

# STAFF REPORT



ITEM NO. 14  
CITY OF OCEANSIDE

DATE: June 3, 2015  
TO: Honorable Mayor and City Councilmembers  
FROM: Development Services Department  
SUBJECT: **APPROPRIATION FOR TEMPORARY PAY PARKING LOT PROJECT**

## **SYNOPSIS**

Staff recommends that the City Council approve a \$100,000 appropriation from City Infrastructure Reserves to the Temporary Parking Pay Lot Project in Fund 501, General Capital Projects to fund construction of one temporary parking lot.

## **BACKGROUND**

In June, GF Properties will begin construction of a mixed-use project on downtown Block 18. The project was originally entitled by Citymark and subsequently sold to GF Properties Group. The existing parking lot on Block 19 will be used as a staging and storage area for construction. (See Location Map) This construction by GF Properties will remove Lot 32 and Lot 33 from service this summer.

By the end of this year, Pelican Properties will begin construction of a mixed-use project that includes a new public parking structure on the City's Parking Lot 23. Both the GF Properties and the Pelican Properties projects will be underway at the same time. Starting in 2016, the only available off-street parking between Cleveland Street and the railroad tracks will be at the Transit Center Parking Structure.

## **ANALYSIS**

The parking lot to be constructed is identified as Lot 24B (North East corner of Myers and Pier View), and is referred in the lease agreement with GF Properties as "Block 5". Preliminary work is underway. When finished, the new lot will accommodate approximately 100 vehicles.

The Public Works Division will use City crews and City-purchased material to construct the lot. These resources will expedite the construction and will be more cost effective. The City has filed the required notification of construction activities with the State Water Pollution Control Board.

The proposed creation of the temporary pay parking lot is intended to assist in offsetting short-term construction parking related impacts associated with the closures of Lots 23, 32, and 33. The creation of the temporary lot has been determined to be in Substantial Conformance with the originally approved projects environmental review and construction mitigation requirements to relieve short-term construction related parking impacts in the Coastal Zone.

The daily parking fee will be \$5, which is the same as the City's other parking lots in the immediate vicinity. The lot will also be usable by annual pass holders.

Parking revenue is estimated as follows:

Summer

100 spaces x 0.8 utilization x 2 daily turnovers x \$5 per day x 90 days = \$72,000

Off-season

100 spaces x 0.4 utilization x 1 daily turnover x \$5 per day x 270 days = \$54,000

It is anticipated that parking revenue from new lot is sufficient to reimburse the City's upfront costs by the 2016 peak summer season.

**FISCAL IMPACT**

An appropriation from General Fund Reserves of \$100,000 will be needed to cover the cost for the construction of Lot 24B. \$100,000 will be appropriated to the Temporary Parking Pay Lot project account (912143814501.5703.10600). The funding source is City Infrastructure Reserves (101.3020.0054), which currently has an available balance of \$2,557,867. The construction of Lot 24B is estimated to cost \$100,000. Revenue generated by the single pay machine in Lot 24B will be deposited into account 1101.4182.0001 (Parking Machine-Temp Lot). Upon completion of the temporary parking lot, the revenue generated will reimburse the City's initial investment in construction of the temporary lot and replenish the infrastructure reserve.

**COMMISSION OR COMMITTEE REPORT**

The Downtown Advisory Committee (DAC) received an informational update on the City's plans for replacement parking on May 6, 2015.

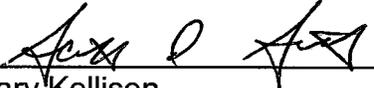
**CITY ATTORNEY'S ANALYSIS**

City Attorney analysis does not apply.

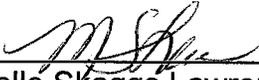
**RECOMMENDATION**

Staff recommends that the City Council approve a \$100,000 appropriation from City Infrastructure Reserves to the Temporary Parking Pay Lot Project in Fund 501, General Capital Projects to fund construction of one temporary parking lot.

PREPARED BY:

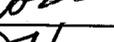
*for*   
\_\_\_\_\_  
Gary Kellison  
Senior Civil Engineer

SUBMITTED BY:

  
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Michelle Skaggs Lawrence  
Interim City Manager

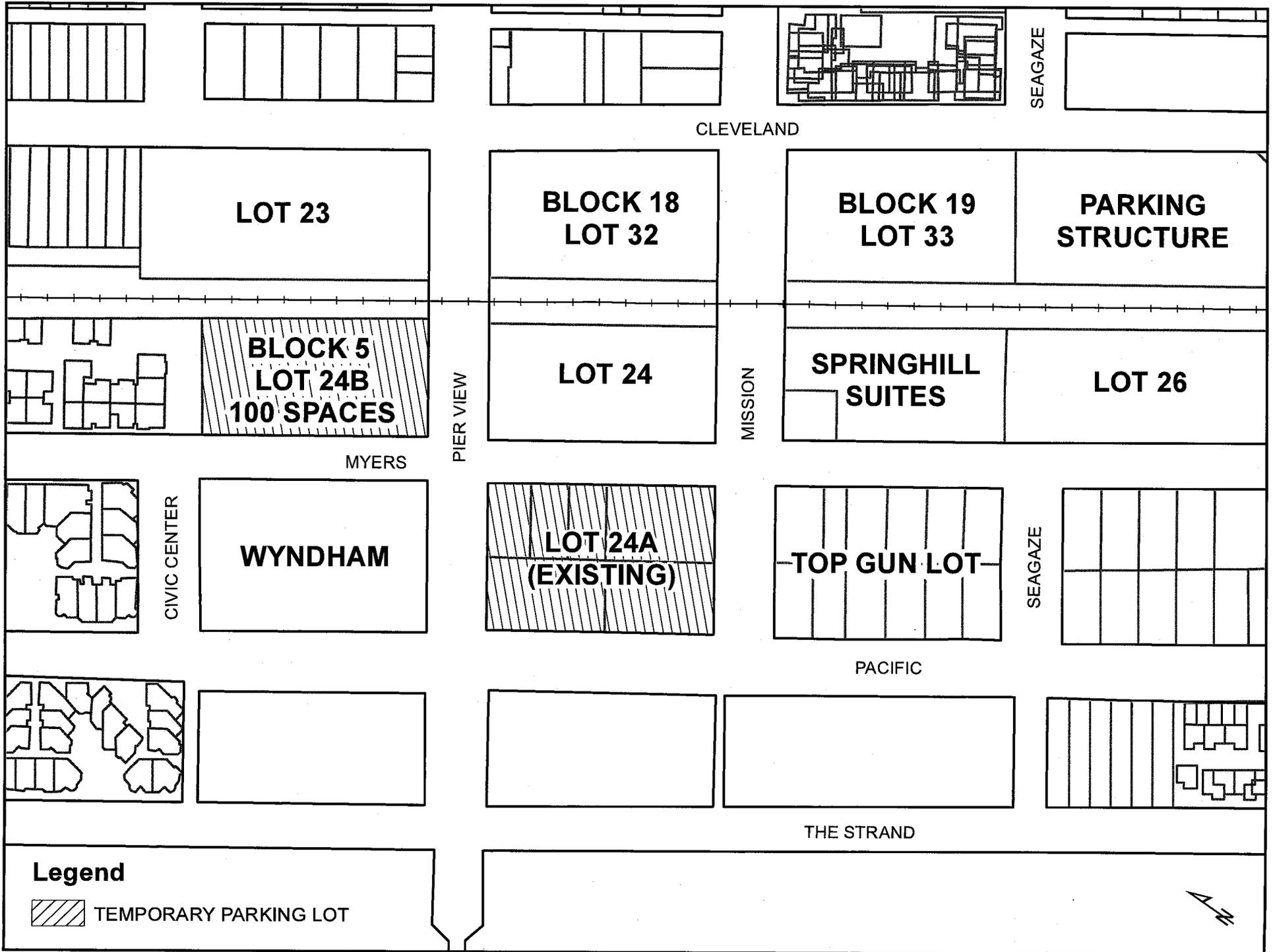
REVIEWED BY:

- Peter A. Weiss, Assistant City Manager
- Rick Brown, Interim Development Services Director
- Scott O. Smith, City Engineer
- Hans K. Koger, Public Works Division Manager
- Jeff Hunt, Interim City Planner
- Jane M. McPherson, Interim Financial Services Director

  
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Attachment: Location Map

# TEMPORARY PAY PARKING LOTS



## Legend

 TEMPORARY PARKING LOT