

STAFF REPORT**CITY OF OCEANSIDE**

DATE: April 2, 2014

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **APPROVAL OF A DEFERRED IMPROVEMENT AGREEMENT AND PARCEL MAP FOR 1869 AVOCADO ROAD SUBDIVISION (TENTATIVE PARCEL MAP NO. P-11-08)**

SYNOPSIS

Staff recommends that the City Council approve a deferred improvement agreement and parcel map for 1869 Avocado Road Subdivision, a 3-lot subdivision located at 1869 Avocado Road, and authorize the City Clerk to record the deferred improvement agreement and parcel map with the San Diego County Recorder.

BACKGROUND

The subject project is a 3-lot subdivision located at 1869 Avocado Road. Exhibit "A" is a vicinity map showing the location of the aforementioned property. The owners of the property are Danny J. McDonough and Patty J. Anderson, husband and wife as Community Property with Right of Survivorship.

On May 24, 2010, the Planning Commission passed and adopted Resolution No. 2010-P-17 approving the tentative parcel map with an expiration date of May 24, 2012. The tentative parcel map then received a 2-year extension per new language added to the Subdivision Map Act (Section 66452.23), which changed its expiration date to May 24, 2014.

ANALYSIS

Section 902 of the Subdivision Ordinance of the City of Oceanside allows for the deferment of frontage area improvements along existing frontage streets for a subdivision of 4 or fewer lots when deemed acceptable by the City Engineer. When improvements are deferred, the owner of the real property shall enter into an agreement with the City in a form acceptable to the City Engineer and City Attorney, for the installation of all frontage improvements at a time in the future as specified by the City.

1869 Avocado Road Subdivision is a 3-lot subdivision and the City Engineer and City Attorney recommend granting the deferment of the improvements in accordance with Subdivision Ordinance Section 902.

Construction of the improvements are deferred until such time that a permit or other development approval for any of the 3 lots is issued by the City or until such a time that the City, in its sole discretion, determines that fulfillment of the construction requirements is necessary for either of the following reasons:

- 1) The public health and safety; or
- 2) The required construction is a necessary prerequisite to the orderly development of the surrounding area.

All financial arrangements relating to the parcel map have been satisfactorily completed. All pertinent documents related to the parcel map have been properly executed by the owner. All grading and drainage comply with City ordinances.

The parcel 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 parcel map approval, by the conditions of approval of Tentative Parcel Map No. P-11-08, 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 approve a deferred improvement agreement and parcel map for 1869 Avocado Road Subdivision, a 3-lot subdivision located at 1869 Avocado Road, and authorize the City Clerk to record the deferred improvement agreement and parcel map with the San Diego County Recorder.

PREPARED BY:



Paul J. Pham
Assistant Engineer

SUBMITTED BY:



Steven R. Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager



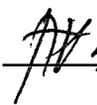
George Buell, Development Services Director



Scott O. Smith, City Engineer



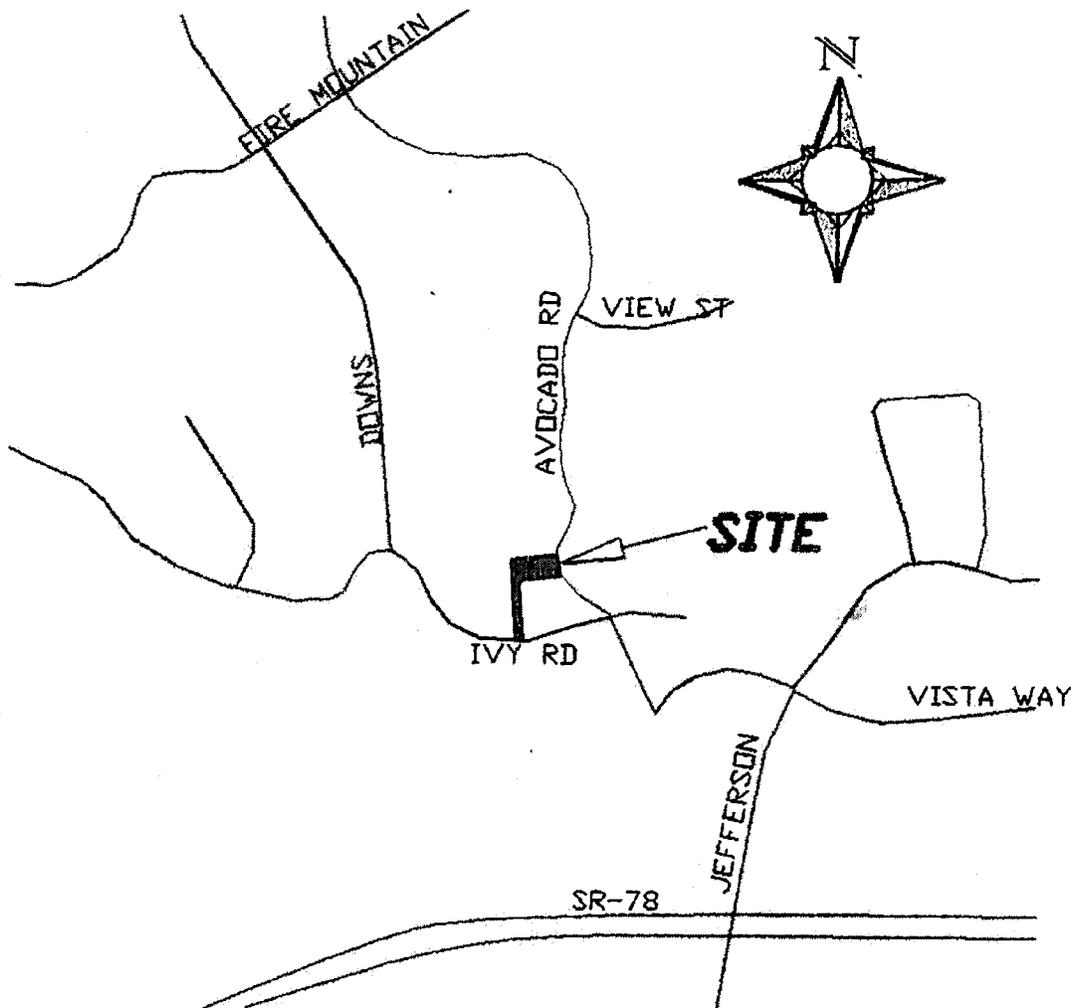
John P. Mullen, City Attorney



JPM SDCA EON

Attachments:
Exhibit "A"

EXHIBIT-A



VICINITY MAP
NO SCALE