

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Barry K. Hogan, Deputy City Manager 
Prepared By: Richard A. Diaz, Special Projects Coordinator

DATE: June 21, 2007 (CC Meeting of 7/18/2007)

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

BACKGROUND

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 of \$3,000 per space was established on June 13, 2002. Since that time costs associated with providing parking spaces have increased substantially, primarily driven by the increase in the market value of undeveloped commercial property. In addition, the land area needed for each parking space is higher than that used to establish the current fee.

DISCUSSION

Current Fee

Land Area – The current fee assumed a land area of 250 square feet per space. With a standard space measuring nine feet (9') wide by twenty feet (20') long, 180 square feet of this would be used for the parking space, leaving less than eight feet (8') behind the space for the drive aisle. This would not allow sufficient room for maneuvering or travel, and it would not meet the code requirement of twenty-five feet (25').

Land Costs – The land value used for the fee was \$4 per square foot (\$1,000 per space), based on the Moorpark Redevelopment Agency purchase price of land acquired in the early 1990's. It should be noted that the actual market value in June 2002 of undeveloped commercial property in the High Street Area was \$13.50/square foot.

Construction Costs – The “construction standard” cost of a fully improved parking space in June 2002 was estimated at \$8 per square foot, excluding landscaping and lighting, for a total of \$2,000 per parking space.

The total land and construction cost of an improved parking space was calculated to be \$3,000.

Proposed Fee

Land Area – Staff estimates that the average parking space requires 350 square feet of land. This estimate is based on fifty percent (50%) of the spaces using single-loaded aisles and fifty percent (50%) using double-loaded aisles, all with 90-degree parking. Parking spaces in single-loaded aisles require an area of nine feet (9') by twenty feet (20') for the parking space plus nine feet (9') by twenty-five feet (25') for back up and circulation, totaling 405 square feet. Parking spaces in double-loaded aisles require an area of nine feet (9') by twenty feet (20') for the parking space plus one-half (½) of nine feet (9') by twenty-five feet (25') for back up and circulation, for a total of 293 square feet.

Land Costs – The current market value of land in the High Street area is approximately \$20/square foot. Multiplied by 350 square feet, the land cost per parking space is \$7,000.

Construction Costs – The current construction cost standard for hardscape and landscaping for a parking lot is estimated to cost \$11.60/square foot, or \$4,060 per parking space.

A fully improved parking space is now estimated to cost \$11,060.00. This is \$8,060.00 above the June 2002 fee. The attached resolution would adopt this estimated cost as the parking in-lieu fee. It also includes an inflation escalator to account for increased costs for providing parking spaces. The escalator would take effect in January 2008 and be updated annually.

In accordance with California Government Code Section 66016, which sets 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 this City Council public meeting has been mailed and published. Notice has also been posted on the city's website. No comments have been received to date.

STAFF RECOMMENDATION (ROLL CALL VOTE)

- 1) Open the public hearing, accept public testimony and close the public hearing.
- 2) Adopt Resolution Number 2007-_____.

Attachment:

Draft City Council Resolution No. 2007-_____ establishing a Parking In-Lieu Fee for the Downtown Specific Plan area.

RESOLUTION NO. 2007-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, ESTABLISHING A PARKING IN-LIEU FEE FOR THE DOWNTOWN SPECIFIC PLAN AREA

WHEREAS, the City Council requires that adequate parking spaces for new uses and for enlargement of existing uses be provided, and those requirements are outlined in Chapter 17.32 of the Moorpark Municipal Code; and

WHEREAS, the City Council also made provisions in Section 17.32.025 of Chapter 17.32 for a Parking In-Lieu Fee that an applicant in the Downtown Specific Plan Area may choose to pay, in order to reduce any portion of the parking spaces otherwise required to be provided on site; and

WHEREAS, the City Council has determined that the funds for the Parking In-Lieu Fee shall be used for offsetting a portion of the cost required to acquire and/or construct public parking facilities in the Downtown Area; and

WHEREAS, the City Council further made provisions in Section 17.32.025 that the Parking In-Lieu Fee shall be established by City Council Resolution; and

WHEREAS, staff has completed an analysis of the cost to construct public parking facilities in the Downtown Specific Plan Area and recommends a reasonable mechanism for apportioning the costs to applicants requesting to reduce on-site parking in the Downtown Specific Plan Area through payment of an in-lieu fee based on a cost for replacement parking; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1.

A. The cost for replacement parking is determined by the estimated value of the land proposed for public parking (\$20.00 per square foot) plus the estimated value for construction of a fully improved parking space (\$11.60 per square foot), both multiplied by the size of a standard parking space and aisle area (350 square feet), which equals a total of \$11,060 per parking space for an in-lieu fee.

B. Commencing on January 1, 2008, and annually thereafter, the contribution amount shall be increased to reflect the change in the Caltrans Highway Bid Price Index for Selected California Construction Items for the twelve (12) month period available on December 31 of the preceding year ("annual indexing"). In the event there is a decrease in the referenced Index for any annual indexing, the current amount of the fee shall

remain until such time as the next subsequent annual indexing which results in an increase.

SECTION 2. This Resolution shall become effective sixty (60) days following the public meeting held on July 18, 2007, pursuant to Government Code Section 66016, (September 16, 2007) implementing the parking in-lieu fee for the Downtown Specific Plan area as described herein.

SECTION 3. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original Resolutions.

PASSED AND ADOPTED this 18th day of July, 2007.

Patrick Hunter, Mayor

Deborah S. Traffenstedt, City Clerk