



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-673

Agenda Date: 4/23/2025

Agenda #: 18.

DATE: April 23, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

TITLE: RESOLUTION APPROVING FINAL MAP NO. RT19-00002 FOR THE 513 N FREEMAN PROJECT

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving Final Map No. RT19-00002 for the proposed 513 N Freeman project and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

BACKGROUND AND ANALYSIS

The 513 N Freeman project, currently under construction, is a mixed-use project with five residential units and two commercial units totaling 887 square-feet all within a freestanding three-story building located on an approximate 7,500 square-foot lot at 513 N Freeman. The owner of the property is Aristides R. Ioannides, an Unmarried Man. See Attachment 2, vicinity map.

On July 22, 2020, the Downtown Advisory Committee (DAC) voted 6-0, with one member absent, to recommend the Community Development Commission approve Tentative Map (RT19-00002), Development Plan (RD19-00003), and Conditional Use Permit (RCUP20-00003).

On October 7, 2020, the City Council voted 5-0 to adopt Resolution No. 20-R0617-3, approving Tentative Map (RT19-00002), Development Plan (RD19-00003), and Conditional Use Permit (RCUP20-00003). See Attachment 3.

A reduced copy of the Final Map is provided as Attachment 4.

All financial arrangements have been satisfactorily completed. All pertinent documents have been properly executed by the owner. All grading, public improvement, and drainage designs comply with City ordinances.

The map is consistent with applicable general plan policies 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

Development fees, required as a condition of map approval, will be assessed and collected per City Code, Section 32B.7. 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's office and approved as to form.

Prepared by: Valentina Esquer, Associate Engineer

Reviewed by: Darlene Nicandro, Development Services Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Resolution 20-R0617-3
4. Reduced Copy of Final Map
5. Map Approval Resolution