

STAFF REPORT



ITEM NO. 21
CITY OF OCEANSIDE

DATE: June 25, 2014
TO: Honorable Mayor and City Councilmembers
FROM: Development Services Department
SUBJECT: **FINAL MAP CLEVELAND STREET EIGHT TOWNHOMES**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for the proposed Cleveland Street Eight Townhomes project, a residential condominium development on a 0.2-acre lot, located at the northeast corner intersection of Cleveland Street and Washington Avenue; and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

BACKGROUND

Cleveland Street Eight Townhomes is a proposed one-lot, townhome development consisting of eight residential units on 0.2 acres of land located northeast of the intersection of Cleveland Street and Washington Avenue (Exhibit A). The owner of the property is Cleveland Street 8, LLC, a California Corporation.

On November 4, 2013, the Planning Commission adopted Resolution No. 2013-P45 approving the Tentative Subdivision Map with the expiration date of November 4, 2015 (Exhibit B).

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 this type of development. Conditions and restrictions have been imposed to ensure its compatibility with adjacent areas and the entire City.

FISCAL IMPACT

Development fees, required as a condition of map approval, will be assessed and collected. The fees collected will be deposited into respective business units.

COMMISSION OR COMMITTEE REPORT

Does not apply.

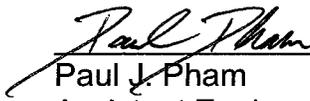
CITY ATTORNEY'S ANALYSIS

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 proposed Cleveland Street Eight Townhomes project, a residential condominium development on a 0.2-acre lot, located at the northeast corner intersection of Cleveland Street and Washington Avenue, and authorize the City Clerk to record the Final 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

Scott O. Smith, City Engineer

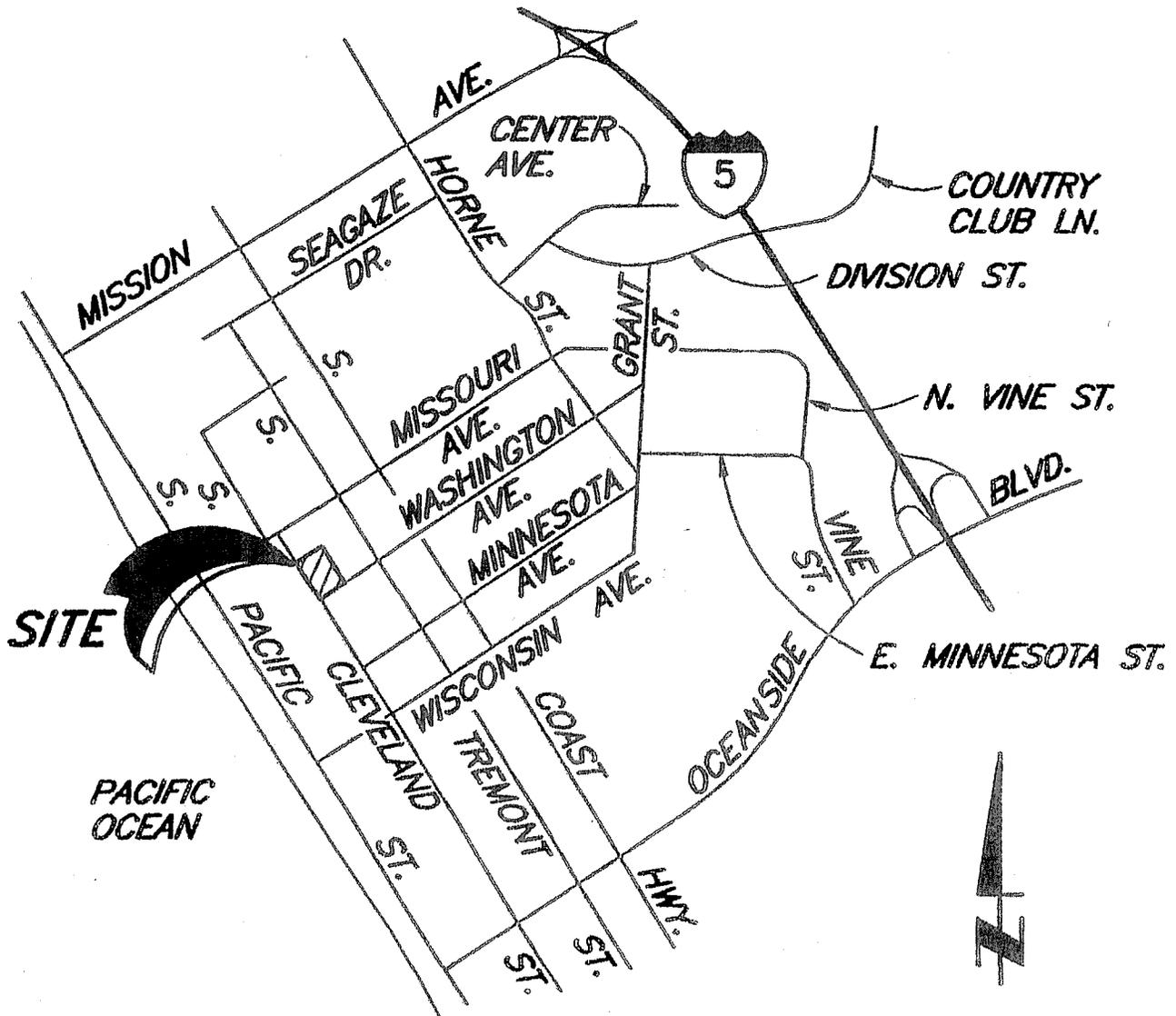
James Riley, Financial Services Director





Attachment:

1. Exhibit "A": Vicinity Map
2. Exhibit "B": Resolution



VICINITY MAP

NOT TO SCALE

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING THE FINAL MAP OF CLEVELAND STREET 8 TOWNHOMES

WHEREAS, the City staff indicates that the sub-divider of Cleveland Street 8 Townhomes (Tentative Map) has substantially satisfied all tentative map requirements and conditions as set forth in Planning Commission Resolution 2013-P45.

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

SECTION 1: That the Final Map of Cleveland Street 8 Townhomes 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 _____, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

APPROVED AS TO FORM:

Robert J. Hamilton, RST.

CITY ATTORNEY

ATTEST:

CITY CLERK