

Park Development:  
Lomita Right-of-Way  
(Between Anza and Kathryn)

City Council  
January 26, 2010



Lines and photos are approximate, not to be used for establishing absolute or relative positions

## Lomita Blvd. between Anza Ave. and Kathryn Ave.

Ref: ST- 866 sheets 6 & 7

# Overview

- February 13, 2008 – Parks and Recreation Commission
  - Staff presentation
    - Mandatory elements
      - Wall on the north and south sides
      - Turf and irrigation system
      - Walking path with security lighting
      - Safety systems at east and west ends
    - Possible amenities
      - Picnic areas, tables, benches
      - Basketball, volleyball, tennis courts
      - Barbecues, drinking fountains
      - Walking path, fitness area
      - Playground equipment
      - Restrooms, gazebo, park building

# Overview

- February 13, 2008 – Parks and Recreation Commission (continued)
  - Discussion with the Community
    - Amenities Requested
      - Simple, passive park
      - Walking path with benches
      - Grass and trees
      - Wall/fence on north and south sides (no access from Evalyn)
      - No courts
      - Possibly a playground
      - Secondary path
    - Concerns Expressed
      - Noise/lights
      - Skateboarders
      - Loitering
      - Parking/Traffic

# Overview

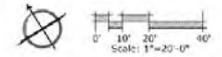
- January 12, 2010 - Public Meeting
  - Landscape Architect present
  - Staff presented basic design
    - Key elements
      - Wall on the north and south sides
      - Turf and irrigation system
      - Walking path with security lighting
      - Safety systems at east and west ends
  - Confirmation of amenities – basic passive park
  - Affirmed public concerns
  - Discussed costs and request for Council Approval for additional amenities



Conceptual Landscape Plan  
(OPTION 1)

**LOMITA PARK**

Torrance, California



City of Torrance

1/26/10



Conceptual Landscape Plan  
(OPTION 2)

**LOMITA PARK**

Torrance, California

# Project Budget

	Option 1*	Option 2**
Landscape Architect - Land Concern	\$ 81,300	\$ 81,300
Construction Cost Estimates	\$ 539,254	\$ 801,309
5% Contingency	\$ 26,963	\$ 40,065
General Services Fees (5% of construction contract)	\$ 26,963	\$ 40,065
Other fees including Engineering and Inspection Fees	\$ 10,000	\$ 10,000
<b>TOTAL</b>	<b>\$ 684,479</b>	<b>\$ 972,740</b>

\*Basic elements only

\*\*With additional amenities requested by the public including a textured path, a small playground system, trees, shrubs, and benches.

# Property Encroachments

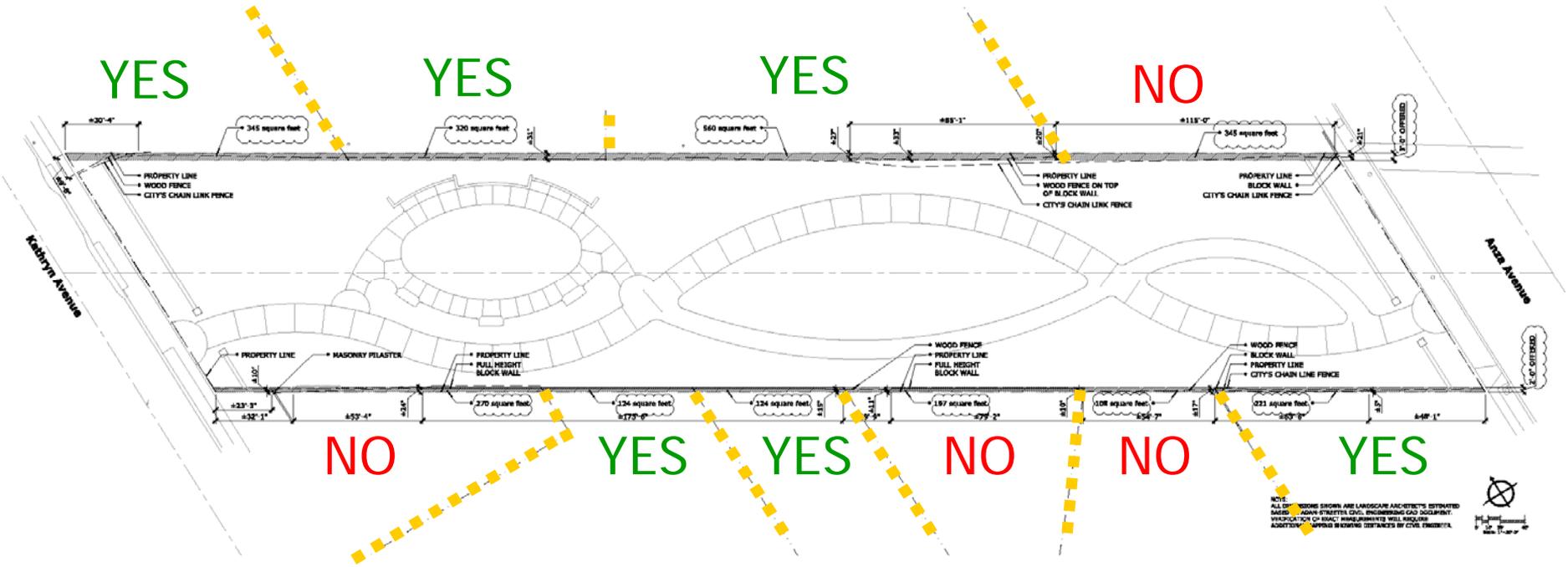
- Property survey showed encroachments onto City property
  - Up to 24" on the south side
  - Up to 36" on the north side\*  
\*with one exception
- Encroachments included Fences/Walls, Trees and Landscaping
- Staff hosted three meetings with the affected residents
  - March 12, October 15, and November 7, 2009
  - Staff discussed the possibility of selling the property at \$20 psf
- Staff confirmed the survey results and had the property staked for visual reference

# Proposed Solution for Encroachments

- Sell encroachment area at \$20.00psf
  - Allow for cash purchase or
  - Lien property until time of sale or transfer
- Offer letters sent
- Status of offer
  - 6 to purchase via cash or lien
  - 4 no purchase

# Impact to Property Owners

Address	Square Footage	Cost @ \$20 sf	Agreed to Purchase
4503 Sharynne	197	\$3,940	No
4507 Sharynne	124	\$2,480	Yes
4511 Sharynne	124	\$2,480	Yes
22716 Kathryn	345	\$6,900	Yes
22721 Evalyn	320	\$6,400	Yes
22730 Evalyn	560	\$11,200	Yes
22812 Kathryn	270	\$5,400	No
22815 Anza	345	\$6,900	No
22900 Evalyn	108	\$2,160	No
22901 Anza	221	\$4,420	Yes



YES = HAVE AGREED TO PURCHASE

NO = DO NOT WISH TO PURCHASE



# Staff Recommendation

- Approve the design concept for the park development
- Approve the transfer of \$272,740 to Lomita Right of Way – Corridor Park Project (FEAP 653) from:
  - McMaster Park Redevelopment Project (FEAP 337) \$89,787
  - Maintenance and Storage Building (FEAP 340) \$182,953
- Approve the sale of property to residents at a value of \$20 per square foot that have agreed to purchase the encroached property and appropriate proceeds to the project