaration prior to deciding whether to approve the Project. Based on the initial study, the negative declaration, the comments received thereon, and the record before the Planning Commission, the Planning Commission hereby finds that the negative declaration prepared for the Project represents the independent judgment of the City and that there is no substantial evidence that the approval of the Project may have any significant environmental impact. The documents and other material which constitute the record on which this decision is based are located in the Department of Community Development and are in the custody of the Director of Community Development.

Section 3. On May 11, June 22 and August 24, 2006, the Planning Commission held a duly noticed public hearing to consider the Project. Evidence, both written and oral, was presented at said hearing.

Section 4. The Project site is located on the west side of the 300 block of Reeves Drive in a multi-family residential (R-4) zone, between Gregory Way and Olympic Boulevard. To the west, across the rear alley, is property in the commercial (C-3) zone on South Beverly Drive. There is a consistent development of two-story structures to the north and south of the subject site, and across the street on the same block with the exception of four 4-story structures located in a row to the south of the project site. Two of these four-story structures were built in the last ten years under the current R-4 standards (345 and 353 Reeves). Overall, this block contains a variety of density, height, building age, and architectural styles.

The site is currently developed with two, two-story apartment buildings, including two rear accessory structures (garage with apartment above and a garage) comprising a total of five units. There are a total of seven enclosed parking spaces accessible from the alley. The existing structures on the two adjoining parcels would be demolished to accommodate the new condominium building.

The proposed residential condominium structure is comprised of 10 units, 20,909 square feet, four-stories, and 45 feet in height. Of the 10 units proposed, one unit will have one bedroom, six units will have two bedrooms, and three units will have three bedrooms. The unit sizes range from 1,685 square feet to 2,867 square feet.

Access to Off-Street Parking. A total of 29 off-street parking spaces will be provided for the proposed condominiums. Access to the subterranean parking level has been modified from Reeves Drive to the rear alley, and access to parking is no longer proposed from the Reeves Drive frontage of the property. Five at-grade parking spaces will be located within enclosed garages at the rear of the structure, accessible from the alley. These spaces will be within the new structure and will provide the required 15-foot rear yard setback from the alley.

Building Height. The proposed structure is within the maximum 45-foot height limit for the district, and a mansard roof parapet extends no more than 45 inches in height above the maximum height of the building as allowed by Code. The proposed project includes elevator and stair shafts to the rooftop. The four-foot height of the elevator shaft and ten-foot height of the stair shaft are permitted elements by Code above the 45-foot height limit of the building. The previously proposed clerestories and rooftop spa/bathroom have been removed from the plan.

Outdoor Living Space. Each dwelling unit is required to provide at least 200 square feet of usable outdoor living space. However, outdoor living space that projects into a required yard cannot be included in calculating this required area. The Applicant has included such areas in the Project's outdoor living space calculations resulting in substandard sized outdoor living spaces for each unit. A condition of approval has been added requiring the modification of the outdoor living spaces to provide the required area accordingly.

Modulation. The Applicant has revised the plans to further set back the fourth floor from the front property line. The center of the building at the fourth floor has been set back an additional four feet, while the remainder of the front elevation at the fourth floor has been set back an additional six feet. The Project will provide a total of 1,232 square feet of front façade modulation to be located on the north and south sides of the front façade, with additional 10-foot building setbacks from the ground level up to the top of the building. This modulation exceeds the Code-required modulation of 1,010 square feet. However, balconies at the second and third levels will project and encroach four feet into the 10 feet of depth (modulation). Per Code, balcony projections into the modulated levels, located below the top level, do not count towards the area of modulation. Therefore, the applicant is requesting an R-4 Permit to reduce the 10-foot of depth of modulation for these areas.

Landscape Plan. A preliminary landscape plan has been submitted by the Applicant. A detailed landscape plan will be forwarded to the Architectural Commission for their review.

Section 5. Pursuant to the requirements set forth in Section 66474 of the California Government Code, in reviewing the application for Tentative Tract Map No. 66300, the Planning Commission considered the following issues:

- 1) Whether the proposed tentative tract map and the design or improvement of the proposed subdivision are consistent with the General Plan of the City;
- 2) Whether the site is physically suitable for the type of development and the proposed density;
- 3) Whether the design of the subdivision and the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- 4) Whether the design of the subdivision or type of improvements are likely to cause serious public health problems and whether the design of the subdivision or the type of improvements will conflict with any public easements; and
- 5) Whether the discharge of waste water from the proposed subdivision into the existing sewer systems will result in a violation of existing requirements prescribed by the California Water Quality Control Board.

Section 6. Based upon the evidence presented in the record on this matter, including the staff report and oral and written testimony, the Planning Commission hereby finds as follows with respect to Vesting Tentative Tract Map No. 66300:

6.1 As conditioned, the proposed Project and its design and improvements are consistent with the General Plan of the City. The proposed Project is compatible with the objectives,

policies, general land uses, and programs specified in the General Plan. The General Plan designation for the proposed site is “multi-family residential.” The proposed Project will consist of a 10-unit residential condominium structure, which is permitted under the General Plan land-use designation for the Project site. Thus the proposed project is found to be consistent with the City’s General Plan.

6.2 As conditioned, the site is physically suitable for the type of development and the proposed density. The site is currently developed with two, two-story apartment buildings. Under the current zoning designation, the Project site could be developed with a maximum density of 13 units, and the infrastructure is adequate to serve the proposed 10 unit residential condominium structure. The site has no unusual seismic or other hazards. Therefore, the site is physically suitable for the type of development and the proposed density.

6.3 As conditioned, the proposed Project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Initial Study (Environmental Checklist) completed for the Project, which is hereby incorporated by reference, indicates that there will be no anticipated significant environmental impacts relating to fish or wildlife, public health problems, and discharge of wastewater because there are no significant fish or wildlife resources or public health issues on the project site, and utilities exist that will adequately serve the demands of the project.

6.4 The design of the subdivision and the type of improvements will not cause serious public health problems, and will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The Project design has been preliminarily reviewed by the Public Works Department and the Building and Safety Division for

Code compliance. In addition, the Project will not encroach into the 2.5 foot easement area along the alley in the rear. Therefore, neither the design of the subdivision nor the type of improvements will cause serious public health problems or conflict with any public easement.

6.5 The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the California Regional Water Quality Board. The Project will be required to comply with all applicable requirements of the City's Storm Water and Urban Runoff Pollution Control Ordinance and the City's current National Pollutant Discharge Elimination System ("NPDES") permit and, therefore, implementation of the Project will not result in a violation of existing requirements prescribed by the California Regional Water Quality Board. Implementation of the Project will not significantly increase the amount of impermeable land or result in changes in absorption rates that would increase the amount of stormwater runoff from the Project site. Accordingly, approval of the Project will not result in a violation of existing requirements prescribed by the California Regional Water Quality Board.

Section 7. In accordance with the provisions of Beverly Hills Municipal Code Section 10-3-3104, in reviewing the application for a Development Plan Review, the Planning Commission considered the following issues:

- 1) Whether the proposed plan is consistent with the General Plan and any specific plans adopted for the area;
- 2) Whether the proposed plan will adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area;

3) Whether the nature, configuration, location, density, height and manner of operation of the Project will significantly and adversely interfere with the use and enjoyment of other residential properties in the vicinity of the subject property. (This finding is not applicable, because no commercial development is proposed.)

4) Whether the proposed plan will create any significantly adverse traffic impact, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards; and

5) Whether the proposed plan will be detrimental to the public health, safety or general welfare.

Section 8. Based upon the evidence presented in the record on this matter, including the staff report and oral and written testimony, the Planning Commission hereby finds as follows with respect to the Development Plan Review:

8.1 As conditioned, the proposed Project design and improvements are consistent with the General Plan of the City. The proposed Project is compatible with the objectives, policies, general land uses, and programs specified in the General Plan. The General Plan designation for the proposed site is "multi-family residential." The proposed Project meets Code requirements, particularly regarding use, height, density and parking and is consistent with the adopted General Plan of the City which designates this as a high-density, multiple-family residential area.

8.2 As conditioned, the proposed Project will not adversely affect existing and anticipated development in the vicinity and will promote harmonious development of the area.

While the existing development on this block is predominantly two stories, the current zoning standards allow for four stories, which is the anticipated development in the vicinity. This is

evidenced by the relatively new four-story developments that exist south of the site (345 and 353 Reeves Drive). The Project proposes 10 units, which is fewer than the maximum Code-allowed density of 13 units for this two-lot site. In addition, the architectural and landscape plan will be reviewed by the Architectural Commission. Therefore, because the Project adheres to the multi-family residential development standards established by the City, it is found to be consistent with the current Code and will promote harmonious development in the area.

8.3 As conditioned, the proposed Project will not create any significant adverse traffic impacts nor vehicular or pedestrian safety or circulation problems. A traffic report prepared for the Project demonstrates that the Project will have a negligible traffic impact on nearby intersections and residential streets and will have adequate internal garage and driveway circulation. The replacement of seven existing off-street parking spaces with 29 off-street Code compliant parking spaces will reduce the burden of street parking on Reeves Drive for residents and guests. The City's traffic consultant recommends that the driveway ramp have a warning light system that is activated when a vehicle is entering or exiting the driveway in order to allow vehicles coming from the opposite direction to pass, and that at least one mirror should be placed to enable inbound drivers to see outbound vehicles coming toward them. A condition of approval has been added to address these concerns. In order to reduce impacts to local traffic and parking during construction, the Applicant will be required to prepare and implement a construction management plan that includes a construction parking and hauling plan. Said plan will be reviewed and approved by the Director of Community Development or his designee to determine the amount, appropriate routes, and time of day of heavy hauling truck traffic necessary for demolition and deliveries to the subject

site. Therefore, the Project will have no adverse traffic or parking related impacts on the neighborhood.

8.4 As conditioned, the proposed Project will not be detrimental to the public health, safety, or general welfare. The Project, as conditioned, will be constructed in accordance with the City's Building Code standards, and adequate open space living area has been required. As conditioned and modified by this resolution and for the reasons discussed in the foregoing paragraphs, the proposed Project will not be detrimental to the public health, safety, or general welfare.

Section 9. Based upon the evidence presented in the record on this matter, including the staff report and oral and written testimony, the Planning Commission finds as follows with respect to the application for R-4 Permits:

9.1. Beverly Hills Municipal Code Section 10-3-2806D states that the Planning Commission may issue an R-4 permit to allow the depth of the additional setback required for front facade modulation to be reduced if findings can be made that:

1. The proposed development, as modulated, does not have an adverse impact on the scale and massing of the streetscape.

The anticipated future development of the area likely will consist of four story structures on the west side of Reeves Drive, based on current R-4 standards. Reeves Drive is a 30-foot wide street, and creation of modulated and well-articulated front facades is an important feature for new structures so as to minimize the sense of bulk, scale and massing of the streetscape. The Applicant has modified the plans to step back the fourth floor an additional four to six feet from

the original proposal, further modulating the front façade. The Applicant has also created recessed areas at each front balcony, further articulating the front façade and creating the perception of additional modulation. The proposed open design of the balcony railings also reduces the perceived encroachment of the balconies into the required modulation area. Therefore, the design of the front façade with the additional front setbacks and modulation reduces the impact of the balcony encroachments.

The Project is subject to review and approval by the Architectural Commission, which may impose additional conditions regarding the building design, articulation, architectural details, materials, and landscaping with the objective to create compatibility with neighboring structures.

9.2. Beverly Hills Municipal Code Section 10-3-2813(c) states that the Planning Commission may grant the equivalent of one, five-foot walkway in the front yard for each fifty feet of frontage along the front property if the findings can be made that:

1. The walkway is compatible with the nearby streetscape; and
2. The scale of the surrounding development.

The subject lot is 100 feet wide. Therefore, a maximum 10-foot wide walkway is permitted if authorized by an R-4 Permit. The proposed 10-foot wide walkway will be located in the middle of the site with the proposed variety of planting materials and greenery indicated on the landscape plan, along with the planter walls in the front yard of the project offsetting the paved area. The proposed width will be compatible with the scale of the structure and consistent with other large-scale structures in the multi-family residential zones.

Section 10. Based upon the foregoing, the Planning Commission hereby adopts the Negative Declaration and approves Vesting Tentative Parcel Map No. 66300, a Development Plan Review and an R-4 Permit for the Project, subject to the following conditions:

1. Except as modified by the conditions set forth hereafter, the Project shall be developed in substantial compliance with the plans submitted to and reviewed by the Planning Commission at its meeting on August 24, 2006.
2. The driveway ramp shall have a light activated when a vehicle is entering or exiting the driveway so that vehicles coming from the opposite direction can allow it to pass, and at least one mirror shall be placed to enable inbound drivers to see outbound vehicles coming toward them.
3. Prior to the issuance of a building permit, the Applicant shall revise the plans to provide the minimum 200 square feet of outdoor living space for each unit as required by Code.
4. Prior to the issuance of a building permit, the Applicant shall revise the plans to show the walkway in the front yard not to exceed ten (10) feet in width.
5. Prior to the issuance of a building permit, the Applicant shall modify the plans to flare the driveway apron and set back the walls adjacent to the driveway at the alley so that drivers coming out of the garage shall have sufficient visibility of oncoming vehicles and any objects in the alley that could impede turns into the alley.
6. Prior to the issuance of a building permit, the applicant shall modify the plans to show mirrors positioned at the bottom of the driveway ramp in such a way as to facilitate visibility of oncoming vehicles both entering and exiting the subterranean level.

7. The width of the island in the center of the driveway to and from the subterranean parking area shall be minimized to the extent feasible to maximize the drive aisle widths.
8. The low wall adjacent to the driveway at the intersection with the alley shall be replaced with fencing to be approved by the Community Development Department, to allow visibility of the alley so as to enhance traffic safety for vehicles exiting the subterranean parking.
9. The Project shall be designed with a system to allow guest access to and egress from the subterranean parking area, which shall be reviewed and approved by the Planning Department and the Building and Safety Department prior to issuance of building permits.
10. Prior to the issuance of building permits the City's traffic consultant shall review and approve the circulation and design of the subterranean parking and access designs, including the guest access and egress system.
11. The exterior of the fourth floor shall be finished in alternative colors and materials than the other floors so as to conform to the renderings presented for the Planning Commission's consideration on August 24, 2006, and to address issues of bulk and mass.
12. The Applicant shall comply with the applicable conditions and permits from the Public Works/Engineering Department/ Recreation and Parks Department. (Attached is the list of standard conditions.)
13. The Applicant shall submit a Construction Management Plan to the Department of Community Development for review and approval prior to issuance of a building permit. The Construction Management Plan shall include, at a minimum, the following:
  - a. Written information about the construction parking arrangements, and hauling activities at different stages of construction to be reviewed and approved by the

Engineering Division of Public Works and the Building & Safety Department. On-street parking shall be prohibited at all times. The plan shall indicate arrangements for construction parking at a nearby site where the workers can be transported to and from the Project site.

- b. Information regarding the anticipated number of workers, the location of parking with respect to schedules of the construction period, the arrangements of deliveries, hauling activities, the length of time of operation, designation of construction staging area and other pertaining information regarding construction related traffic.
- c. The proposed demolition/construction staging for this Project to determine the amount, appropriate routes and time of day of heavy hauling truck traffic necessary for demolition, deliveries, etc., to the subject site.

14. The Project shall comply with the Fire Department's applicable conditions.

**Standard Conditions**

- 15. Construction vehicular movements in and out of the construction site shall be controlled by flagmen located on Reeves Drive and the adjacent alley, to the extent necessary to ensure traffic safety.
- 16. In addition to the conditions set forth in this Resolution, the Tentative Tract Map shall comply with all conditions required by the City's various departments, including but not limited to the conditions, if any, imposed by the Departments of Public Works, Engineering, Building & Safety, Fire and Police. A copy of the standard conditions from the Public Works/Engineering Department is attached hereto as Exhibit A and incorporated herein by this reference.

17. During construction, the Applicant shall install a minimum twelve foot (12') construction fence to reduce noise and dust impacts on neighboring properties.
18. In accordance with the provisions of Section 10-2-704 of the Beverly Hills Municipal Code, prior to approval of the Final Map, the Applicant shall submit a copy of the proposed covenants, conditions and restrictions (CC&Rs) for the Project to the City Attorney for review and approval, which CC&Rs shall be recorded before or at the same time as recordation of the final map.
19. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding the maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development. Said signs shall also include the name and number for a City contact from the Community Development Department. The representatives' phone numbers provided shall be manned at all times.
20. The Applicant shall protect all existing street trees adjacent to the subject site during construction of the proposed subdivision. No street trees shall be removed and/or relocated unless approval from the Department of Recreation and Parks is obtained.

21. The Applicant shall secure all necessary permits from the Public Works Department and the Engineering Division prior to commencement of any demolition or Project related work.
22. Approval of this Project is subject to any and all other discretionary approvals required by the City for the Project and for the approval of the Tentative Tract Map.
23. Within three working days after approval of this resolution, the Applicant shall remit to the City a cashier's check, payable to the County Clerk, in the amount of \$25.00 for a documentary handling fee in connection with Fish and Game Code requirements. If the Department of Fish and Game determines that this Project is not exempt from a filing fee imposed pursuant to Fish and Game Code Section 711.4, then the Applicant shall also pay to the Department such fee and any fine which the Department determines to be owed.
24. A cash deposit of \$10,000 shall be deposited with the City to ensure compliance with the conditions of this resolution regarding construction activities. Such deposit shall be returned to Applicant upon completion of all construction activities and in the event that no more than two violations of such conditions or the Beverly Hills Municipal Code occur. In the event that three or more such violations occur, the City may: (a) retain the deposit to cover costs of enforcement; (b) notify the Applicant that the Applicant may request a hearing before the City within ten days of the notice; and (c) issue a stop work notice until such time that an additional deposit of \$10,000 is deposited with the City to cover the costs associated with subsequent violations. Work shall not resume for a minimum of two days after the day that the additional deposit is received by the City. If the Applicant timely requests a hearing, said deposit will not be forfeited until after such time that the Applicant has been provided an opportunity to appear and offer evidence to the City, and the City determines that substantial

evidence supports forfeiture. Any subsequent violation will trigger forfeiture of the additional deposit, the issuance of a stop work notice, and the deposit of an additional \$10,000, pursuant to the procedure set forth herein above. All amounts deposited with the City shall be deposited in an interest bearing account. The Applicant shall be reimbursed all interest accruing on monies deposited.

The requirements of this condition are in addition to any other remedy that the City may have in law or equity and shall not be the sole remedy of the City in the event of a violation of the conditions of this resolution or the Beverly Hills Municipal Code.

25. The conditions set forth in this resolution shall run with the land and shall remain in force for the duration of the life of the Project.

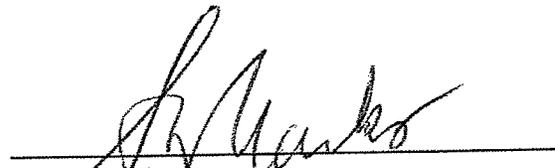
26. This resolution approving Tentative Tract Map No. 66300 and issuing a Development Plan Review and R-4 Permits (collectively the "Approvals") shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of this resolution as an exhibit.

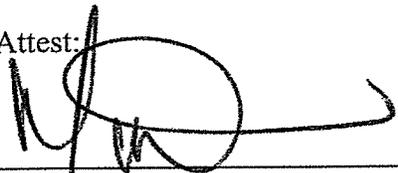
The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project **shall be null and void and of no further effect**. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver

from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the Project.

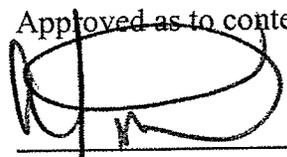
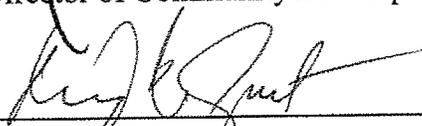
Section 11. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: September 28, 2006

  
\_\_\_\_\_  
Stacy Marks  
Chair of the Planning Commission of the  
City of Beverly Hills, California

Attest:  
  
\_\_\_\_\_  
Secretary

Approved as to form:  
  
\_\_\_\_\_  
David M. Snow  
Assistant City Attorney

Approved as to content:  
  
\_\_\_\_\_  
Mahdi Aluzri *AK*  
Director of Community Development  
  
\_\_\_\_\_  
David D. Gustavson  
Director of Public Works & Transportation

**EXHIBIT A**

**PUBLIC WORKS/ENGINEERING  
STANDARD CONDITIONS LIST**

**CITY OF BEVERLY HILLS**  
**STANDARD CONDITIONS LIST**  
**FOR THE PLANNING COMMISSION**

**ENGINEERING, UTILITIES AND RECREATION & PARKS:**

1. The applicant shall remove and replace all defective sidewalk surrounding the existing and proposed buildings.
2. The applicant shall remove and replace all defective curb and gutter surrounding the existing and proposed buildings.
3. The applicant shall comply with all applicable statutes, ordinances and regulations concerning the conversion of residential rental units into condominiums, including, but not limited to, the requirement that the applicant pay the City of Beverly Hills the condominium conversion tax of \$5,638.80\*, if a certificate of occupancy is issued prior to approval of the final subdivision map by the City Council. (\*The tax figure is adjusted annually.)
4. The applicant shall remove all unused landings and driveway approaches. These parkway areas, if any, shall be landscaped and maintained by the adjacent property owner. This landscape material cannot exceed six to eight inches in height and cannot be planted against the street trees. Care shall be taken to not damage or remove the tree existing tree roots within the parkway area. Remove and replace all defective alley and driveway approaches surrounding the existing and proposed buildings.
5. The applicant shall protect all existing street trees adjacent to the subject site during construction of the proposed project. Every effort shall be made to retain mature street trees. No street trees, including those street trees designated on the preliminary plans, shall be removed and/or relocated unless written approval from the Recreation and Parks Department and the City Engineer is obtained. (See attached Trees and Construction document.)

Removal and/or replacement of any street trees shall not commence until the applicant has provided the City with an improvement security to ensure the establishment of any relocated or replaced street trees. The security amount will be determined by the Director of Recreation and Parks, and shall be in a form approved by the City Engineer and the City Attorney.

6. The applicant shall provide that all roof and/or surface drains discharge to the street. All curb drains installed shall be angled at 45 degrees to the curb face in the direction of the normal street drainage flow. The applicant shall provide that all groundwater discharges to a storm drain. All ground water discharges must have a permit (NPDES) from the Regional Water Quality Control Board. Connection to a storm drain shall be accomplished in the manner approved by the City Engineer and the Los Angeles County Department of Public Works. No concentrated discharges onto the alley surfaces will be permitted.

Standard Conditions List  
for the Planning Commission

7. The applicant shall provide for all utility facilities, including electrical transformers required for service to the proposed structure(s), to be installed on the subject site. No such installations will be allowed in any City right-of-way.
8. The applicant shall underground, if necessary, the utilities in adjacent streets and alleys per requirements of the Utility Company and the City.
9. The applicant shall make connection to the City's sanitary sewer system through the existing connections available to the subject site unless otherwise approved by the City Engineer and shall pay the applicable sewer connection fee.
10. The applicant shall make connection to the City's water system through the existing water service connection unless otherwise approved by the City Engineer. The size, type and location of the water service meter installation will also require approval from the City Engineer.
11. The applicant shall provide to the Engineering Office the proposed demolition/construction staging for this project to determine the amount, appropriate routes and time of day of heavy hauling truck traffic necessary for demolition, deliveries, etc., to the subject site.
12. The applicant shall obtain the appropriate permits from the Civil Engineering Department for the placement of construction canopies, fences, etc., and construction of any improvements in the public right-of-way, and for use of the public right-of-way for staging and/or hauling certain equipment and materials related to the project.
13. The applicant shall remove and reconstruct any existing improvements in the public right-of-way damaged during construction operations performed under any permits issued by the City.
14. During construction all items in the Erosion, Sediment, Chemical and Waste Control section of the general construction notes shall be followed.
15. Condensate from HVAC and refrigeration equipment shall drain to the sanitary sewer, not curb drains.
16. Water discharged from a loading dock area must go through an interceptor/clarifier prior to discharging to the storm drain system. A loading dock is not to be confused with a loading zone or designated parking space for loading and unloading.
17. Organic residuals from daily operations and water used to wash trash rooms cannot be discharged to the alley. Examples are grocery stores, mini markets and food services.
18. All ground water discharges must have a permit (NPDES) from the Regional Water Quality Control Board. Examples of ground water discharges are; rising ground water and garage sumps.
19. Storm water runoff from automobiles going into a parking garage shall be discharged through a clarifier before discharging into the storm drain system. In-

Standard Conditions List  
for the Planning Commission

lieu of discharging runoff through a clarifier, parking lots can be cleaned every two weeks with emphasis on removing grease and oil residuals which drip from vehicles. Maintain records of cleaning activities for verification by a City inspector.

20. After completion of architectural review of a new or modified commercial structure, and prior to issuance of the certificate of occupancy, the applicant is required to comply with the Public Art Ordinance. An application is required to be submitted to the Fine Art Commission for review and approval of any proposed art piece or, as an alternative, the applicant may choose to pay an in-lieu art fee.

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       )     SS.  
CITY OF BEVERLY HILLS         )

I, MAHDI ALUZRI, Secretary of the Planning Commission and Director of Community Development (the “Director”) of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 1443 duly passed, approved and adopted by the Planning Commission of said City at a meeting of said Commission on September 28, 2006, and thereafter duly signed by the Secretary of the Planning Commission, as indicated; and that the Planning Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:           Commissioners Furie, Krasne, Reims, Melamed, and Marks.

NOES:           None.



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MAHDI ALUZRI  
Secretary of the Planning Commission/  
Director of Community Development  
City of Beverly Hills, California

# **Attachment 4**



**CITY OF BEVERLY HILLS**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**TO:** Anne Zaworski, Principal Engineer  
**FROM:** Ryan Gohlich, Associate Planner   
**DATE:** January 25, 2010  
**SUBJECT:** Approval of Final Tract Map No. 66300 (317 Reeves Drive)

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Planning has completed its review of Resolution No. 1443, adopted by the Planning Commission on September 28, 2006, which approved the above cited Tentative Tract Map (enclosed).

Planning Commission Resolution 1443 is attached for reference, and includes Conditions 1 through 26. All conditions of approval have been addressed or are to be addressed as follows:

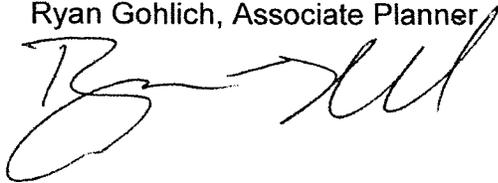
1. Plans have been reviewed and are in conformance with original Planning Commission approval.
2. To be inspected prior to C of O.
3. Plans have been revised as appropriate.
4. Plans have been revised as appropriate.
5. Plans have been revised as appropriate and subject to final inspection prior to C of O.
6. To be inspected prior to C of O.
7. Plans have been revised as appropriate.
8. Subject to separate permit. To be reviewed at time of application.
9. Plans have been revised as appropriate.
10. Plans have been revised as appropriate.
11. Project was approved by the Architectural Commission and is in substantial conformance with approval.
12. Subject to Public Works review.
13. Subject to review by Building and Safety prior to the issuance of permits.
14. Subject to review by the Fire Department.
15. Subject to review by the Building Official once construction has commenced.
16. Project complies with all Planning requirements.
17. Subject to inspection by Building and Safety once construction commences.
18. CC&Rs have been reviewed and recorded by City.
19. Subject to inspection by Building and Safety throughout construction process.

20. Subject to review by Recreation and Parks.
21. Subject to review by Public Works.
22. All Planning approvals have been obtained and complied with.
23. All applicable fees have been paid.
24. Bond is subject to conditions imposed by Building and Safety.
25. All conditions have remained in place.
26. Necessary covenant has been recorded.

Please let me know if there are any other questions.

Sincerely,

Ryan Gohlich, Associate Planner

A handwritten signature in black ink, appearing to read 'Ryan Gohlich', written in a cursive style.