



AGENDA REPORT

Meeting Date: April 15, 2008
Item Number: F-8
To: Honorable Mayor & City Council
From: Ara Maloyan, Deputy City Engineer *AM*
Subject: RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE FINAL MAP FOR TRACT MAP NO. 68857, (219 N. CANON DRIVE)
Attachment: 1. Resolution

RECOMMENDATION

It is recommended that the City Council adopt the findings that the final map is consistent with the General Plan and adopt the resolution approving the final map for Tract Map No. 68857.

INTRODUCTION

This report is a request for City Council adoption of the findings that Tract Map No. 68857 located at 219 N. Canon 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. 68857.

DISCUSSION

The applicant, Beverly Hills Luxury Hotel, LLC has prepared the final map to subdivide two privately owned parcels into six parcels and to subdivide the air rights to create appropriate ownership for the hotel/residential condominiums and preserve a right of reversion in favor of the City in the air space above the new alley in connection with the development of the Montage Hotel at 219 N. Canon Drive.

At its meeting of June 14, 2007, the Planning Commission approved Tentative Tract Map No. 68857 located at 219 N. Canon 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. 08-R-_____

RESOLUTION OF THE COUNCIL OF THE CITY OF
BEVERLY HILLS APPROVING THE FINAL MAP FOR
TRACT MAP NO. 68857 (219 N. CANON DRIVE)

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

Section 1. Tentative Tract Map No. 68857 was submitted for approval of a subdivision consisting of two privately owned parcels into six parcels and to subdivide the air rights to create appropriate ownership for the hotel/residential condominiums and preserve a right of reversion in favor of the City in the air space above the new alley in connection with the development of the property at 219 N. Canon Drive.

Section 2. The Planning Commission conditionally approved said Tentative Tract Map on June 14, 2007. The applicant submitted a final tract map that is substantially the same as the approved tentative tract map.

Section 3. The City Council of the City of Beverly Hills finds as follows:

(a) The final map filed herein is in substantial compliance with the approved 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 imposed on by the tentative tract map.

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

(e) For the reasons set forth in the resolution approving the 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.

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

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

(a) The final map for Tract No. 68857 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 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: _____

BARRY BRUCKER
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 D. GUSTAVSON
Director of Public Works & Transportation