



AGENDA REPORT

Meeting Date: October 21, 2014

Item Number: D-9

To: Honorable Mayor & City Council

From: Mark Cuneo, City Engineer
Tristan Malabanan, Civil Engineer

Subject: **RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE FINAL MAP FOR TRACT NO. 66866 (9876 WILSHIRE BOULEVARD)**

Attachment:

- 1) Resolution
- 2) Final Map
- 3) Planning Commission Resolution No. 1544 Conditionally Approving the Vesting Tentative Tract Map
- 4) Community Development Memorandum Regarding Compliance with Conditions of Approval

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 No. 66866 and accepting the dedication of public streets and other public ways shown on the map subject to improvement.

INTRODUCTION

This report is a request for City Council adoption of the findings that Final Tract Map No. 66866 located at 9876 Wilshire Boulevard is consistent with the previously approved vesting tentative tract map and that the vesting tentative map conditions that must be completed prior to recordation of the final map have been met. It also provides for City Council adoption of a resolution approving the final map for Vesting Tract Map No. 66866, and accepting the dedication of public streets and other public ways shown on the map subject to improvement.

DISCUSSION

The applicant, Oasis West Realty, LLC, a Delaware Limited Liability Company, has prepared the final map to subdivide five existing lots into twelve lots, and to subdivide the air rights on two of those lots to permit the individual sale of a maximum 110 residential condominiums, located at 9876 Wilshire Boulevard.

At its meeting of January 15, 2009, the Planning Commission approved Vesting Tentative Tract Map No. 66866, and adopted Resolution No. 1544, 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 vesting tentative tract map. The final map meets all the conditions imposed by Planning Resolution No. 1544 that must be completed prior to recordation of the final map as explained in the attached memorandum from the Community Development Department, and was approved by RKA Consulting Group (acting City Engineer for City of Beverly Hills).

Pursuant to State Subdivision Map Act, Government Code Section 66458(a), the City must “approve the final map if it substantially conforms to the tentative tract map, if all conditions of the tentative map have been met, and the final map meets all requirements of [the Map Act], and any local subdivision ordinance applicable at the time of approval or conditional approval of the tentative map”.

Staff’s review concluded that all conditions in the tentative map required to be completed or satisfied prior to the adoption of the final map have been met (see Community Development memorandum). Staff has reviewed the Final Map and recommends its approval by the Council.

FISCAL IMPACT

There are no known financial impacts associated with this action.

David Lightner 

Approved By

Attachment 1

RESOLUTION NO. 14-R-_____

RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY
HILLS APPROVING THE FINAL MAP FOR TRACT NO. 66866 (9876
WILSHIRE BOULEVARD)

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

Section 1. Vesting Tentative Tract No. 66866 was submitted for approval of a subdivision consisting of twelve (12) lots at 9876 Wilshire Boulevard.

Section 2. The Planning Commission conditionally approved said Vesting 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 vesting 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 precedent to final map approval as required by the vesting tentative tract map approval.

(c) For the reasons set forth in the resolution approving the vesting tentative tract 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 vesting tentative tract map, 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.

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

- (a) The final map for Tract Map No. 66866 is approved.
- (b) The streets, highways, and other public ways shown on the map are accepted on behalf of the public, subject to improvement by the owner.

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

Section 6. The approval of the Final 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.

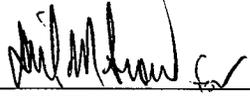
Adopted:

LILI BOSSE
Mayor of the City of
Beverly Hills, California

ATTEST:

BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:



DAVID LIGHTNER
Director of Capital Assets

Attachment 2

TRACT No. 66866

12 LOTS
8.91 ACRES (SURFACE ONLY)

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

BEING A SUBDIVISION OF LOTS 1, 2, AND 8 AND THOSE PORTIONS OF LOTS 3 AND 7, ALL IN BLOCK 33 OF BEVERLY, AS PER MAP RECORDED IN BOOK 13 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

FOR CONDOMINIUM PURPOSES
INCLEDON CONSULTING GROUP MICHAEL D. INCLEDON, P.L.S. 7714 JUNE 2014

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS 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 CITY OF BEVERLY HILLS, AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES. WE ALSO HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP. OASIS WEST REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Michael D. Incledon
President

DEEDS OF TRUST:

FIDELITY NATIONAL TITLE COMPANY, TRUSTEE, UNDER A DEED OF TRUST RECORDED ON AUGUST 16, 2013 AS INSTRUMENT NO. 20131207394 OFFICIAL RECORDS.

John P. Hayes
SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

ON July 31, 2014, before me, Dona Marie Seavel, Notary Public, personally appeared Act. Chavez, 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.

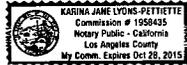
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Dona Marie Seavel MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
NOTARY PUBLIC IN AND FOR SAID STATE
NAME PRINTED Dona Marie Seavel MY COMMISSION EXPIRES 8/22/15

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS



ON August 8th 2014, before me, Karina Jane Lyons-Pettitte, Notary Public, personally appeared Theodore F. Kaban, 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 Karina Jane Lyons-Pettitte MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
NOTARY PUBLIC IN AND FOR SAID STATE
NAME PRINTED Karina Jane Lyons-Pettitte MY COMMISSION EXPIRES Oct 28, 2015

MONUMENT NOTE:

ALL INTERSECTIONS OF NEW LOT LINES WITH THE BOUNDARY OF BLOCK 33 SHOWN HEREIN SHALL BE LEAD, TACK AND TAGS MARKED "LS 7714" SET FLUSH AND SHALL BE SET AFTER CONSTRUCTION.

PARKS AND RECREATION FACILITIES CONSTRUCTION TAX NOTE:

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.

BOARD OF SUPERVISORS CERTIFICATES:

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

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

BY: _____ DATE: _____
DEPUTY

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. 66866 AS REQUIRED BY LAW.

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

BY: _____ DATE: _____
DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF OASIS WEST REALTY, LLC. ON MARCH 5, 2014, I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN.

Michael D. Incledon 7/25/2014
MICHAEL INCLEDON DATE
P.L.S. NO. 7714 (EXPIRATION DATE: 12-31-2014)



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL SUBDIVISION ORDINANCES OF THE CITY OF BEVERLY HILLS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT THIS MAP IS TECHNICALLY CORRECT.

David G. Gilbertson 8/5/14
DAVID G. GILBERTSON, ACTING CITY ENGINEER DATE
L.S. 6941
EXPIRATION: 9-30-2015



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 _____, 20____, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE CITY AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS, EASEMENTS, AND OTHER PUBLIC WAYS AS SHOWN ON THE ATTACHED MAP SUBJECT TO IMPROVEMENT.

CITY CLERK OF THE CITY OF BEVERLY HILLS _____ DATE _____
SIGNATURE OMISSION NOTES:

THE SIGNATURE(S) OF THE PARTIES NAMED HEREINAFTER AS OWNER OF THE INTEREST SET FORTH HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (A)(3)(A)-(VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOCAL AGENCY

- A ROBINSON FIREPROOF BUILDING COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PRIVATE ROADWAY PURPOSES PER DOCUMENT RECORDED ON DECEMBER 22, 1950 AS INSTRUMENT NO. 1344 IN BOOK 35141, PAGE 331 OFFICIAL RECORDS.
- B SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS PER DOCUMENT RECORDED ON JULY 12, 2007 AS INSTRUMENT NO. 2007-1655688 OFFICIAL RECORDS.

THE SIGNATURE(S) OF THE PARTIES NAMED HEREINAFTER AS OWNER OF THE INTEREST SET FORTH HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (A)(3)(C) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOCAL AGENCY

- STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, LESSEE OF RIGHTS TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES PER DOCUMENT RECORDED ON AUGUST 4, 1969 AS INSTRUMENT NO. 2225 IN BOOK M3271, PAGE 577 OFFICIAL RECORDS.
- WAINOCO OIL AND GAS COMPANY, A DELAWARE CORPORATION, LESSEE OF RIGHTS TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES PER DOCUMENT RECORDED ON APRIL 5, 1989 AS INSTRUMENT NO. 89-527866 OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SOUTH 89° 55' EAST OF THE CENTERLINE OF WILSHIRE BOULEVARD AS SHOWN ON TRACT MAP RECORDED IN BOOK 13, PAGES 62 THROUGH 63 OF MAPS.

BENCHMARK NOTE:

- THE ELEVATIONS SHOWN HEREON REFERENCE LOS ANGELES CITY BENCHMARK 13-12710, HAVING AN ELEVATION OF 271.161, NGVD 1929 (1985 ADJUSTMENT)
- USC&GS DISK MARKED A-773 1945 SET IN CONCRETE POST 21.8 FEET NORTH OF NORTH CURB LINE IN WILSHIRE BOULEVARD; 39.5 FEET WEST OF WEST CURB LINE SANTA MONICA BOULEVARD; NEAR WATER FOUNTAIN

SPECIAL ASSESSMENT STATEMENT:

I HEREBY STATE 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.

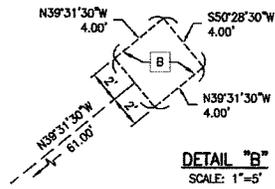
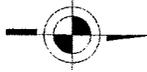
CITY TREASURER OF THE CITY OF BEVERLY HILLS _____ DATE _____

CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR NO MORE THAN 110 RESIDENTIAL CONDOMINIUM UNITS ON LOTS 2 AND 3 WITH ANCILLARY ELEMMENTS OF THE CONDOMINIUM UNITS SUCH AS PARKING AND STORAGE ON LOTS 10 AND 11. THE OWNERS OF THE UNITS OF AIR SPACE WILL EITHER HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS OR OBTAIN RIGHTS FROM ONE OR MORE ASSOCIATIONS WHICH, IN EITHER CASE, WILL PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

TRACT No. 66866

IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
INCLEDON CONSULTING GROUP, MICHAEL D. INCLEDON, P.L.S. 7714, MARCH 2014



BOUNDARY ESTABLISHMENT DIAGRAM

FOUND CITY OF LOS ANGELES SSM, DN 1.4', PER CEFB 135-161/500, ACCEPTED AS INTERSECTION OF LOS ANGELES/BEVERLY HILLS CITY BOUNDARY WITH CENTERLINE SANTA MONICA BLVD (NORTH ROADWAY)

SOUTH MOST CORNER BLOCK 33 ESTABLISHED BY INTERSECTION OF CITY BOUNDARY WITH NORTHWEST RIGHT OF WAY LINE, SANTA MONICA BLVD (NORTH ROADWAY), NOTHING SET

ESTABLISHED AT RECORD DISTANCE (431.22') FROM SOUTH MOST CORNER BLOCK 33 PER R5, SET LT&T 'LS 7714' FLUSH

FD LOS ANGELES CITY BENCHMARK 13-12710 FLUSH (PUNCHED USGS DISC, SEE SHEET 1)

FOUND CITY OF LOS ANGELES SSM, DN 1.6', PER CEFB 10665/145, CEFB 10672/147 & R2, HELD FOR LINE

SPN, ESTAB AT RECORD DISTANCE PER R2 ALONG LINE TO FD MON @ SPALDING SET LT&T 'LS 7714' FLUSH

FD GIN SPIKE & WASHER MKD 'LS 6187' FLUSH PER R4

FD GIN SPIKE & WASHER MKD 'LS 6187' FLUSH PER R4

NORTHWEST CORNER BLOCK 33 ESTABLISHED BY INTERSECTION OF CITY BOUNDARY WITH SOUTH ROW LINE, WILSHIRE BLVD, NOTHING SET

SPN, ESTABLISHED BY TIES PER CEFB 135-161/100, ACCEPTED AS INTERSECTION OF BEVERLY HILLS CITY BOUNDARY & CENTERLINE WILSHIRE BLVD

NORTHEAST CORNER LOT 5 & NORTHWEST CORNER LOT 4 POB OF R5 AND R6 ESTABLISHED BY PRORATION ALONG SOUTH ROW WILSHIRE BLVD, NOTHING SET ESTABLISHED AT RECORD DISTANCE (300') FROM NORTHWEST CORNER LOT 4 PER R5, SET LT&T 'LS 7714' FLUSH

SRCHD, FD LEAD, TACK MISSING, ESTABLISHED AT RECORD ANGLE AND DISTANCE PER R5, SET 'LS 7714' TACK & TAC FLUSH

ESTAB BY INTERSECTION HOLDING RECORD 97 ANGLE TO ADJACENT BLOCK 33 BDRY

SEE DETAIL 'B' HEREON

SPN, ESTABLISHED BY INTERSECTION OF NORTHWEST ROW LINE SANTA MONICA BLVD (NORTH ROADWAY) WITH SOUTH ROW LINE WILSHIRE BLVD, SET LT&T 'LS 7714' FLUSH

FD LOS ANGELES CITY BENCHMARK 13-12710 FLUSH (PUNCHED USGS DISC, SEE SHEET 1)

FOUND CITY OF LOS ANGELES SSM, DN 1.6', PER CEFB 10665/145, CEFB 10672/147 & R2, HELD FOR LINE (SEE DETAIL 'A')

SPN, ESTAB AT RECORD DISTANCE PER R2 ALONG LINE TO FD MON @ SPALDING SET LT&T 'LS 7714' FLUSH (SEE DETAIL 'A')

DETAIL 'A'

LEGEND:

- ① LOT NUMBER PER R1
- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- BK BOOK
- BLVD BOULEVARD
- CEFB CITY ENGINEERS FIELD BOOK (LOS ANGELES)
- E EAST
- LT&T LEAD, TACK & TAG
- NB MAP BOOK
- N NORTH
- POB POINT OF BEGINNING
- RAD RADIAL (CURVE)
- ROW RIGHT OF WAY
- S SOUTH
- SPN SEARCHED, FOUND NOTHING
- SSM STANDARD SURVEY MONUMENT
- W WEST

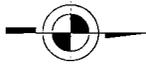
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- CITY BOUNDARY
- PUBLIC STREET EASEMENT OF THE CITY OF BEVERLY HILLS, INST NO. 2492, MARCH 28, 1955, O.R.

REFERENCE DOCUMENTS:

- R1 'BEVERLY' TRACT, MAP BOOK 13 PAGES 62-63
- R2 PARCEL MAP 28481, BOOK 316 PAGES 63-65
- R3 RECORD OF SURVEY BOOK 239 PAGES 6-8
- R4 RECORD OF SURVEY BOOK 258 PAGES 46-57
- R5 DOCUMENT RECORDED ON JULY 29, 1947 AS INSTRUMENT NO. 1218

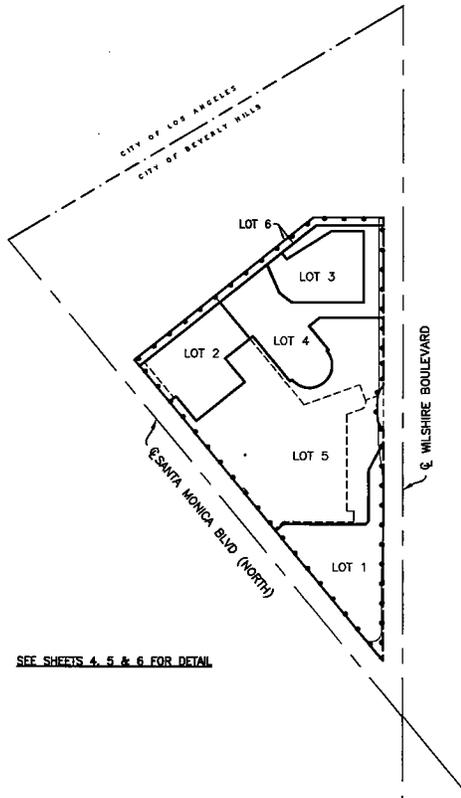
SURVEYOR'S NOTE:

ALL LOT CORNERS SHOWN HEREON ALONG THE BOUNDARY OF BLOCK 33 WERE ESTABLISHED BY PRORATION PER R1.

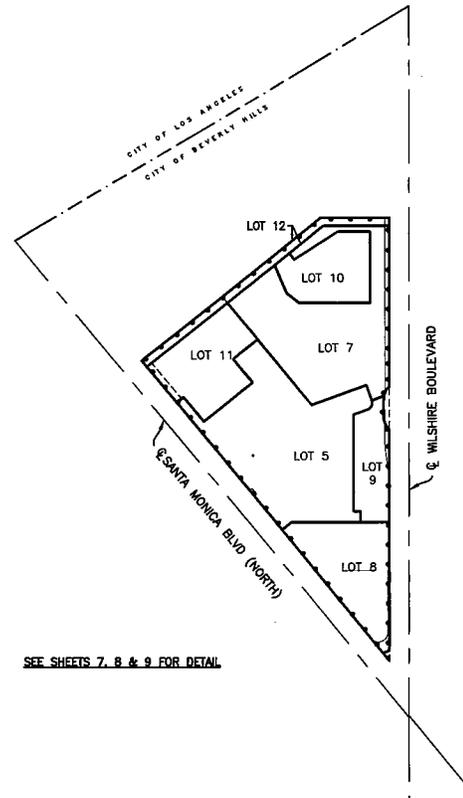


TRACT No. 66866

IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES
 INCLEDON CONSULTING GROUP, MICHAEL D. INCLEDON, P.L.S. 7714, MARCH 2014



SEE SHEETS 4, 5 & 6 FOR DETAIL



SEE SHEETS 7, 8 & 9 FOR DETAIL

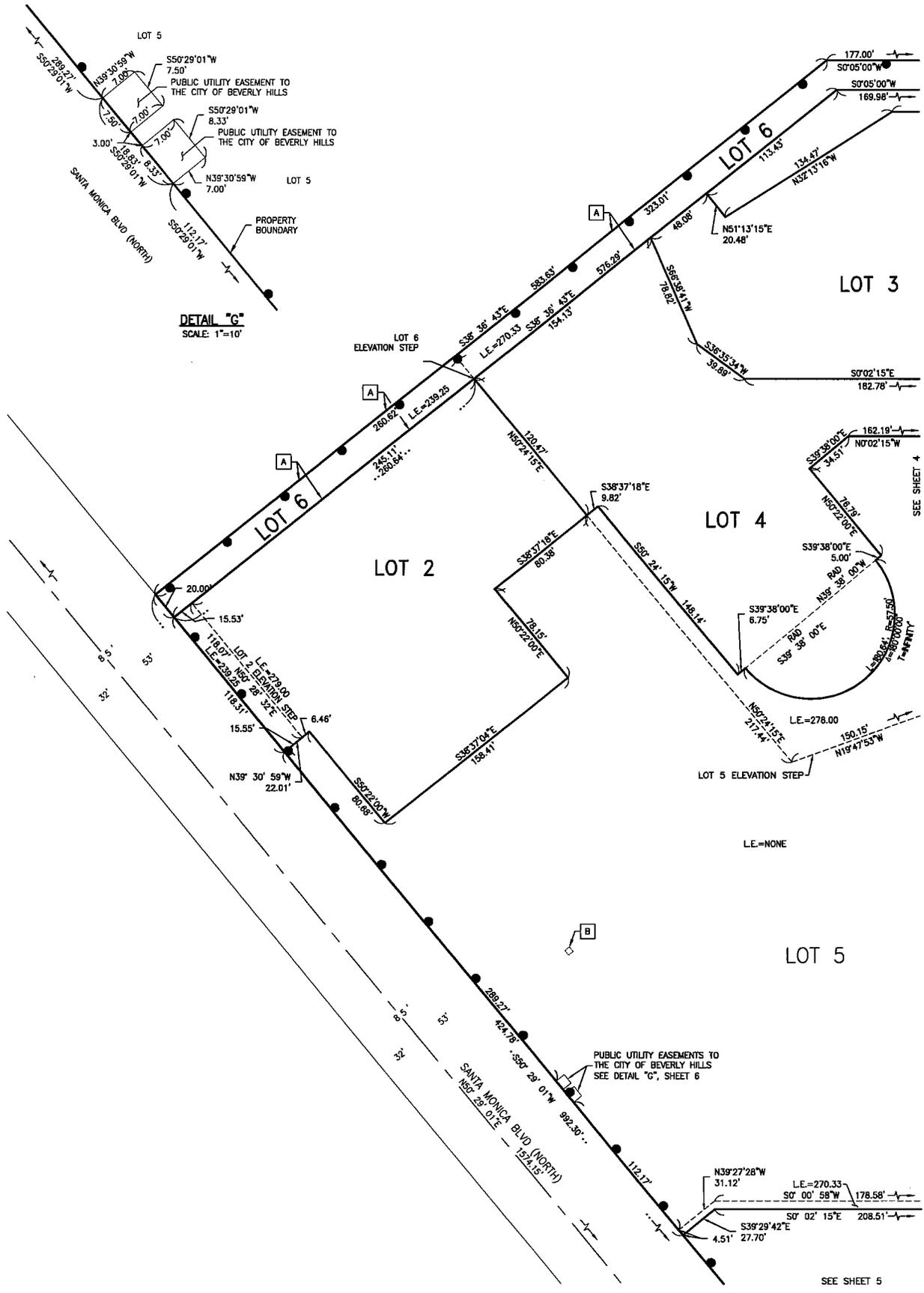
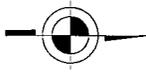
LOT ELEVATION TABLE				
LOT #	LOWER ELEVATION	UPPER ELEVATION	LOT AREA (SF)	LOT AREA (ACRES)
1	270.33'	NONE & 275.00'	56,014	1.29
2	279.00' & 239.25'	NONE	43,736	1.00
3	280.33'	NONE	34,928	0.80
4	278.00'	NONE & 280.00'	64,668	1.49
5	NONE, 270.33' & 278.00'	NONE & 276.00'	173,488	3.98
6	270.33' & 239.25'	NONE & 283.00'	15,089	0.35
7	NONE	278.00'	97,994	2.25
8	NONE	270.33' & 269.00'	51,235	1.18
9	NONE	270.33'	25,943	0.60
10	NONE	280.33'	34,928	0.80
11	NONE	279.00' & 239.25'	43,736	1.00
12	NONE	270.33' & 239.25'	15,089	0.35

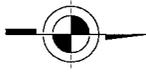
LOT NOTES:

1. LOTS 1 THROUGH 6 ARE SURFACE LOTS. LOTS 7 THROUGH 12 ARE SUBTERRANEAN.

TRACT No. 66866

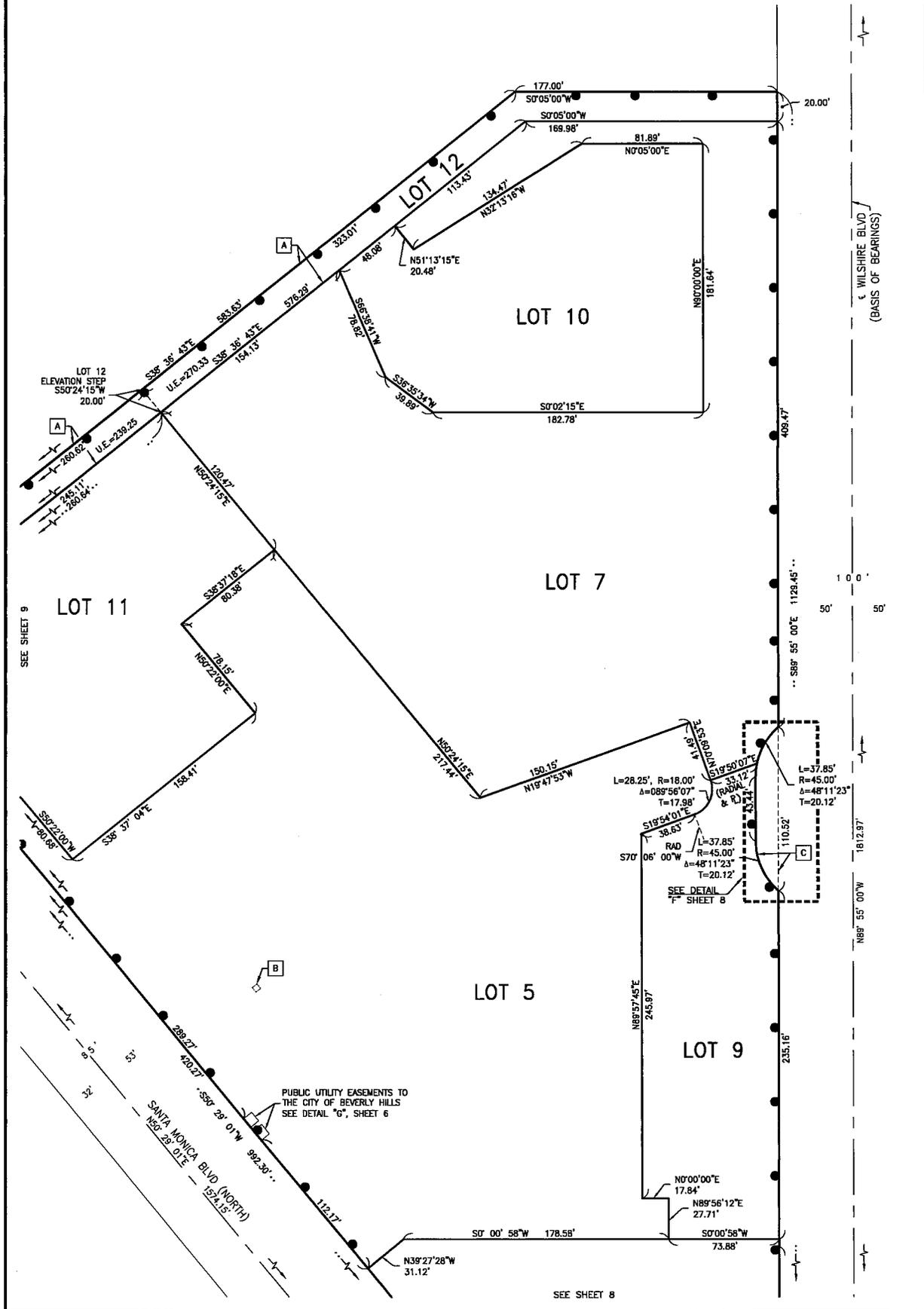
IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
INCLEDON CONSULTING GROUP, MICHAEL D. INCLEDON, P.L.S. 7714, MARCH 2014

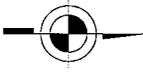




TRACT No. 66866

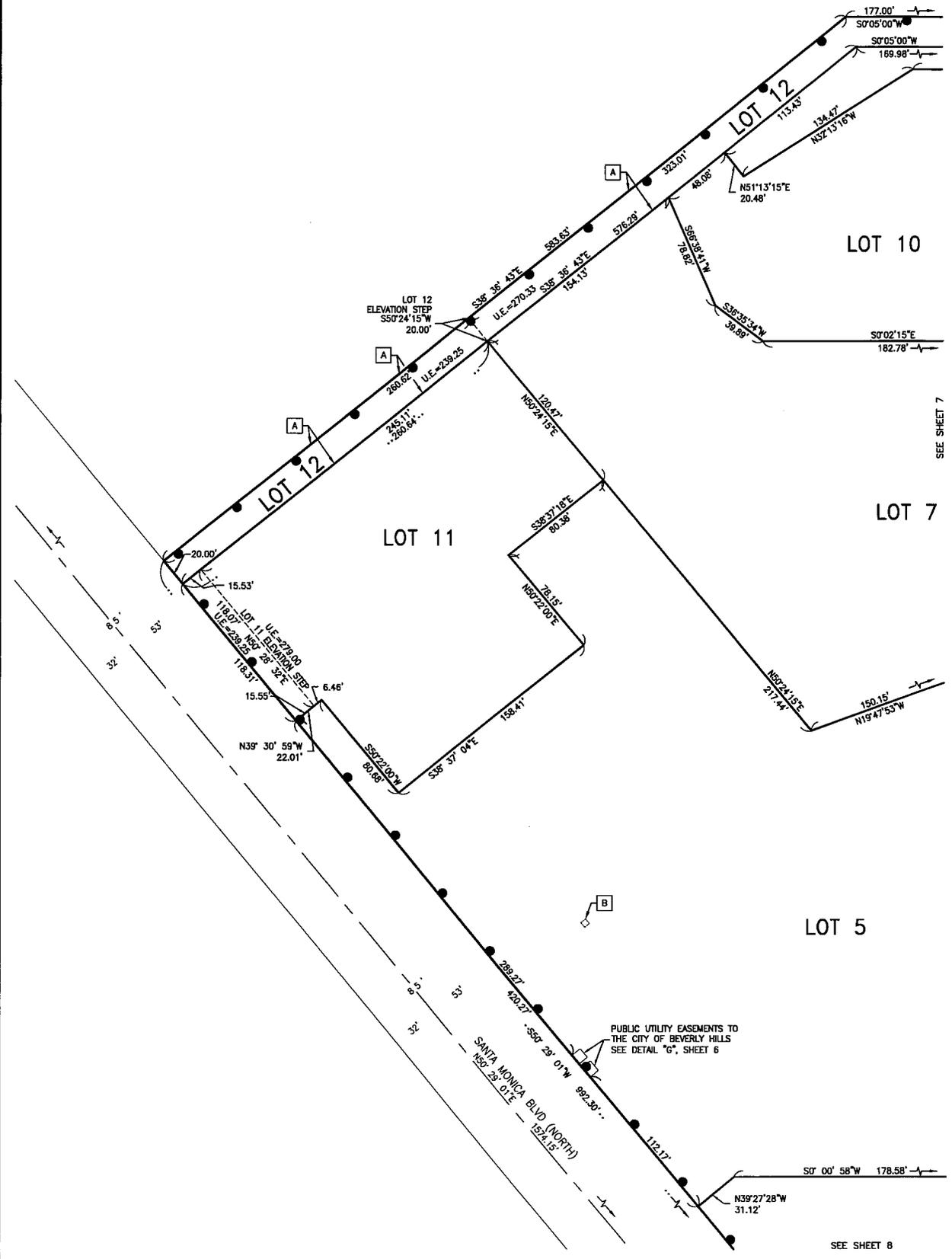
IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
INCLEDON CONSULTING GROUP, MICHAEL D. INCLEDON, P.L.S. 7714, MARCH 2014





TRACT No. 66866

IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES
INCLEDON CONSULTING GROUP, MICHAEL D. INCLEDON, P.L.S. 7714, MARCH 2014



SEE SHEET 7

SEE SHEET 8

Attachment 3

RESOLUTION NO. 1544

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING VESTING TENTATIVE TRACT MAP NO. 66866 TO SUBDIVIDE FIVE LOTS INTO TWELVE LOTS AND TO SUBDIVIDE THE AIR RIGHTS OF TWO PROPOSED LOTS TO PERMIT THE INDIVIDUAL SALES OF A MAXIMUM OF 110 RESIDENTIAL CONDOMINIUM UNITS IN CONNECTION WITH THE DEVELOPMENT OF A MIXED USE PROJECT LOCATED AT 9876 WILSHIRE BOULEVARD (BEVERLY HILTON).

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

Section 1. Oasis West Realty, LLC (hereinafter referred to as the "Applicant") has submitted an application for approval of Vesting Tentative Tract Map No. 66866 to allow subdivision of five existing lots into twelve lots, and to subdivide the air rights of two of the proposed lots to permit the individual sale of a maximum of 110 residential condominium units in connection with the development of a hotel/condominium project at 9876 Wilshire Boulevard pursuant to the previously approved Beverly Hilton Specific Plan (the "Project").

The Project will include the following lots, with all elevation references based on relationship to sea level, which is treated as zero feet:

- Lot 1:** Airspace lot which contains the New East Luxury Hotel building. The lower boundary of this lot is the top of the structural concrete of Level 2 of the parking structure. There is no upper boundary.
- Lot 2:** Airspace lot which contains the New Luxury Residence B building. The lower boundary of this lot varies between the top of the structural concrete of Level 1 of the parking structure and the top of the structural concrete of Level 2 of the parking structure. There is no upper boundary.
- Lot 3:** Airspace lot which contains the New Luxury Residence A building. The lower boundary of this lot is the top of the structural concrete of Level 1 of the parking

structure. There is no upper boundary.

- Lot 4:** Airspace lot which contains the entry driveway and gardens for The Beverly Hilton hotel. The lower boundary of this lot is the top of the structural concrete of Level 1 of the parking structure. There is no upper boundary.
- Lot 5:** Airspace lot which contains the existing Beverly Hilton hotel tower and hotel support services. The lower boundary of this lot varies; in some locations no lower boundary exists, and in some locations the boundary of this lot is the top of the structural concrete of Levels 1 or 2 of the parking structure. There is no upper boundary.
- Lot 6:** Airspace lot which contains a portion of Merv Griffin Way. The lower boundary of this lot varies between an elevation equal to the top of the structural concrete of the parking structures on Lot 7 and Lot 10 and an elevation equal to the top of the structural concrete of Level 2 of the parking structure on Lot 11. There is no upper boundary.
- Lot 7:** Airspace lot which contains parking. There is no lower boundary for this lot. The upper boundary is the top of the structural concrete above Level 1 of the parking structure.
- Lot 8:** Airspace lot which contains parking. There is no lower boundary for this lot. The upper boundary is the top of the structural concrete above Level 2 of the parking structure.
- Lot 9:** Airspace lot which contains parking. There is no lower boundary for this lot. The upper boundary is the top of the structural concrete above Level 2 of the parking structure.
- Lot 10:** Airspace lot which contains parking. There is no lower boundary for this lot. The upper boundary is the top of the structural concrete above Level 1 of the parking structure.
- Lot 11:** Airspace lot which contains parking. There is no lower boundary for this lot. The upper boundary varies between the top of the structural concrete above Level 1 of the parking structure and the top of the structural concrete above Level 2 of the parking structure.
- Lot 12:** Airspace lot which contains a portion of Merv Griffin Way. There is no lower boundary for this lot. The upper boundary varies between an elevation equal to the top of the structural concrete of the parking structures on Lot 7 and Lot 10 and an elevation equal to the top of the structural concrete of Level 2 of the parking

structure on Lot 11.

Section 2. On April 29, 2008, the Beverly Hills City Council approved a mixed use project on the 8.94-acre site of the existing Beverly Hilton through the approval of the Beverly Hilton Specific Plan. A referendum of the Specific Plan and related approvals was filed resulting in a majority of the electorate voting to ratify the project approvals. The Project is located at 9876 Wilshire Boulevard on a triangular site that is bound by Merv Griffin Way and the 9900 Wilshire project (old Robinson-May site) to the west, Wilshire Boulevard to the north, and Santa Monica Boulevard to the south.

Under the Beverly Hilton Specific Plan the project site would be redeveloped and reconfigured with new hotel support, retail and office facilities, a conference center, outdoor landscaped areas, a new five-star 170-room east luxury hotel, and two separate condominium buildings totaling 110 units. The Residence A building will contain a maximum of 36 units and the Residence B building will contain a maximum of 74 units. The existing hotel's Wilshire Tower and its 352 guestrooms would be retained with upgrades and renovations, including hotel guestrooms, public meeting spaces, restaurants, and spa/salon/fitness facilities, all of which have been recently remodeled. The existing ballrooms and meeting rooms would also be retained.

Portions of the existing Beverly Hilton Hotel would be demolished, including the Palm/Oasis Court (a decrease of 181 hotel rooms); Cabana/Lanai Rooms (a decrease of 36 hotel rooms); pool terrace and pool; hotel entry drive and valet entrance; Wilshire Boulevard "Edge" building containing the

conference center, hotel support space, hotel and professional offices, and retail uses; a portion of the lobby and lobby bar; the former Trader Vic's Restaurant and adjacent surface parking lot; the parking structure; and existing landscaping. The proposed project would result in a net reduction of 47 hotel rooms. The project would provide 2,183 parking spaces.

The property owner now seeks approval of a vesting tentative map to subdivide five existing lots into twelve lots. No changes are proposed to the Project as previously approved. As conditioned, the Project will comply with all Applicable Rules (as defined in the Development Agreement for the Project approved by the City Council pursuant to Ordinance No. 08-0-2547 on May 6, 2008 (the "Development Agreement")), including the Beverly Hilton Specific Plan. In addition, the conditions of approval imposed in conjunction with the previously approved Beverly Hilton Specific Plan shall remain in full force and effect.

Section 3. This Project was previously assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. In April 2008, the City Council certified an Environmental Impact Report (EIR) for the Project. The EIR contemplated subdivision of the property as proposed by the vesting tentative tract map as part of the overall Project. There have been no changes to the Project or the circumstances surrounding the Project, nor is there any new information, which would require any revision to the EIR due to new or more severe environmental impacts than those identified in the EIR. Nor has staff identified any new mitigation measures or alternatives that are capable of further reducing the environmental impacts associated with the Project. The Planning

Commission hereby incorporates by reference and readopts the environmental findings and determinations set forth in Resolution 08-R-12600, including, without limitation, the Statement of Overriding Considerations, attached as Exhibit B thereto.

Section 4. On January 2, 2009, notice of the application for approval of Vesting Tentative Tract Map No. 66866 (the "Application") and public hearing was mailed to all property owners and residential tenants within a 300-foot radius of the property, and all single-family zoned properties within 500 feet from the exterior boundaries of the property. The hearing notice was published in the *Beverly Hills Courier* on Friday, January 2, 2009 and the *Beverly Hills Weekly* on Thursday, January 8, 2009. The Planning Commission held a duly noticed public hearing on January 15, 2009 to consider the Application. Evidence, both written and oral, was presented at said hearings.

Section 5. Pursuant to the California Subdivision Map Act and the city's subdivision requirements, the Planning Commission considered the following issues in reviewing the application for Vesting Tentative Tract Map No. 66866:

- 1) Whether the proposed vesting 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; and

4) Whether the design of the subdivision or type of improvement is likely to cause serious public health problems and whether the design of the subdivision or the type of improvement will conflict with any public easements.

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. 66866:

6.1 The proposed subdivision and improvement are consistent with the approved Beverly Hilton Specific Plan. The Beverly Hilton Specific Plan is consistent with the objectives, policies, general land uses, and programs specified in the General Plan. In connection with the adoption of the Beverly Hilton Specific Plan, the Land use Element of the General Plan was amended to designate the Specific Plan Area as "SP-Beverly Hilton Specific Plan". The proposed subdivision represents one of the steps in implementation of the Beverly Hilton Specific Plan.

6.2 The site is physically suitable for the type of development and the proposed density. The 8.94-acre project site currently is developed with the Beverly Hilton Hotel and related uses. To accommodate the new uses planned on the site, portions of the hotel would be demolished, including the Palm/Oasis Court; Cabana/Lanai Rooms; pool terrace and pool; hotel entry drive and valet entrance; Wilshire Boulevard "Edge" building containing the conference center, hotel support space, hotel and professional offices, and retail uses; a portion of the lobby and lobby bar; the former Trader Vic's Restaurant and adjacent surface parking lot; the parking structure; and existing landscaping. The Specific Plan was previously reviewed by the Planning Commission and City Council and the City Council found the Specific Plan to be consistent with the City's General Plan

and adopted the Beverly Hilton Specific Plan. The infrastructure serving the site is generally adequate to support the development proposed on the site and the applicant shall be required to upgrade sewer capacity, if necessary, prior to finalizing the vesting tentative tract map. 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 The Project will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The Environmental Impact Report (EIR) prepared for the project found no significant impacts to fish, wildlife, or habitat. The EIR identified significant temporary air quality, noise and groundborne vibration impacts and significant aesthetics and cultural resources and impacts. However a statement of overriding considerations has been adopted in connection with 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. Vesting Tentative Tract Map No. 66866 has been preliminary reviewed by the Public Works and Engineering Department. In addition, encroachment permits will be obtained for all temporary and permanent encroachments into the public right-of-way.

Section 7. Pursuant to Article 7 of Chapter 2 of Title 10 of the Beverly Hills Municipal Code, in reviewing the application for a common interest development, the Planning Commission considered the following issues:

1) Whether the Project complies with applicable requirements of Article 7 of Chapter 2 of Title 10 of the City of Beverly Hills Municipal Code, including, but not limited to: compliance

with the current zoning and building code and all other applicable current requirements of the Municipal Code.

7.1 The Project is subject to the requirements of the approved Beverly Hilton Specific Plan. The Project satisfies the requirements of Article 7 of Chapter 2 of Title 10 of the Beverly Hills Municipal Code since it conforms with the development standards as prescribed by the Beverly Hilton Specific Plan. During construction, the Project will be monitored for compliance as required and full compliance shall be verified prior to approval of the final map.

Section 8. Based upon the foregoing findings, the Planning Commission hereby approves Vesting Tentative Tract Map No. 66886 subdividing five parcels into twelve parcels and subdividing the air rights to permit the individual sale of a maximum of 110 residential condominium units in connection with the development of the Beverly Hilton Revitalization project, subject to the following conditions:

1. Approval of the Project is subject to all other discretionary approvals required by the City for the Project and the approval of the Vesting Tentative Tract Map, including all conditions of approval imposed on the Beverly Hilton Specific Plan as contained in City Council Resolution No. 08-R-12602.
2. Prior to issuance of the first building permit for the New East Luxury Hotel, not including a demolition permit or excavation and shoring permit, the Applicant shall provide a sewer flow report for the sewer lines serving the Project prepared and stamped by a civil engineer licensed to practice in the State of California. The report shall calculate and present the sewer flow over the course of a maximum-flow 24-hour period from the proposed buildings

into the City's sewer system. Average daily flow is not sufficient information—peak flow and flow variation over time shall be provided. The City Engineer will analyze the capacity of the City's sewer system to handle the flow from the Project buildings. Should the analysis indicate the need to upgrade the City's system, the Applicant shall upgrade the system to the satisfaction of the City Engineer at the Applicant's cost prior to issuance of a Certificate of Occupancy. Engineering plans and specifications for the upgrade shall be prepared by a licensed Civil Engineer in the State of California and shall be submitted to the City Engineer six months prior to the planned occupancy of the building.

3. Prior to the issuance of first building permit for New East Luxury Hotel, offsite improvement plans (streets, alleys, drainage, traffic striping and signage, etc.) prepared by appropriately registered (State of California) professional engineers (e.g. civil or traffic) shall be prepared for all Project improvements in the public right-of-way. All facilities to be constructed or relocated within the public right-of-way must be clearly shown. The plans shall be subject to the requirements of the City Engineer, and shall remain the property of the City of Beverly Hills following their approval by the City.
- 4 The Applicant shall upgrade the water supply system serving the Project site to provide the required capacity for fire flow and water service to serve the Project site to the satisfaction of the City Engineer at the Applicant's cost prior to issuance of a Certificate of Occupancy for New East Luxury Hotel. Engineering plans and specifications for the upgrade, if required, shall be prepared by a licensed Civil Engineer in the State of California and shall be submitted to the City Engineer for approval.

5. Prior to the issuance of the first building permit for the New East Luxury Hotel, the Applicant shall provide a legal description of "the proposed dedication area" identified on Sheet C-002 at the intersection of Wilshire Boulevard and Santa Monica Boulevard.
6. The Applicant shall maintain a 10-12 foot wide concrete sidewalk and landscape area along Santa Monica Boulevard from the intersection of Wilshire Boulevard to Merv Griffin Way as approved by the City Engineer.
7. The four driveway entrances along Santa Monica Boulevard shall be constructed in accordance with the City of Beverly Hills commercial driveway approach standard plan.
8. In connection with the construction of the Project, the width of Santa Monica Boulevard shall be modified along the Project property boundary to provide 73 feet from curb to curb starting at the intersection of Wilshire Boulevard tapering to 70 feet at the intersection of to Merv Griffin Way.
9. Prior to issuance of a Certificate of Occupancy for each of the New East Luxury Hotel, the Residence A and Residence B buildings, the Applicant shall rehabilitate the street paving to the satisfaction of the City Engineer. This rehabilitation shall, at the least, consist of cold-milling two inches of the existing asphalt paving from the street and replacing this with a new two-inch pavement cap. These improvements shall include all frontages of the Project to the center line of Wilshire Boulevard and Santa Monica Boulevard from property line to property line. In addition, spot reconstruction to the satisfaction of the City Engineer will

take place prior to the pavement cap installation in those areas designated by the City Engineer.

All sidewalks, curbs and gutters in front of this Project shall be replaced to the satisfaction of the City Engineer utilizing latest approved standards.

10. The offsite improvements (sidewalks, curbs and gutters) in front of the Project shall be designed by a California licensed Civil Engineer and submitted to the Public Works Department for approval.
11. Encroachment permits shall be obtained for all permanent encroachments into the public right-of-way.
12. The Applicant shall obtain and submit a copy of an NPDES permit to the City Engineer for temporary dewatering during construction. All discharge shall be made directly into a storm drain or catch basin as directed by the City Engineer.
13. The Final Map shall be prepared in accordance with the approved Vesting Tentative Tract Map and shall be filed within twenty-four (24) months from the date of approval by the City, unless, prior to expiration of the twenty-four months, the Planning Division has received a request from the subdivider for an extension of time and thereafter receives approval of such extension by the City.
14. The Project shall consist of no more than 110 residential condominium units. The construction plan and final condominium plans(s) shall be prepared in accordance with the

number of residential units permitted by the Beverly Hilton Specific Plan and this approval.

15. This Resolution approving Vesting Tentative Tract Map No. 66886 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 Planning and Community Development **within 60 days** after the Planning Commission decision, or if appealed, the City Council's 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 Vesting Tentative Tract Map 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 will affect the City's ability to approve a Vesting Tentative Tract Map. In the event that the Vesting Tentative Map expires prior to recordation of a Final Map, the City shall, upon request of the Applicant, release the covenant.

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| <ol style="list-style-type: none">16. Prior to approval of the Final Map and in accordance with the provisions of Section 10-2-704 of the Beverly Hills Municipal Code, the Applicant shall submit a copy of the proposed covenants, conditions and restrictions (CC&Rs) for the Project to the Director of Community |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Development and 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.

17. Each of the mitigation measures in the adopted Mitigation Monitoring and Reporting Program adopted for the Beverly Hilton Specific Plan are hereby made conditions of approval to the extent that each is applicable to this subdivision.
18. Prior to approval of any final subdivision map, the location of the easements required by the Development Agreement for the bus turnouts, city shuttle access and subway portal shall be shown on the final map. The location for the subway portal shall be shown to the extent that location is known. If the final location has not been determined at the time of the approval of a final map, the location of the subway portal easement does not need to be shown on the final map.
19. In the event the Applicant requests any changes or modifications to the Project, the City Engineer shall confirm to his/her satisfaction that such changes or modifications do not preclude the ability of the City to construct an underpass of Santa Monica Boulevard under Wilshire Boulevard as set forth in the Gateway Study. The underpass shall be built so that it does not materially interfere with or limit access to the approved Project, materially interfere with the structural integrity of the property or buildings or structures on the site, or materially interfere with the operations of the property or the businesses located on the property.

Conditions of Approval from Beverly Hilton Specific Plan Approval

20. Prior to the recordation of any final subdivision map, the applicant shall record a reciprocal parking and access agreement for the site in a form and content satisfactory to the Community Development Director and the City Attorney.

21. Merv Griffin and Wilshire Boulevard Intersection Improvements. The north bound lane configuration of the southern leg of the intersection of Merv Griffin Way and Wilshire Boulevard shall be modified to the full planned configuration as shown in Figure 8 of the Specific Plan within the Specific Plan Area. The improvements shall be completed, or guaranteed to the satisfaction of the City Attorney, prior to the earlier of the recordation of any final subdivision map or the issuance of the certificate of occupancy for the East Luxury Hotel. If completed by others, this project shall pay its fair share toward the cost of the improvement.

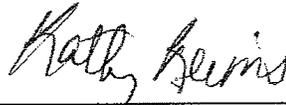
22. The applicant shall execute and record against the Residence A and B Properties, a covenant and agreement to facilitate the continuation of the Golden Globe Awards, or successor event, at The Beverly Hilton Property. The covenant and agreement shall be in a form satisfactory to the City Manager and the City Attorney, after consultation with the Beverly Hills Fire and Police Departments. The covenant and agreement shall include provisions providing for (a) the closure of Merv Griffin Way the day prior to and the day of the Golden Globe Awards event, (b) prohibitions on the use of vehicles on or access of persons to Merv Griffin Way the day prior to, the day or and the day after the Golden Globe Awards event, (c) grant of a

license to use Merv Griffin Way for camera equipment, satellite truck use, celebrity arrivals, or any similar event-related use on the day prior to and the day of the Golden Globes Awards event, (d) closure of any pedestrian and vehicular access points (other than emergency access as may be required by the Beverly Hills Fire or Police Departments) from the driveways of Residence A and B to Merv Griffin Way and to prohibit persons or vehicles from entering Merv Griffin Way from such access points on the day prior to and the day of the Golden Globe Awards event. These provisions also shall apply to the day after the Golden Globe Awards event to the extent reasonably necessary to remove equipment utilized in the Golden Globe Awards event. In addition, the covenant and agreement shall provide for a grant of access to Residence A and B property and its buildings at any time as requested by the Beverly Hills Police Department, United States Secret Service, Federal Bureau of Investigation, or other governmental security agency and/or their successors, as needed, to provide security for the Golden Globe Awards event, and (e) cooperation with requests by the Beverly Hills Police Department, United States Secret Services, Federal Bureau of Investigation, or other governmental security agency and/or their successors for a security perimeter on the Residence A and B Properties for the Golden Globe Awards event. The covenant and agreement shall provide for notice to all owners of Residence A and B Property, including without limitation successors and assigns, owners of condominium interests, and tenants, of the existence of the covenant and agreement, which covenant and agreement shall be recorded prior to final map approval, but not prior to the issuance of a Building Permit, as that term is defined in the development agreement approved as part of this project.

Section 9. Based upon the foregoing findings and subject to the Conditions of Approval, the Planning Commission hereby approves Vesting Tentative Tract Map No. 66866 for property located at 9876 Wilshire Boulevard, in the City of Beverly Hills and County of Los Angeles.

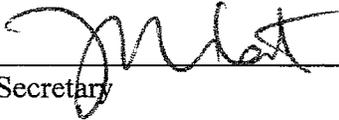
Section 10. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: January 15, 2009



Kathy Reims
Chair of the Planning Commission
of the City of Beverly Hills

ATTEST:



Secretary

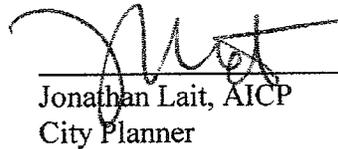
Approved as to form:



David M. Snow
Assistant City Attorney

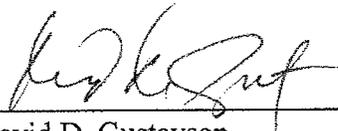
David M. Snow
Assistant City Attorney

Approved as to content:



Jonathan Lait, AICP
City Planner

Jonathan Lait, AICP
City Planner



David D. Gustavson
Director of Public Works and Transportation

David D. Gustavson
Director of Public Works and Transportation

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

I, JONATHAN LAIT, Secretary of the Planning Commission and City Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 1544 duly passed, approved and adopted by the Planning Commission of said City at a meeting of said Commission on January 15, 2009, 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 Bosse, Furie, Yukelson, Vice Chair Cole and
 Chair Reims.

NOES: None.

ABSTAIN: None.

ABSENT: None.



JONATHAN LAIT, AICP
Secretary of the Planning Commission/
City Planner
City of Beverly Hills, California

Attachment 4



CITY OF BEVERLY HILLS
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

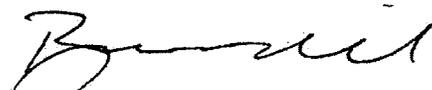
To: Samer Elayyan, PE, Civil Engineer
From: Ryan Gohlich, Senior Planner
Date: September 25, 2014
Subject: Approval of Final Tract Map No. 66866 (9876 Wilshire Boulevard)

Planning has completed its review of Resolution No. 1544, adopted by the Planning Commission on January 15, 2009, which approved the above cited Tentative Tract Map (attached).

Planning Commission Resolution 1544 includes Conditions 1 through 22. This memo serves to confirm that all applicable conditions of approval pertaining to adoption of a Final Map for the project have been satisfied.

Please let me know if there are any other questions.

Sincerely,


Ryan Gohlich, Senior Planner