

STAFF REPORT



ITEM NO. 16

CITY OF OCEANSIDE

DATE: July 11, 2007

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING THE FINAL MAP FOR THE BELVEDERE PROJECT**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for the Belvedere project, a 1-lot mixed-use project on a 1.15-acre site located west of Horne Street, between Mission Avenue and Seagaze Drive, and east of Clementine Street; and authorize the recordation of the Final Map with the San Diego County Recorder.

BACKGROUND

The Belvedere project consists of 65 residential condominiums, 52 live/work condominiums and 10 commercial condominiums and is located west of Horne Street, between Mission Avenue and Seagaze Drive, and east of Clementine Street on a 1.15-acre site.

On March 16, 2005, the Community Development Commission adopted Resolution No. 05-R0139-3 approving the Tentative Map. On February 14, 2007, the Community Development Commission adopted Resolution No. 07-R0048-3 granting a one-year time extension for 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 the Belvedere project, a 1-lot mixed-use project on a 1.15-acre site located west of Horne Street, between Mission Avenue and Seagaze Drive, and east of Clementine Street; and authorize the recordation of the Final Map with the San Diego County Recorder.

PREPARED BY:



Matty Eslambolchi
City Development Engineer

SUBMITTED BY:



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

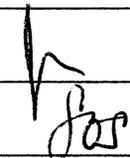


Exhibit A

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE APPROVING THE FINAL MAP OF BELVEDERE

4 WHEREAS, the City staff indicates that the subdivider of Belvedere (Tentative Map)
5 has substantially satisfied all tentative map requirements and conditions as set forth in
6 Community Development Commission Resolutions 05-R0139-3 and 07-R0048-3.

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

9 SECTION 1: That the Final Map of Belvedere for condominium purposes is approved
10 and the required City officials are authorized to execute the appropriate certificates pertaining
11 thereto.

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

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

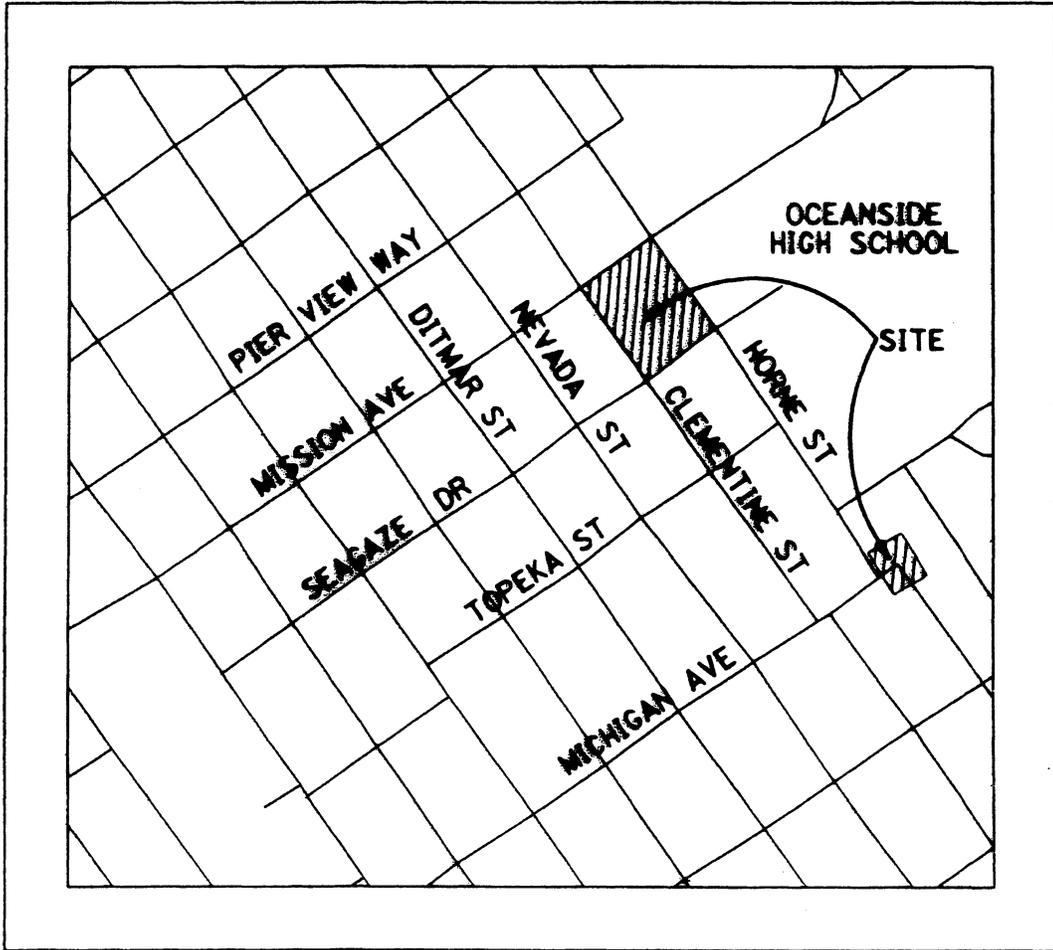
18
19 _____
20 MAYOR OF THE CITY OF OCEANSIDE

21 APPROVED AS TO FORM:

22 
23 CITY ATTORNEY

24
25 ATTEST:

26
27 _____
28 CITY CLERK



VICINITY MAP
NO SCALE

