



City of Oceanside
Development Services Department
Administration

ITEM NO. 26

Memorandum

Date: May 19, 2015

To: Honorable Mayor and City Council

Through: Michelle Skaggs Lawrence, Interim City Manager
Peter A. Weiss, Assistant City Manager

From: Rick Brown, Interim Development Services Director

Subject: Downtown Development Projects

Beginning in mid-June 2015, the first of three development projects will commence along North Cleveland Street in the downtown area. The first project will be the GF Properties mixed use building located at the west side of Cleveland St. between Mission and Pier View. Construction of this project will permanently remove the two city leased parking lots west of Cleveland St. and on either side of Mission, Blocks 18 and 19 also known as City Parking Lots 26b and 26d. The parking lots will be closed forever, beginning approximately June 15, 2015. The combined number of parking spaces in these two lots is 276 spaces.

Free public parking on the east side of the railroad is available at the parking structure adjacent to the NCTD Transit Center. Additional beach parking is available in Lot 26 which extends from Seagaze to Wisconsin streets along the west side of the railroad tracks.

City staff are currently processing agreements and documents to create additional temporary parking west of the railroad tracks; creating approximately 250 parking spaces on the "Top Gun" lot and Block 5, the old skate park behind the Wyndham. The approval of these items will be forth coming to the Community Development Commission in June 2015.

A community outreach meeting for the GF Properties Block 18 project is scheduled for Wednesday, May 27 at 6:00 pm in the Civic Center Library Community Rooms. Noticing was implemented as directed under the recently revised City Council Policy 300-14, Enhanced Notification.

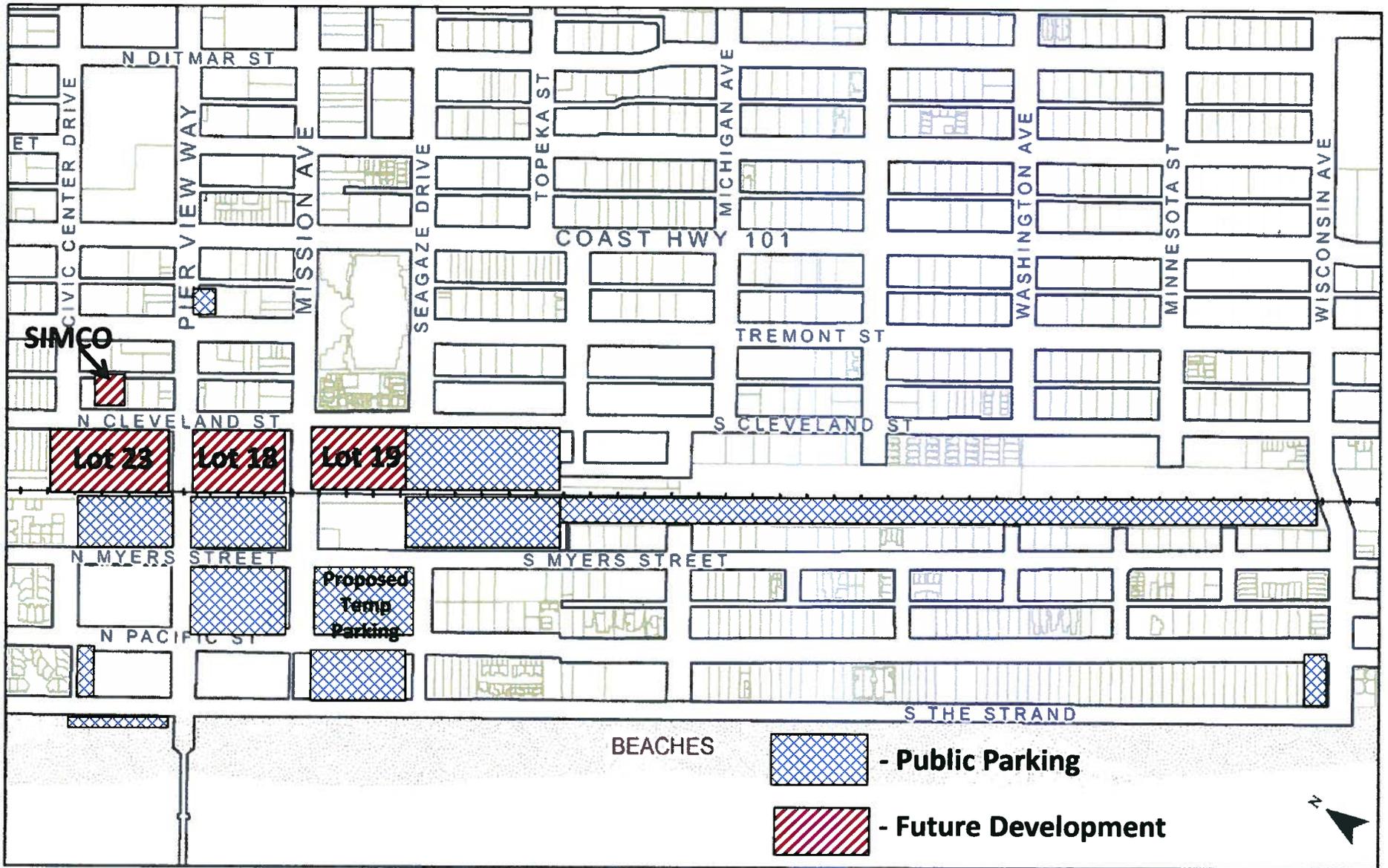
The next project is estimated to begin in November 2015. Parking Lot 23 on the west side of Cleveland St and bounded by Pier View and Civic Center will close for construction of a parking structure and mixed use building by Pelican Properties. The construction closure will remove 181 parking spaces which will be replaced by 435 new parking spaces with 355 of those parking spaces dedicated for free public parking.

The third project in the immediate area will be located at 314 N. Cleveland St. This project consists of a mixed use building on currently vacant land by Simcoe Properties. No public parking will be removed. Construction of this project is anticipated to commence December 2015-January 2016.

Attachment: Area Map

cc: Michelle Skaggs Lawrence, Interim City Manager
Peter Weiss, Assistant City Manager
Department Directors
Development Services Staff
Tracey Bohlen, Development Coordinator
Hans K. Koger, Public Works Division Manager
Doug Eddow, Real Estate Manager
Bryan Forward, Ordinance Enforcement Manager

Downtown Development

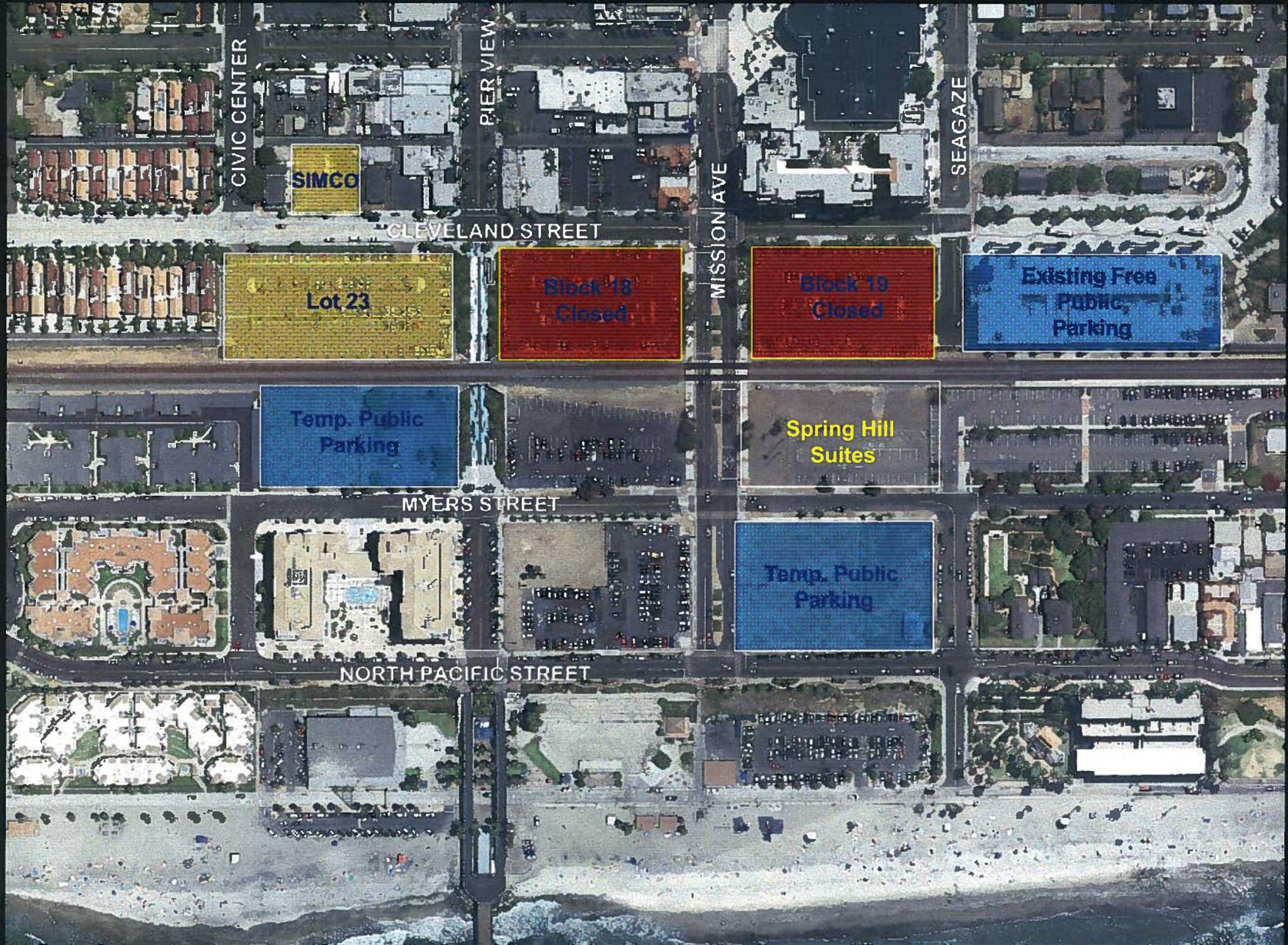


Downtown Development Projects

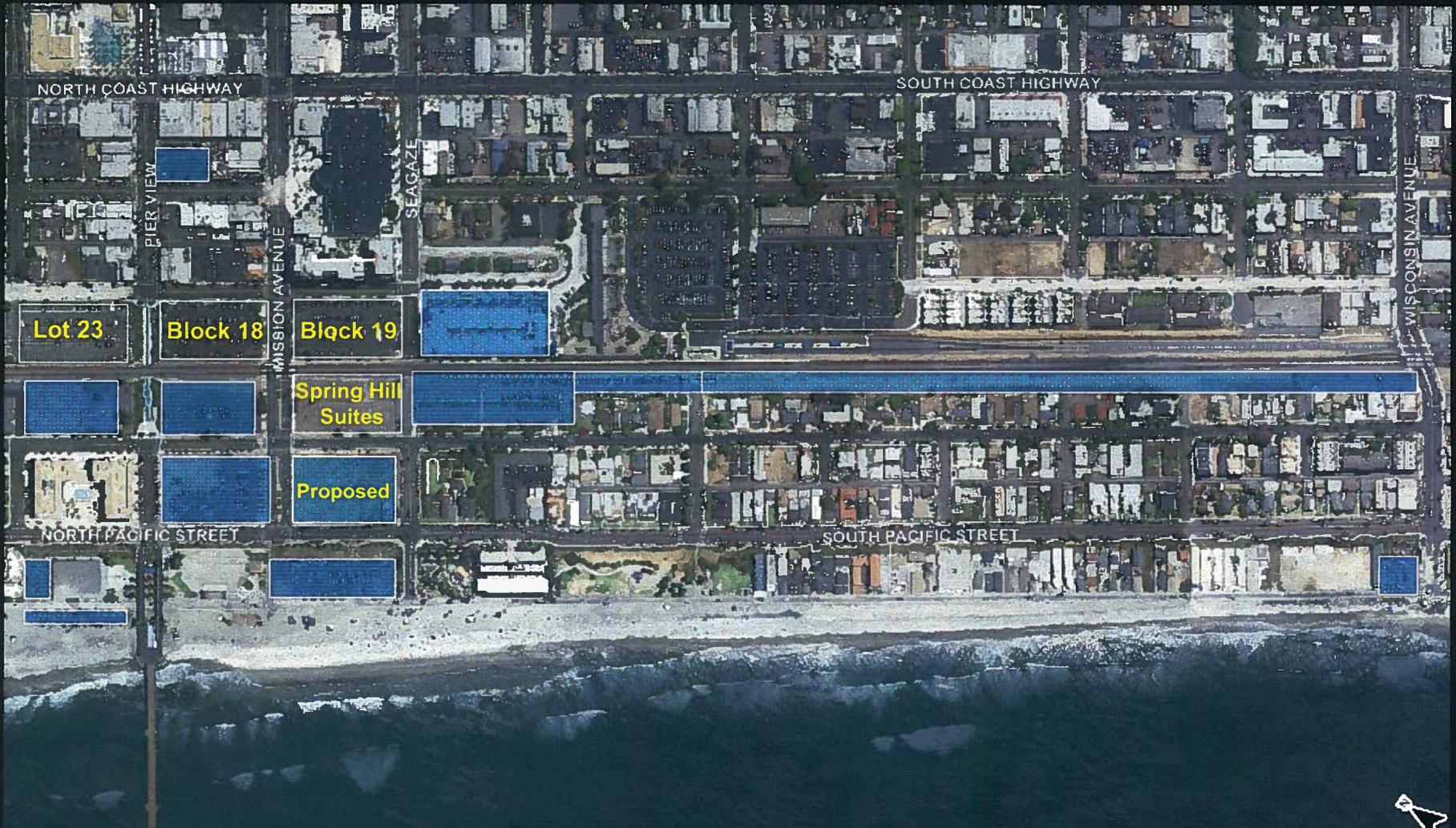


City Council
May 20, 2015
City Managers Item No. 26

Downtown Area



Downtown Area Public Parking Lots



 - Public Parking Lots

Questions?

