



AGENDA REPORT

Meeting Date: November 13, 2007
Item Number: F-11
To: Honorable Mayor & City Council
From: Ara Maloyan, Deputy City Engineer
Subject: **RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE FINAL MAP FOR TRACT MAP NO. 54187 (155-157 NORTH HAMILTON DRIVE)**
Attachment: Resolution

RECOMMENDATION

It is recommended that the City Council find that the tract map is consistent with the General Plan and adopt the resolution approving the final map for Tract Map No. 54187.

INTRODUCTION

This report is a request for City Council to find that Tract Map No. 54187 located at 155-157 North Hamilton Drive is consistent with the General Plan. It also provides for City Council adoption of a resolution approving the final map for Tract Map No. 54187.

DISCUSSION

The applicant, 155 Hamilton Development, LLC has prepared the tract map to build thirteen units condominium structure in a five story building on two contiguous lots located at 155-157 North Hamilton Drive. Parking for 40 cars including three guest spaces will be provided in two-level subterranean garages, accessible via a single driveway located at the south end of the site.

At its meeting of August 27, 2003, the Planning Commission approved Tentative Tract Map No. 54187 and at its meeting of October 26, 2005, the Planning Commission approved a time extension for subject tentative tract map located at the property at 155-157 North Hamilton Drive. The applicant submitted a final tract map for approval by the City Council that is substantially the same as the approved tentative tract map.

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In accordance with the Subdivision Map Act, the City Council must find that the final tract map is consistent with the objectives, policies, general land uses, and program specified in the General Plan.

FISCAL IMPACT

There are no known financial impacts associated with this action.

 David Gustavson
Approved By

RESOLUTION NO. 07-R-_____

**RESOLUTION OF THE COUNCIL OF THE CITY OF
BEVERLY HILLS APPROVING THE FINAL MAP FOR
TRACT MAP NO. 54187 (155-157 NORTH HAMILTON
DRIVE)**

The Council of the City of Beverly Hills does resolve as follows:

Section 1. Tentative Tract Map No. 54187 was submitted for approval of a subdivision consisting of thirteen (13) residential condominium units at 155-157 North Hamilton 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 Government Code and the City's subdivision ordinance.

(b) The applicant has performed all conditions required by the tentative map, or has submitted an agreement including security to ensure performances of such conditions.

(c) For the reasons set forth in the resolution approving the tentative map, the site of the proposed subdivision is physically suitable for the type of development proposed and for the proposed density of development.

(d) For the reasons set forth in the resolution approving the tentative map, the design of the subdivision and proposed improvements will not cause substantial environmental damage or any health problems and will not conflict with any public easements.

(e) For the reasons set forth in the resolution approving the tentative map, the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the California Regional Water Quality Board.

(f) For the reasons set forth in the resolution approving the tentative map, the final map and the design and improvement of the proposed subdivision are consistent with the General Plan and the Open Space Element of the City.

Section 4. The Council of the City of Beverly Hills does resolve as follows:
The final map for Tract Map No. 54187 is approved.

Section 5. The City Engineer is directed to record the Final Tract 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 Tract 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: _____

JIMMY DELSHAD
Mayor of the City of
Beverly Hills, California

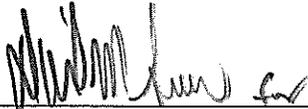
[Signatures continue on next page.]

ATTEST:

BYRON POPE
City Clerk

SEAL)

APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:



DAVID D. GUSTAWSON
Director of Public Works & Transportation