

*STAFF REPORT**CITY OF OCEANSIDE*

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DATE: November 19, 2014

TO: Honorable Mayor and City Councilmembers

FROM: City Manager's Office

SUBJECT: **ADOPTION OF A RESOLUTION AMENDING THE LOCAL TRANSNET PROGRAM OF PROJECTS FOR FISCAL YEAR 2016**

**SYNOPSIS**

Staff recommends the City Council adopt a resolution authorizing Amendment 14-01 to the TransNet Program of Projects for Fiscal Year 2016 adding the Lot 23 Transit Parking Structure Project.

**BACKGROUND**

On February 27, 2013, the City Council adopted a resolution amending Oceanside's list of projects in the 2012 Regional Transportation Improvement Program (RTIP). SANDAG provides a process for cities to amend their project list which requires the Council to approve a resolution and authorize funding for specific projects.

On August 6, 2014, the City Council approved a Real Property Disposition and Acquisition Agreement with Pelican Properties (Pelican) for the development of a mixed-use project in the 300 block of Cleveland Street (Project). The project site is currently a surface parking lot (Lot 23) with 181 parking spaces. The property is located within walking distance of the North County Transit Center which provides commuter train, bus service, along with Amtrak and Metrolink service throughout the San Diego region and Southern California.

**ANALYSIS**

The Project will consist of a new mixed-use parking structure that will include approximately 10,000 square feet of commercial and retail space as required by the City's 9-Block Master Plan approved by the Coastal Commission. The Project will also include 38 residential units. The parking structure portion of the Project will consist of a range of 405 to 436 parking spaces depending on the final design/build contract. 80 of the parking spaces will be private spaces for the residential units with the remaining spaces available for the public.

The City acquired the property as part of the Long Range Property Management Plan (LRPMP) that has been approved by the California Department of Finance (DOF). In 2013 the DOF approved the LRPMP, which included a sale of the Property for economic development purposes including a parking structure with a residential and/or a commercial component.

In order to ensure adequate parking for the City's downtown (former Redevelopment Area), the City has prioritized the construction of additional parking structures. The City's goal has been to construct an additional parking structure on Lot 23 in advance of the surface parking lots that exist on private properties being lost to development.

Although transit riders will be encouraged to park in the new structure, there would be no restriction on other visitors and shoppers from parking in the structure. As with the existing Transit Center Parking Structure, overnight parking in the public parking spaces would be prohibited.

### **FISCAL IMPACT**

Approximately \$6.0 million in former Redevelopment Bond proceeds are allocated towards the parking structure. Staff is recommending that the City approve an additional \$2.5 million in TransNet funds toward the project. Pelican Properties is providing \$1.5 million in funding, which is contingent upon receiving discretionary approvals from the City of Oceanside for the mixed-use project.

#### **Funds Available**

Redevelopment Bond Proceeds	\$6,000,000
TransNet	\$2,500,000
Pelican Properties	\$1,500,000
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	\$10,000,000

#### **Project Costs**

Parking structure	\$8,250,000
Land purchase	\$815,000
Entitlement & management	\$685,000
Landscape & hardscape	\$250,000
Subtotal	<hr/>
	\$10,000,000

### **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 the City Council adopt a resolution authorizing Amendment 14-01 to the TransNet Program of Projects for Fiscal Year 2016 adding the Lot 23 Transit Parking Structure Project.

PREPARED BY:

  
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Peter Weiss  
Consulting Assistant

SUBMITTED BY:

  
\_\_\_\_\_  
Steven R. Jepsen  
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant City Manager  
Scott O. Smith, City Engineer  
James R. Riley, Financial Services Director

  
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Attachments:        Resolution



1           3.     That pursuant to Section 8 of the TransNet Extension Ordinance, the City of  
2 Oceanside certifies that the required minimum annual level of local discretionary funds to  
3 be expended for street and road purposes will be met throughout the 5-year period consistent  
4 with the most recent Maintenance of Effort Requirements adopted by SANDAG.

5           4.     That pursuant to Section 9A of the TransNet Extension Ordinance, the City of  
6 Oceanside certifies that it will extract \$2,000, plus all applicable annual increases, from the  
7 private sector for each newly-constructed residential housing unit in that jurisdiction to  
8 comply with the provisions of the Regional Transportation Congestion Improvement  
9 Program (RTCIP).

10          5.     That pursuant to Section 13 of the TransNet Extension Ordinance, the City of  
11 Oceanside certifies that it has established a separate Transportation Improvement Account  
12 for TransNet revenues with interest earned expended only for those purposes for which the  
13 funds were allocated.

14          6.     That pursuant to Section 18 of the TransNet Extension Ordinance, the City of  
15 Oceanside certifies that each project of \$250,000 or more will be clearly designated during  
16 construction with TransNet project funding identification signs.

17          7.     That the City of Oceanside does hereby certify that all other applicable  
18 provisions of the Ordinances and SANDAG Board Policy No. 31 have been met.

19          8.     That the City of Oceanside agrees to indemnify, hold harmless, and defend  
20 SANDAG, the San Diego County Regional Transportation Commission, and all officers and  
21 employees thereof against all causes of action or claims related to local TransNet funded  
22 projects.

23          9.     That the City of Oceanside authorizes \$2,500,000 in FY 2016 to Project O41 for  
24 the Lot 23 Transit Parking Structure Project.

25          10.    That all of the above funding requests are made in accordance with the  
26 requirements outlined in the TransNet Policy.

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1 PASSED AND ADOPTED by the City Council of the City of Oceanside, California this  
2 \_\_\_\_\_ day of November, 2014, by the following vote:

3  
4 AYES:

5 NAYS:

6 ABSENT:

7 ABSTAIN:  
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10 MAYOR OF THE CITY OF OCEANSIDE

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12 ATTEST:

APPROVED AS TO FORM:

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15 CITY CLERK

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CITY ATTORNEY

RESOLUTION OF THE CITY OF OCEANSIDE ADDING THE LOT 23 TRANSIT PARKING  
LOT PROJECT IN THE TRANSNET PROGRAM OF PROJECTS FOR FISCAL YEAR 2016