



DATE: August 1, 2012

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING THE FINAL MAP FOR SOUTH STRAND CONDOMINIUMS (TENTATIVE MAP NO. T-203-05)**

**SYNOPSIS**

Staff recommends that the City Council adopt a resolution approving the final map for South Strand Condominiums, an 8-unit residential condominium project located at 314 South The Strand, and authorize the City Clerk to record the final map with the San Diego County Recorder.

**BACKGROUND**

South Strand Condominiums is an 8-unit residential condominium project located at 314 South The Strand. Exhibit "A" is a vicinity map showing the location of the aforementioned property. The owner of the property is South Strand Condominiums, LLC, a California limited liability company.

On November 15, 2006, the Community Development Commission passed and adopted Resolution No. 06-R0656-3 approving the tentative map with an expiration date of November 15, 2008. The tentative map then received a 5-year extension per new language added to the Subdivision Map Act (Sections 66452.21, 66452.22, and 66452.23), which changed its expiration date to November 15, 2013.

**ANALYSIS**

All financial arrangements have been satisfactorily completed. All pertinent documents have been properly executed by the owner. 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**

All fees and securities required to have been paid and secured prior to final map approval, by the conditions of approval of Tentative Map No. T-203-05, have been collected.

**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.

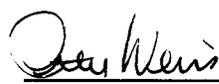
**RECOMMENDATION**

Staff recommends that the City Council adopt a resolution approving the final map for South Strand Condominiums, an 8-unit residential condominium project located at 314 South The Strand, 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

George Buell, Development Services Director

Scott O. Smith, City Engineer

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

Attachments:

- 1. Exhibit "A"
- 2. Resolution

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE APPROVING THE FINAL MAP FOR SOUTH  
4 STRAND CONDOMINIUMS

5 WHEREAS, the City staff indicates that the sub-divider of South Strand Condominiums  
6 (Tentative Map No. T-203-05), located at 314 South the Strand, has substantially satisfied all  
7 tentative map requirements and conditions as set forth in Community Development  
8 Commission Resolution No. 06-R0656-3.

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

11 SECTION 1: That the final map of South Strand Condominiums is approved and the  
12 required City officials are authorized to execute the appropriate certificates pertaining thereto.

13 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,  
14 this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the following vote:

15  
16 AYES:

17 NAYS:

18 ABSENT:

19 ABSTAIN:  
20  
21

22 \_\_\_\_\_  
MAYOR OF THE CITY OF OCEANSIDE

23  
24 ATTEST:

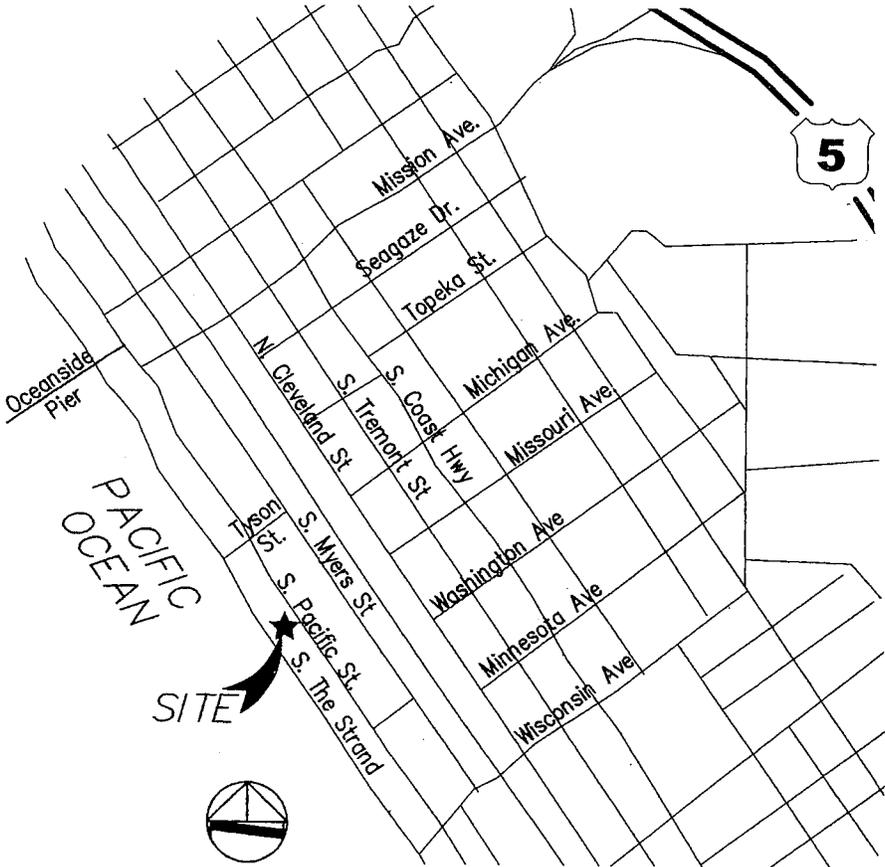
APPROVED AS TO FORM:

25 \_\_\_\_\_  
26 CITY CLERK

*Robert D. Hamilton, Esq.*  
27 \_\_\_\_\_  
28 CITY ATTORNEY

# EXHIBIT A

## EXHIBIT "A"



### VICINITY MAP

NO SCALE