



AGENDA REPORT

BEACHES, PARKS & RECREATION COMMISSION
Meeting Date: August 13, 2013

Agenda Item 5.C.
Approvals:
Dept. Head PP
Manager _____
Admin. Assistant _____

Department: Beaches, Parks & Recreation
Prepared By: Sharon Heider, Beaches Parks & Recreation Director

Subject: *UNSOLICITED PROPOSAL TO LEASE UNIMPROVED LOT AT RICHARD T. STEED PARK.*

Fiscal Impact: Potential revenue of \$12,000 per year.

Summary: Staff received an unsolicited proposal by the Shoreline Church with interest in leasing a dirt lot at Richard T. Steed Park for the development of a 112 space parking lot. Staff recommends that the Beaches, Parks & Recreation Commission recommend to the City Council approval of leasing park land at Richard T. Steed Park for an interim use for shared parking.

Background: The dirt lot at Richard T. Steed Park is currently master planned to provide an open play turf area and roller hockey area, however, no funding is anticipated in the next six year Capital Improvement Program or beyond. The dirt lot is used periodically for overflow parking during special events.

Discussion: Staff was contacted by the Shoreline Church of San Clemente with interest in developing a parking lot on the approximately 1.2 acre dirt lot area of Richard T. Steed Park adjacent to the skate court. The City has no immediate plans for the development of this lot, and it might be better utilized than remaining vacant until city funding for development is available. By allowing an interim use as a parking lot, revenue may be created from this land. Because no funding is available in the near future for the development of the master planned open play and roller hockey area, staff recommends granting a five year lease with a five year renewable option for the interim use of park land for parking. Staff does not support amending the Park Master Plan to identify parking as a permanent use. Additionally, staff recommends requiring a bond for the removal of the parking improvement at the conclusion of the lease period.

The Shoreline Church of San Clemente is in need of additional parking on Sundays, and is proposing to lease the park land for \$1,000 per month, and develop the dirt lot area into parking. The Shoreline Church is proposing to shuttle its attendees on Sundays from the developed parking lot to its facility in the business park above Richard T. Steed Park. When not in use by the Shoreline Church, the parking lot would be used for limited special events by the City.

Richard T. Steed Park typically hosts baseball and softball tournaments on weekends, and existing parking facilities are utilized.

Recommended

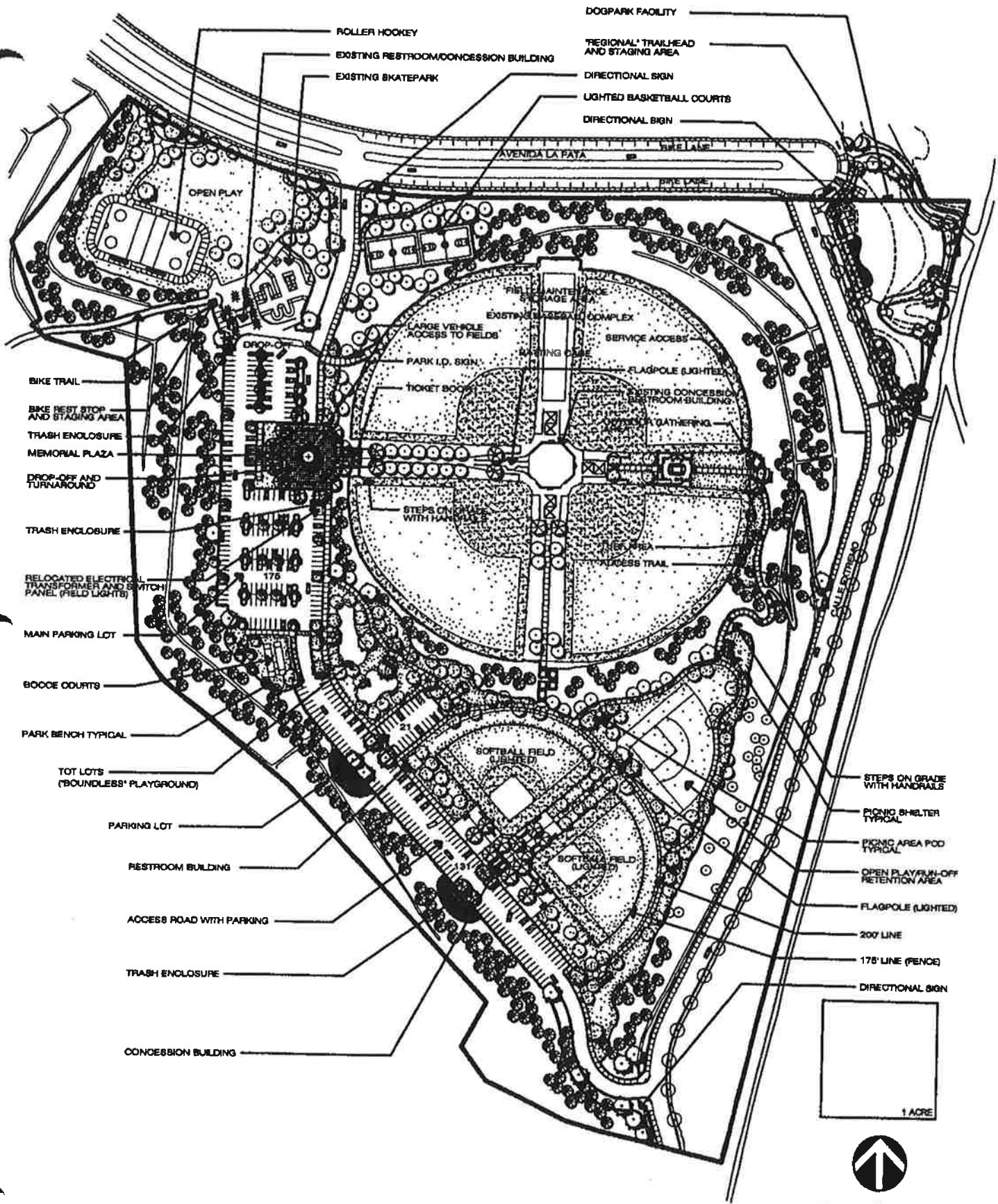
Action: STAFF RECOMMENDS THAT the Beaches, Parks & Recreation Commission recommend to the City Council approval of leasing park land at Richard T. Steed Park for an interim use for shared parking.

Attachments: 1. Proposed Site
2. Richard T. Steed Park Master Plan

Notification: Shoreline Church of San Clemente

Richard T. Steed Park





MASTER PLAN - B

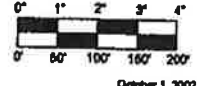
RICHARD T. STEED MEMORIAL PARK

CITY OF SAN CLEMENTE



Park Planning, Landscape Architecture,
Civil Engineering and Environmental
Architecture
Electrical Engineering, Lighting
Geotechnical Engineering

David Evans and Associates Inc.
Phoenix Planning
Dream Engineering
MTOL



October 1, 2002