



# STAFF REPORT



ITEM NO. 24

CITY OF OCEANSIDE

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DATE: June 20, 2007  
TO: Honorable Mayor and City Councilmembers  
FROM: Public Works Department  
SUBJECT: **FINAL MAP DIXIE VILLAGE**

## **SYNOPSIS**

Staff recommends that the City Council adopt a resolution approving the Final Map for Dixie Village, a 35-unit single-family-detached residential project located on 3.6 acres north of Dixie Street between Grace Street and Barnes Street; and authorize the recordation of the Final Map with the San Diego County Recorder.

## **BACKGROUND**

Dixie Village is comprised of 35 numbered and 6 lettered lots located on 3.633 acres north of North Dixie Street between Grace Street and Barnes Street. The owner of the property is Dixie Street, L.L.C.

On April 25, 2005, the Planning Commission adopted Resolution No. 2005-P26 approving the Tentative Map.

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 Dixie Village, a 35-unit single-family-detached residential project located on 3.6 acres north of Dixie Street between Grace Street and Barnes Street; and authorize the recordation of the Final Map with the San Diego County Recorder.

PREPARED BY:

SUBMITTED BY:



Fred Tafaghodi  
Associate Engineer



Peter A. Weiss  
Interim 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 OF DIXIE VILLAGE

WHEREAS, the City staff indicates that the subdivider of DIXIE VILLAGE (Tentative Map) has substantially satisfied all tentative map requirements and conditions as set forth in Planning Commission Resolution 2005-P26.

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

SECTION 1: That the DIXIE VILLAGE 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:

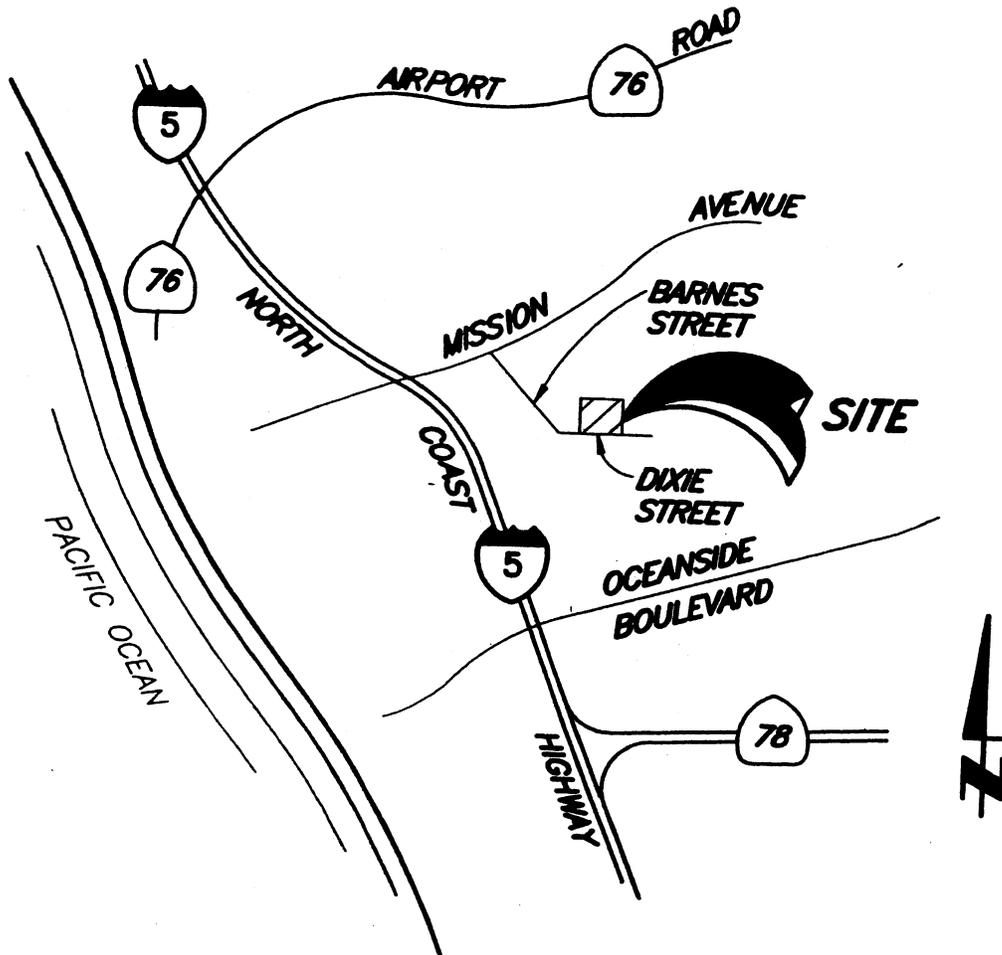
  
CITY ATTORNEY

\_\_\_\_\_  
CITY CLERK

# EXHIBIT "A"

DIXIE VILLAGE

T-2-04



**VICINITY MAP**  
NOT TO SCALE