

STAFF REPORT



ITEM NO. 12

CITY OF OCEANSIDE

DATE: September 19, 2007
TO: Honorable Mayor and City Councilmembers
FROM: Public Works Department
SUBJECT: **FINAL MAP, OLD GROVE MEDICAL OFFICE**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for the Old Grove Medical Office, an 18-unit medical condominium complex on a 2.91-acre lot located at the western portion of the original Old Grove Marketplace lot, generally located east of the intersection at Mission Avenue and Highway 76; and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

BACKGROUND

Old Grove Medical Office is an 18-unit medical condominium complex on a 2.91-acre lot located at the western portion of the original Old Grove Marketplace lot, generally located east of the intersection at Mission Avenue and Highway 76. The owner of the property is Sea Breeze Old Grove, LLC, a California Limited Liability Company.

On December 5, 2005, the Planning Commission adopted Resolution No. 2005-P62 approving the Tentative Map for Old Grove Medical Office.

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

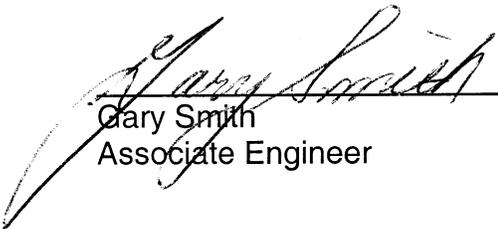
The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving the Final Map for the Old Grove Medical Office, an 18-unit medical condominium complex on a 2.91-acre lot located at the western portion of the original Old Grove Marketplace lot, generally located east of the intersection at Mission Avenue and Highway 76; and authorize the City Clerk to record 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 OF OLD GROVE MEDICAL OFFICE

WHEREAS, the City staff indicates that the subdivider of OLD GROVE MEDICAL OFFICE (Tentative Map) has substantially satisfied all tentative map requirements and conditions as set forth in Planning Commission Resolution 2005-P62.

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

SECTION 1: That the OLD GROVE MEDICAL OFFICE 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'

