



AGENDA REPORT
SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: May 7, 2013

Agenda Item 8-A
Approvals:
City Manager [Signature]
Dept. Head [Signature]
Attorney [Signature]
Finance [Signature]

Department: Community Development
Prepared By: James Holloway, Community Development Director

Subject: *MIRAMAR THEATER AND BOWLING ALLEY.*

Fiscal Impact: None at this time.

Summary: The purpose of this discussion is to direct staff to negotiate with the Miramar property owners, concerning what the City may do to provide incentives for the restoration and reuse of the Miramar Theater and Bowling Alley.

Background: Information related to this report includes:

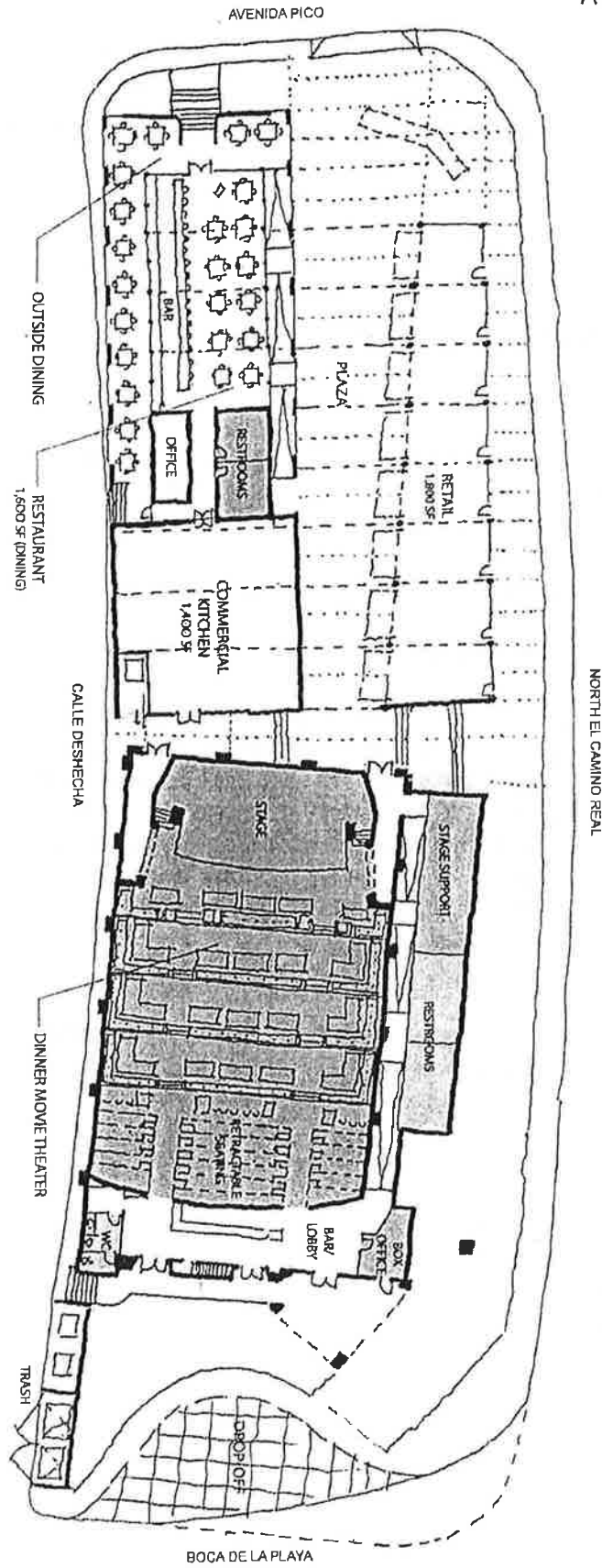
- 1) Potential Floor Plans.

Discussion: The important big-picture question is; does the City Council wish to commit to providing some level of financial incentive, to accomplish the reuse and restoration of the historic Miramar Theater and Bowling Alley properties? If the answer is yes, there are many possible ways to implement the Council's policy direction. If Council directs staff to begin discussions and negotiations with the property owner, the next step will be to first discuss options and receive further negotiation direction from Council. This next step would be done at a later date and in a Closed Session with the Council.

Recommended Action: STAFF RECOMMENDS THAT the City Council Authorize staff to begin negotiations with the property owners of the Miramar Theater and Bowling Alley.

Attachments: 1) Potential Floor Plan

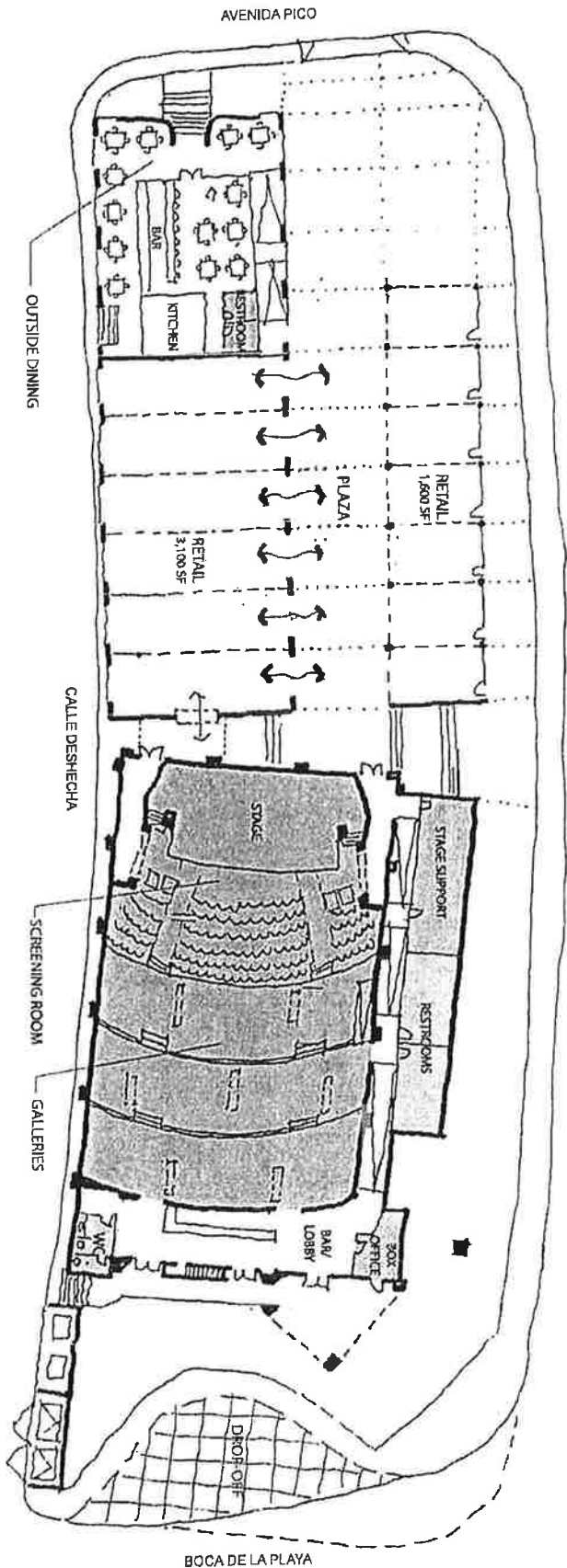
Notification: North Beach Association
Historic Society
Mark Spizzeri
David Kubly



Conceptual Floor Plan - OPTION 1
 CAPE / RESTAURANT / DINNER AND A MOVIE

Adaptive Reuse of Miramar Theatre & Bowling Center
 San Clemente, California

S.A.J



Conceptual Floor Plan - OPTION 2
 CAFE / RETAIL / SCREENING ROOM & ART GALLERY



Adaptive Reuse of Miramar Theatre & Bowling Center
 San Clemente, California

02/2013

02

Westlake
 Reed
 Leskoski

8A-3

