

Redevelopment Agency
October 10, 2006

Agency Agenda Item 4A

Honorable Chairman and Members
of the Torrance Redevelopment Agency
City Hall
Torrance, California

Members of the Agency:

SUBJECT: Redevelopment Agency – Establish the Meadow Park Parking Lot Maintenance Fee for Fiscal Year 2006-2007 at \$3.59 per space per month to cover the cost of maintenance of the parking lots

RECOMMENDATION

The Deputy Executive Director recommends that the Redevelopment Agency establish the Meadow Park Parking Lot Maintenance Fee for Fiscal Year 2006-2007 at \$3.59 per space per month to cover the cost of maintenance of the parking lots.

Funding: N/A

BACKGROUND AND ANALYSIS

Article VI of the grant deed for eight (8) properties in the Meadow Park Redevelopment Project Area requires the annual payment of an estimated parking lot maintenance fee. Each property is billed based on the number of parking spaces allocated to the property in the Grant Deed. The cost per parking space is set by dividing the overall maintenance cost by the total number of spaces. This number is then multiplied by the number of spaces allocated to a specific owner to determine the amount each property is billed.

For the last two years, staff has contracted services with a landscape maintenance company. Maintenance includes mowing, trash collection, irrigation upkeep, fertilizing, pest control, parking lot sweeping, watering, and tree pruning. The current one-year contract with the landscape maintenance company is set to expire. Redevelopment staff has been satisfied with the service they have provided and intends to contract with them for another year with a less than 2% increase over last year's contract. Staff will bring forward a separate Redevelopment Agency item for your consideration of a landscape maintenance contract.

For Fiscal Year 2006-2007, the annual maintenance cost of the Meadow Park parking lots is estimated at \$25,549.57 (see Attachment A, for details). Based on a total of 593 parking spaces, the estimated cost is \$3.59 per space per month to cover the cost of maintenance.

Staff has notified the property owners participating in the Meadow Park Parking Lot District (see Attachment B) of the establishment of this year's parking lot maintenance fee. Staff received one written correspondence (Attachment C). Also, included as an attachment (Attachment D) is the list of property owners participating in the parking district.

The Deputy Executive Director recommends that the Redevelopment Agency establish the Meadow Park Parking Lot Maintenance Fee for Fiscal Year 2006-2007 at \$3.59 per space per month to cover the cost of maintenance of the parking lots.

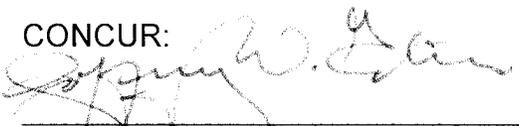
Respectfully submitted,

Jeffery W. Gibson
Deputy Executive Director

By 

Ted Semaan, Manager
Redevelopment and
General Plan Divisions

CONCUR:

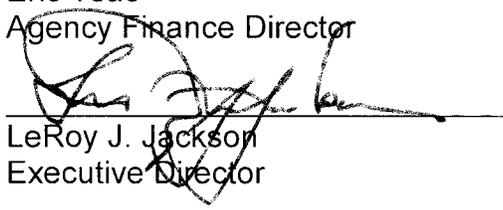


Jeffery W. Gibson
Deputy Executive Director

NOTED:



Eric Tsao
Agency Finance Director



LeRoy J. Jackson
Executive Director

Attachments:

- A. Meadow Park Parking Lot Maintenance Cost
- B. Copy of Letter to Property Owners – Dated September 26, 2006
- C. Correspondence
- D. List of property owners participating in the Meadow Park Parking District

MEADOW PARK PARKING LOT MAINTENANCE COST**Annual Maintenance Cost**

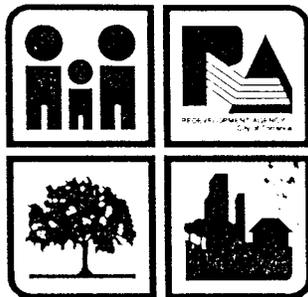
Maintenance Cost (outside contractor)	\$16,848 .00
Water Cost	\$8,701.57

TOTAL	\$25,549.57

Cost Breakdown

Per month cost = \$2,129.13

Per space cost (593 parking spaces) = \$3.59



CITY OF TORRANCE
REDEVELOPMENT
AGENCY

September 26, 2006

Torrance Airport Business Center c/o Kay Properties
23828 Hawthorne Blvd. Suite 200
Torrance CA 90505

SUBJECT: Estimated Cost of Maintenance Parking Spaces in the Meadow
Park Parking District

Dear Torrance Airport Business Center c/o Kay Properties:

Our records indicated that you are the owner of property in the Meadow Park Redevelopment Project Area and a participant in the Meadow Park Parking District. Our records further indicate that your property has been granted the rights to use 70 parking spaces in the Lot. Along with that right the deed conveys the owner of the property to pay a pro rata share of the estimated cost of maintenance of the 593 spaces in the lot based on the parking spaces granted. The City will be paying for 49 parking spaces to help alleviate some of the maintenance costs.

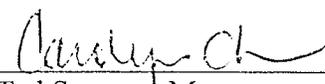
This year's estimated cost is \$3.59 per space per month or \$43.08 per space per year. This is less than a 2% increase from last year's cost. Based on this rate, staff calculates your pro rata cost for this year to be \$3,015.60.

Staff intends to present this recommendation to the City Council, sitting as the Redevelopment Agency, on October 10, 2006. Please review the information above and let us know if the information on your grant is inaccurate or if you no longer own the property so that we can bill appropriately. We would appreciate your input by October 5, 2006. Input can be provided either in writing or verbally.

If you wish to submit information verbally or have any questions please contact Carolyn Chun at (310) 618-5990.

Sincerely,

Jeffery W. Gibson
Deputy Executive Director

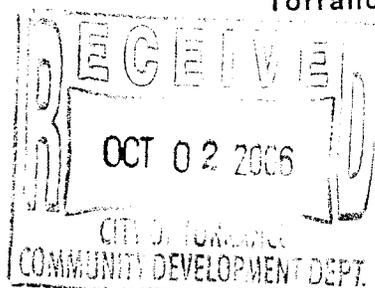
By 
Ted Semaan, Manager
Transportation Planning,
Development Engineering &
Records Division

3031 Torrance Boulevard
Torrance, California 90503
(310) 618-5990
FAX: (310) 618-5829

"19 Madison"

Dottie Cherryholmes
Property Manager
(310) 320-9213

22122 S. Vermont Ave.
Unit "B"
Torrance, CA 90502



September 29, 2006

Mr. Ted Semaan, Manager
Transportation Planning,
Development Engineering &
Records Division
City of Torrance Redevelopment Agency

SUBJECT: Estimated Cost of Maintenance Parking Spaces in the Meadow Park Parking District

Dear Mr. Semaan:

Each year we receive this same type of notice, passing along some arbitrary assessment increase for the parking spaces allotted to the property known as "19 Madison", a Limited Partnership--Jerry L. Conrow, General Partner. Each year you solicit comments, which one feels obligated to submit, but which have yet to show any results.

The basic issue is not whether a 2% increase is reasonable and/or acceptable, but whether any assessment is justified based on the uncontrolled and inequitable use of the parking lot.

To my knowledge, "19 Madison" has never utilized any of the parking spaces assigned and, therefore, all funds expended for their maintenance over the years have been wasted resources. The location of the community lot is convenient, and thereby valuable, to only a few properties. Those who use it and benefit from it should pay an assessment commensurate to that value. Expecting my property to pay the same rate as those directly across the street from, or adjacent to, the lot is unreasonable.

We have found no tenant willing to use the lot, even though on-site parking is very limited, because of the danger factor of crossing Madison, particularly at the times of day one would be most likely to do so. The amount of traffic and the speed at which it travels is life-threatening.

All of the abuses of this parking lot that I have cited in the past continue unabated. It's open to the unrestricted use of anyone who chooses to enter upon it. It's frequently used on weekends for racing of gas-powered go-carts and other "toys". Large trucking rigs have been seen frequently parked in the far corner of the lot. It's well known that the medical facilities on the corner of Madison and Skypark use the community lot continuously. It's also been said that the auto dealerships on PCH bring cars to be parked in our lot. Whether or not they pay toward the maintenance of this lot is unknown, but doubtful.

23871 * 23875 * 23879 * 23883 * 23887 * 23891 * 23895 * 23899

Madison Street, CA 90505-6008

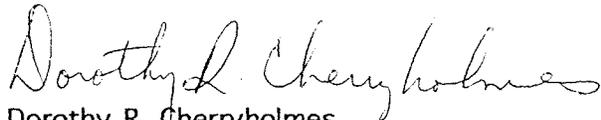
Mr. Ted Semjan
Estimated Cost of Maintenance Parking in Meadow Park Parking District
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I have managed this property for 15-1/2 years; and as stated above, I am unaware of any tenant having used the community parking lot. A few tried, but ceased after experiencing the thrill of crossing Madison, on foot, at peak hours. If it were possible, I would relinquish all of the 48 spaces assigned to us and feel that I had made a valid fiscal move. Don't forget that we also pay property taxes on this useless real estate and seriously resent any additional cost of maintaining it for the use of any and all who choose to do so.

Since it's obvious that you will not waive our assessment on the basis of non-use, this letter merely serves as another protest of our forced "sponsorship" of 48 parking spaces, want them or not.

Very truly yours,



Dorothy R. Cherryholmes
Property Manager

LIST OF PROPERTY OWNERS PARTICIPATING IN THE MEADOW PARK PARKING DISTRICT

<u>PROPERTY OWNERS</u>	<u>NUMBER OF GRANTED PARKING SPACES</u>
Del Amo Construction Inc. 23840 Madison Street Torrance CA 90505	53
Weiss Family Ltd Partnership P.O. Box 1003 Palos Verdes Estates CA 90274	32
James Kyle 3720 Skypark Drive Torrance CA 90505	24
Meadow Park Theme Center, Inc. c/o Kay Properties 23828 Hawthorne Blvd. Suite 200 Torrance CA 90505	227
Jerry & Carole Conrow 23871 Madison Street Torrance CA 90505	48
Spacecraft Machine Products 23880 Madison Street Torrance CA 90505	66
Ronald Woodruff 3680 Skypark Drive Torrance CA 90505	24
Torrance Airport Business Center c/o Kay Properties 23828 Hawthorne Blvd Suite 200 Torrance CA 90505	70

