

STAFF REPORT



ITEM NO. 13
CITY OF OCEANSIDE

DATE: October 17, 2007
TO: Honorable Mayor and City Councilmembers
FROM: Public Works Department
SUBJECT: **FINAL MAP FOR 400 SOUTH THE STRAND**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for 400 South The Strand, an 8-unit residential condominium project located at 400-404 South The Strand and authorize the recordation of the Final Map with the San Diego County Recorder.

BACKGROUND

400 South The Strand is an 8-unit residential condominium project located at 400-404 South The Strand. The owner of the property is Residencia, LLC, a Delaware Limited Liability Company.

On May 17, 2006, the Community Development Commission adopted Resolution No. 06-R0333-3 approving the Tentative Map for 400 South The Strand.

Exhibit "A" is a Vicinity Map showing the aforementioned property.

ANALYSIS

All financial arrangements have been satisfactorily completed. All pertinent documents have been properly executed by the applicant. All grading and drainage comply with City ordinances.

The map is consistent with applicable general and specific plans and the site is physically suitable for the type of development. Conditions and restrictions have been imposed to ensure its compatibility with adjacent areas and the entire City.

FISCAL IMPACT

The development fees, required as a condition of map approval, will be imposed.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

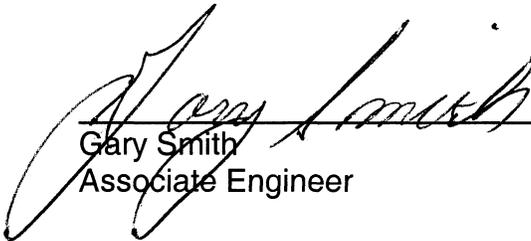
The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving the Final Map for 400 South The Strand, an 8-unit residential condominium project located at 400-404 South The Strand and authorize the recordation of the Final Map with the San Diego County Recorder.

PREPARED BY:

SUBMITTED BY:



Gary Smith
Associate Engineer



Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

Joseph Arranaga, Acting Deputy Public Works Director

Scott O. Smith, City Engineer







Exhibit A

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING THE FINAL MAP FOR 400 SOUTH THE STRAND

WHEREAS, the City staff indicates that the subdivider of 400 South the Strand (Tentative Map) has substantially satisfied all tentative map requirements and conditions as set forth in Community Development Commission Resolution 06-R0333-3.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve the following:

SECTION 1: That the 400 South the Strand Final Map is approved and the required City officials are authorized to execute the appropriate certificates pertaining thereto.

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this _____ day of _____, 2007, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

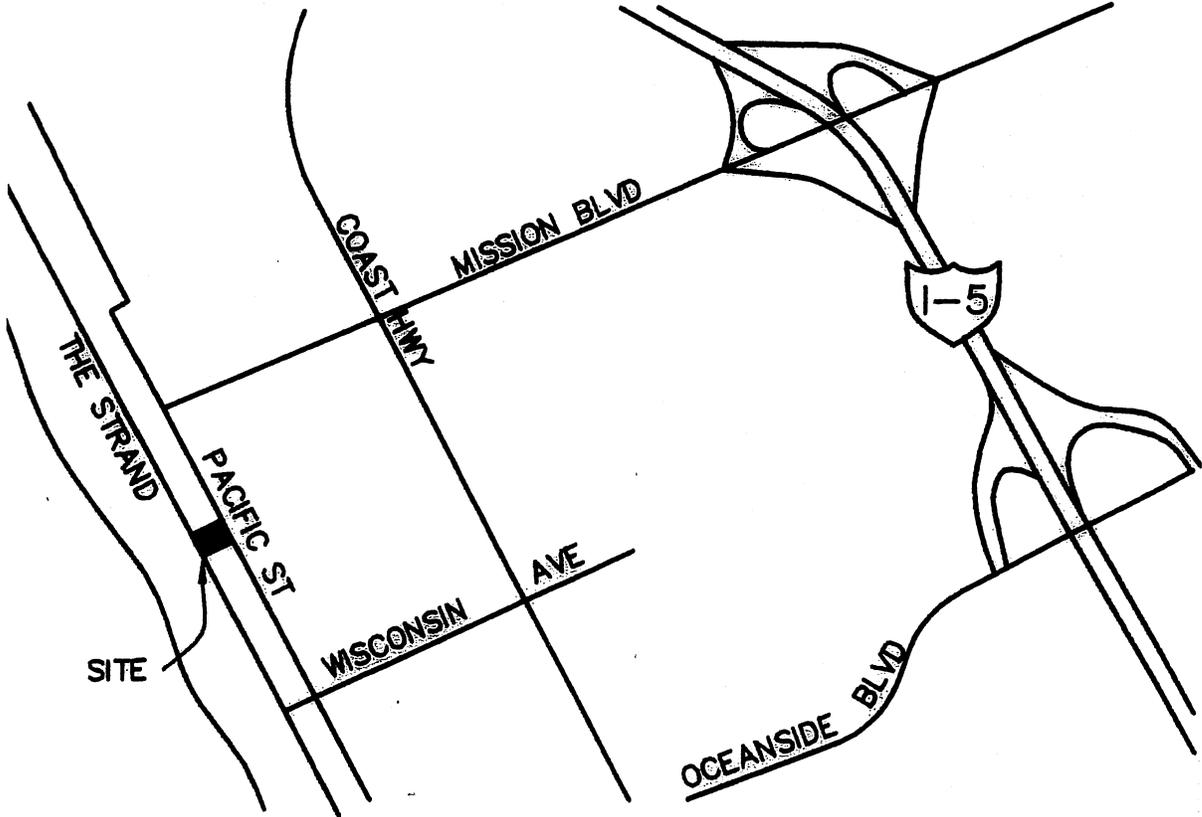
APPROVED AS TO FORM:

ATTEST:


CITY ATTORNEY

CITY CLERK

EXHIBIT A



VICINITY MAP

NOT TO SCALE