

*STAFF REPORT**CITY OF OCEANSIDE*

DATE: September 13, 2006
TO: Honorable Mayor and City Councilmembers
FROM: Public Works Department
SUBJECT: **FINAL MAP FOR PIAZZA D'ORO**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for the Piazza D'Oro project and order the recordation of the Final Map with the San Diego County Recorder.

BACKGROUND

Piazza D'Oro is a one-lot, mixed-use development consisting of 28,544 commercial square feet, 20-live/work units, and 201 residential condominium units located on 16.001 acres on the northwest corner of Vista Way and Rancho Del Oro Drive. The owner of the subject property is K. Hovinianian at Piazza D'Oro, a California Limited Liability Company.

On October 24, 2004, the Planning Commission adopted Resolution No. 2004-P456 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.

The Final Map is in substantial conformance with the Tentative Map, and in conformance with the Subdivision Map Act and the City Subdivision Ordinance.

FISCAL IMPACT

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

COMMISSION OR COMMITTEE REPORT

Does not apply.

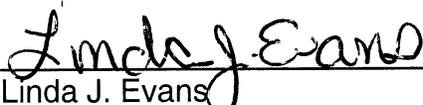
CITY ATTORNEY'S ANALYSIS

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

RECOMMENDATION

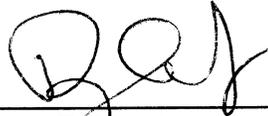
Staff recommends that the City Council adopt the resolution approving the Final Map for the Piazza D'Oro project; and authorize the recordation of the Final Map with the San Diego County Recorder.

PREPARED BY:



Linda J. Evans
Principal Engineering Staff Assistant

SUBMITTED BY:



Barry E. Martin
Interim City Manager

REVIEWED BY:

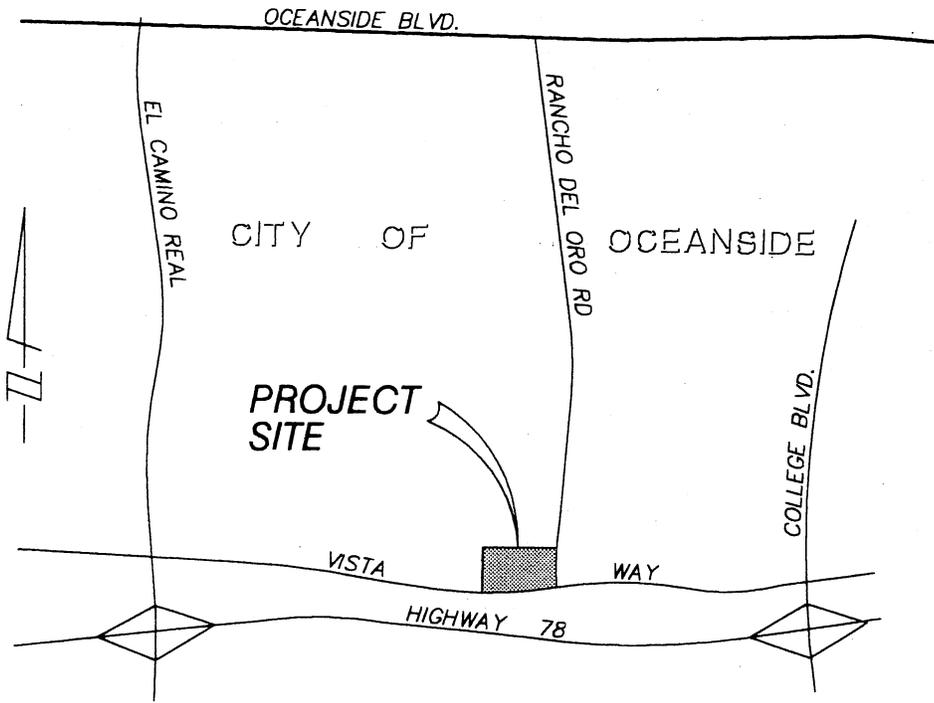
Michelle Skaggs Lawrence, Assistant to the City Manager

Peter A. Weiss, Public Works Director



Exhibit A

Exhibit A



VICINITY MAP
N.T.S.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING THE FINAL MAP OF PIAZZA D'ORO

WHEREAS, the City staff indicates that the subdivider of Piazza D'Oro (Tentative Map) has substantially satisfied all tentative map requirements and conditions as set forth in Planning Commission Resolution 2004-P56.

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

SECTION 1: That the Final Map of Piazza D'Oro 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 _____, 2006, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY

CITY CLERK