

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Barry K. Hogan, Community Development Director
Prepared By: Richard A. Diaz, Special Projects Coordinator

DATE: June 7, 2007 (CC Meeting of 06/20/2007)

SUBJECT: Consider Setting a Public Hearing Date to Consider a Resolution to Update the Parking In-Lieu Fee for High Street in the Downtown Specific Plan

BACKGROUND/ DISCUSSION

The City Council recently amended the Downtown Specific Plan and the parking requirements for the High Street area. Section 17.32.025 High Street Area Parking Requirements allows an applicant to "buy down" the on-site parking requirement from the standard of seventy-five percent (75%) to fifty percent (50%) when the Council establishes such a fee by the adoption of a resolution. The current Parking In-Lieu Fee was established on June 13, 2002. Since that time costs have increased primarily driven by the increase in the market value of undeveloped commercial property.

The "construction standard" cost of a fully improved parking space in June 2002 was \$8/square foot, excluding landscaping and lighting. The calculation was based upon a single space requiring 250 square feet of land, including aisle area for on-site circulation, which cost \$2,000 per parking space. The land value used was \$4/square foot, based on the Moorpark Redevelopment Agency purchase price of the land acquired in the early 1990's. Actual market value in June 2002 of undeveloped commercial property in the High Street Area was \$13.50/square foot. Using the \$4/square foot for 250 square feet costing \$1,000, the total of cost an improved parking space is \$3,000.

In updating the fee, staff used the current market value which is \$20/square foot, a parking space measuring 9' X 20' plus 9' X 25.0' for back up and single-loaded circulation totaling 405 square feet and 9' X 20' plus 9' X 12.5.0' for back up and double-loaded circulation totaling 293 square feet. Parking is assumed to be the 90 degree parking standard and back up required for that parking space. Assuming that half of the

spaces would be single-loaded and half of the spaces would be double-loaded, we arrived at an average of 350 square feet for parking and circulation. Adding ten percent (10%) for the required landscaping another 35 square feet is needed. The cost for landscape installation is \$1.90 and hardscape is \$9.70 per square foot. The current standard for a fully improved parking space, with landscaping is \$31.60/square foot totaling \$11,060.00. This is an increase of \$8,060.00 over the June 2002 fee.

California Government Code Sections 66016 and 66018 set forth the notification and hearing process required prior to levying new fees or service charges, or prior to increasing an existing fee or service charge. Notice of the City Council public meeting will be mailed and published in accordance with those requirements.

STAFF RECOMMENDATION

Set a City Council Public Hearing for July 18, 2007 to consider a Resolution to update the Parking In-Lieu Fee for High Street in the Downtown Specific Plan.