

STAFF REPORT*CITY OF OCEANSIDE*

DATE: December 19, 2012

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING THE FINAL MAP FOR ONE MISSION AVENUE, PHASE ONE (TENTATIVE MAP NO. T-203-06)**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the final map for One Mission Avenue, Phase One, bounded by Civic Center Drive, Seagaze Drive, Cleveland Street, and Myers Street; and authorize the City Clerk to record the final map with the San Diego County Recorder.

BACKGROUND

The final map entitled "One Mission Avenue, Phase One" is the first phased final map of future phased final maps which will consist of a mixed-use development containing 231 residential condominiums, a 150-unit hotel, and 46,624 square feet of visitor-serving commercial space bounded by Civic Center Drive, Seagaze Drive, Cleveland Street, and Myers Street. The first phased final map is a two-lot subdivision, creating a 150-unit SpringHill Suites hotel by Marriott over lot one of the final map.

The future maps that will follow this final map will complete the remaining components of the mixed-use development referenced above. Exhibit "A" is a vicinity map showing the location of the aforementioned property. The owners of the property are CityMark Oceanside, LLC, a California limited liability company, and GFP Oceanside Block 21, LLC, a Colorado limited liability company.

On May 14, 2008, the Community Development Commission passed and adopted Resolution No. 08-R0320-3; approving the tentative map with an expiration date of May 14, 2010. 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 May 14, 2015.

ANALYSIS

All financial arrangements for phase one of the subject development 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 for phase one of the subject development 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 One Mission Avenue, Phase One, bounded by Civic Center Drive, Seagaze Drive, Cleveland Street, and Myers Street; 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







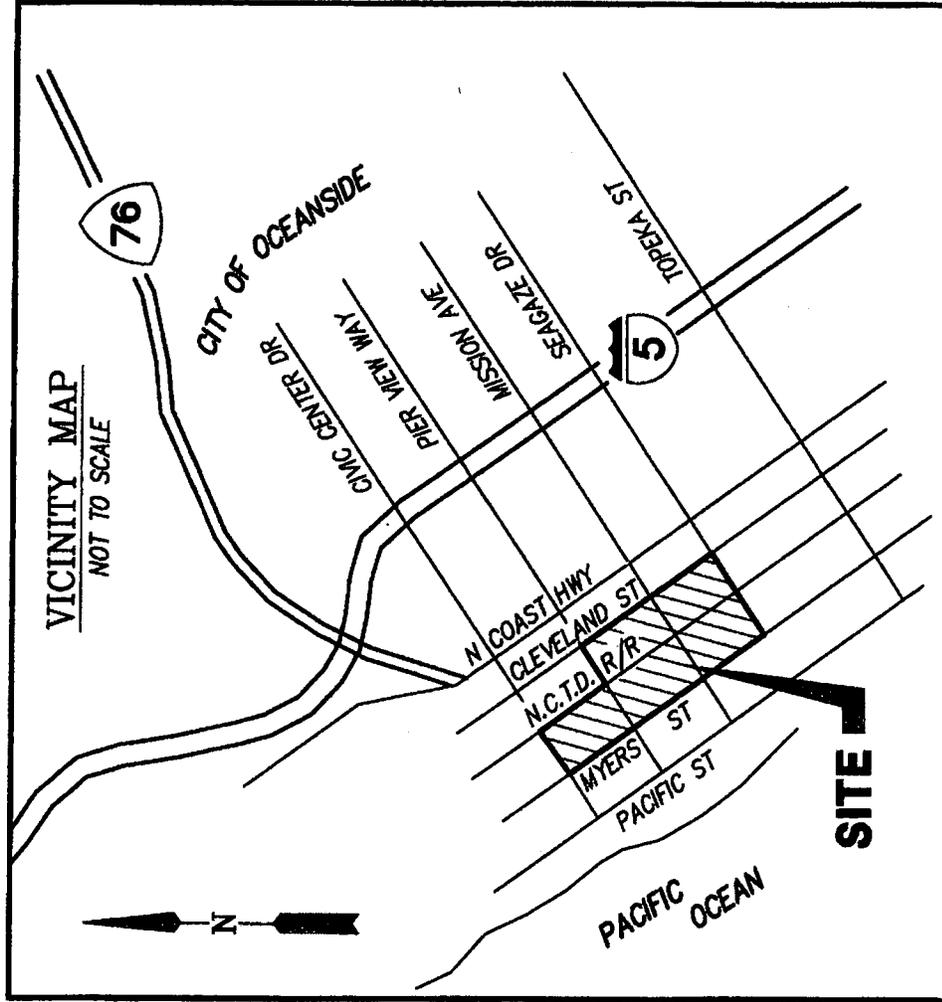
for MSL

Attachments:

- 1. Exhibit "A"
- 2. Resolution

EXHIBIT 'A'

ONE MISSION AVENUE - PHASE 1



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE APPROVING THE FINAL MAP FOR ONE
4 MISSION AVENUE, PHASE ONE

5 WHEREAS, the City staff indicates that the sub-divider of One Mission Avenue, Phase
6 One (Tentative Map No. T-203-06), bounded by Civic Center Drive, Seagaze Drive, Cleveland
7 Street, and Myers Street has substantially satisfied all tentative map requirements for phase one
8 of the development and conditions as set forth in Community Development Commission
9 Resolution No. 08-R0320-3.

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

12 SECTION 1: That the final map of One Mission Avenue, Phase One is approved and
13 the required City officials are authorized to execute the appropriate certificates pertaining
14 thereto.

15 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
16 this _____ day of _____, 2012, by the following vote:

17
18 AYES:

19 NAYS:

20 ABSENT:

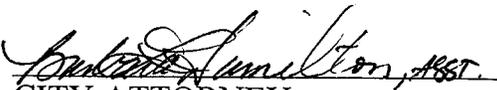
21 ABSTAIN:
22
23

24 _____
MAYOR OF THE CITY OF OCEANSIDE

25
26 ATTEST:

APPROVED AS TO FORM:

27 _____
28 CITY CLERK


CITY ATTORNEY