

Redevelopment Agency
May 19, 2009

Agency Agenda Item 4A

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

Members of the Agency:

SUBJECT: Establish the Meadow Park Parking Lot Maintenance Fee at \$3.65 per space per month to cover the cost of maintenance of the parking lots

Expenditure: \$25,973.40

RECOMMENDATION

Recommendation of the Deputy Executive Director that the Redevelopment Agency:

1. Establish the Meadow Park Parking Lot Maintenance Fee at \$3.65 per space per month to cover the cost of maintenance of the parking lots; and
2. Appropriate \$25,973.40 from the Meadow Park Parking Lot District Fund for the maintenance of the Meadow Park Parking Lots.

Funding:

Funding is available from the department's operating budget.

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.

The Meadow Park Parking Lot Maintenance Fee is not a new fee program. The City has annually established a maintenance cost and collected fees from the property owners. 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. Included as an attachment (Attachment C) is the list of property owners participating in the parking district.

The annual maintenance cost of the Meadow Park parking lots is estimated at \$25,973.40 (see Attachment A, for details). The landscape maintenance includes mowing, irrigation upkeep, fertilizing, pest control, watering, tree trimming and minor repairs. Based on a total of 593 parking spaces, the estimated cost is \$3.65 per space per month to cover the cost of maintenance (544 spaces in the total annual amount of \$23,827.20 will be collected from the property owners and the City will be paying for 49 parking spaces to help alleviate some of the maintenance cost in the amount of \$2,146.20).

The parking lot striping is fading. Staff is planning to have the parking lot slurry sealed and re-striped. The cost for the slurry seal and re-striping will be included in next year's maintenance cost.

Respectfully submitted,

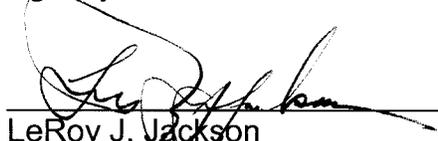
Jeffery W. Gibson
Deputy Executive Director

By 
for Ted Semaan, Manager
Redevelopment and
General Plan Divisions

CONCUR:


for Jeffery W. Gibson
Deputy Executive Director


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 May 6, 2009
- C. List of property owners participating in the Meadow Park Parking District

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

Maintenance Cost (outside contractor)	\$17,342.00
Water Cost	\$8,631.40
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TOTAL	\$25,973.40

Cost Breakdown

Per month cost = \$2,164.45

Per space cost (593 parking spaces) = \$3.65



**CITY OF TORRANCE
REDEVELOPMENT
AGENCY**

May 6, 2009

Weiss Family Ltd Partnership
P.O. Box 1003
Palos Verdes Estates CA 90274

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

Dear Weiss Family Ltd Partnership:

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 24 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 \$3.65 per space per month or \$43.80 per space per year (the same cost as last year). Based on this rate, staff calculates your pro rata cost for this year to be \$1,051.20. Please note that the City plans to re-stripe the parking lot which will affect next year's maintenance cost.

Staff intends to present this recommendation to the City Council, sitting as the Redevelopment Agency, on May 19, 2009. 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 May 14, 2009. 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

Frank Scotto, Chairman

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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
Weiss Family Ltd Partnership P.O. Box 1003 Palos Verdes Estates CA 90274	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
Yantz Holdings LLS 800 Pacific Coast Highway Redondo Beach CA 90277	24
Torrance Airport Business Center c/o Kay Properties 23828 Hawthorne Blvd Suite 200 Torrance CA 90505	70