

City of Pacifica
Oversight Board for the Successor Agency of the Redevelopment Agency
June 19, 2013

Agenda Item No.

SUBJECT:

Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency

ORIGINATED BY:

Administrative Services Department
City Attorney

DISCUSSION:

The City has received a Finding of Completion from the State of California Department of Finance letter dated April 26, 2013; and may now proceed with preparation, per Safety Code Section 34191.5(b), of a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency. The completed LRPMP must be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion.

Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the Long-Range Property Management Plan and subdivision (c)(2) sets forth the permissible uses of the subject real properties. The permissible uses include retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), which in turn states that the Oversight Board may direct the Successor Agency to transfer ownership of assets that were constructed and used for a governmental purpose to the City. Health and Safety Code Section 34191.5(c)(2) provides that if the Long-Range Property Management Plan directs the use of the property for a project identified in an approved Redevelopment Plan, the property shall be transferred to the City.

In March 1986, the Pacifica City Council adopted a Specific Plan for the Rockaway Beach area within the City, which established a goal of encouraging centralized parking lots on City-owned property in order to support future development of visitor-serving commercial and other land uses and to facilitate public beach access. The Rockaway Beach Specific Plan anticipated the use of redevelopment powers and tax increment financing to implement the land use policies and goals set forth in the Specific Plan. In July 1986, the City Council adopted the Redevelopment Plan for the Rockaway Beach Project Area, which incorporated the land use policies and goals of the Specific Plan, including the provision of off-street parking facilities to provide parking for future development as well as beach and open space recreation areas.

The Redevelopment Plan authorized the former Redevelopment Agency to borrow funds to carry out the Plan, to be repaid from tax increment generated within the Project Area. From 1985 through 1994, due to insufficient tax increment revenues available to the Redevelopment Agency, the City of Pacifica loaned a total of \$3,237,150 to the Redevelopment Agency to finance implementation of the Redevelopment Plan, including

the construction and improvement of off-street parking lots to serve nearby development and facilitate improved public beach access; and

In June 2000 and December 2009, the Redevelopment Agency adopted Implementation Plans for the Rockaway Beach Redevelopment Project which reported that the Agency's redevelopment activities had resulted in the successful completion of a new off-street parking lot, improvements to existing parking areas, construction of visitor-service commercial and office uses, and development of three hotels.

At the time of its dissolution, the Redevelopment Agency owned six parcels of real property containing approximately 35,100 square feet which had been developed for surface parking lots utilizing City funds loaned to the Redevelopment Agency. The Agency-owned parking lots are needed to serve completed private development, as well as to provide parking for members of the public utilizing nearby public beaches.

Staff has determined that the parking lots have been constructed and used for governmental purposes and also are needed for projects identified in the Rockaway Beach Specific Plan, Redevelopment Plan and Implementation Plans. It should also be noted that the market value of the parking lots is severely constrained by the absence of other parking to support existing development and by applicable City planning policies, rules and regulations which envision continued use of the parking lots for public parking. Further, the sale of these parking lots and conversion of these properties to other uses would be detrimental to local taxing entities because it would negatively impact the property values of existing developed properties which would then have little or no remaining available parking to support their customers and occupants, thereby causing a decline in property tax revenues.

Staff is recommending that the Board approve the resolution which:

1. Approves the Long-Range Property Management Plan.
2. Authorizes the staff of the Successor Agency to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of the Plan.
2. Directs staff of the Successor Agency is to submit the Long-Range Property Management plan to the Department of Finance for potential review pursuant to Health and Safety Code Sections 34179(h), 34181(f) and 34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and approval and to carry out the purposes and intent of this Resolution.

BOARD ACTIONS REQUESTED:

ADOPT A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

OVERSIGHT BOARD RESOLUTION NO. 2013-5

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Redevelopment Dissolution Law (AB1x 26, enacted on or about June 29, 2011, as amended by AB 1484, enacted on or about June 27, 2012) provided for creation of the Successor Agency to the Redevelopment Agency of the City of Pacifica ("Successor Agency") and required the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency as directed by the Pacifica Oversight Board; and

WHEREAS, following the successful completion of all statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance by letter dated April 26, 2013; and

WHEREAS, Health and Safety Code Section 34191.5(b) states that the Successor Agency shall prepare a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency, which shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion; and

WHEREAS, Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the Long-Range Property Management Plan and subdivision (c)(2) sets forth the permissible uses of the subject real properties; and

WHEREAS, the permissible uses include retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), which in turn states that the Oversight Board may direct the Successor Agency to transfer ownership of assets that were constructed and used for a governmental purpose to the City; and

WHEREAS, Health and Safety Code Section 34191.5(c)(2) provides that if the Long-Range Property Management Plan directs the use of the property for a project identified in an approved Redevelopment Plan, the property shall be transferred to the City; and

WHEREAS, in March 1986, the Pacifica City Council adopted a Specific Plan for the Rockaway Beach area within the City, which established a goal of encouraging centralized parking lots on City-owned property in order to support future development of visitor-serving commercial and other land uses and to facilitate public beach access; and

WHEREAS, the Rockaway Beach Specific Plan anticipated the use of redevelopment powers and tax increment financing to implement the land use policies and goals set forth in the Specific Plan; and

WHEREAS, in July 1986, the City Council adopted the Redevelopment Plan for the Rockaway Beach Project Area, which incorporated the land use policies and goals of the Specific

Plan, including the provision of off-street parking facilities to provide parking for future development as well as beach and open space recreation areas; and

WHEREAS, the Redevelopment Plan authorized the former Redevelopment Agency to borrow funds to carry out the Plan, to be repaid from tax increment generated within the Project Area; and

WHEREAS, from 1985 through 1994, due to insufficient tax increment revenues available to the Redevelopment Agency, the City of Pacifica loaned a total of \$3,237,150 to the Redevelopment Agency to finance implementation of the Redevelopment Plan, including the construction and improvement of off-street parking lots to serve nearby development and facilitate improved public beach access; and

WHEREAS, in June 2000 and December 2009, the Redevelopment Agency adopted Implementation Plans for the Rockaway Beach Redevelopment Project which reported that the Agency's redevelopment activities had resulted in the successful completion of a new off-street parking lot, improvements to existing parking areas, construction of visitor-service commercial and office uses, and development of three hotels; and

WHEREAS, at the time of its dissolution, the Redevelopment Agency owned six parcels of real property containing approximately 35,100 square feet which had been developed for surface parking lots utilizing City funds loaned to the Redevelopment Agency; and

WHEREAS, the Agency-owned parking lots are needed to serve completed private development, as well as to provide parking for members of the public utilizing nearby public beaches; and

WHEREAS, the Oversight Board finds and determines that the parking lots have been constructed and used for governmental purposes and also are needed for projects identified in the Rockaway Beach Specific Plan, Redevelopment Plan and Implementation Plans; and

WHEREAS, the Oversight Board further finds and determines that the market value of the parking lots is severely constrained by the absence of other parking to support existing development and by applicable City planning policies, rules and regulations which envision continued use of the parking lots for public parking ; and

WHEREAS, the Oversight Board further finds and determines that the sale of these parking lots and conversion of these properties to other uses would be detrimental to local taxing entities because it would negatively impact the property values of existing developed properties which would then have little or no remaining available parking to support their customers and occupants, thereby causing a decline in property tax revenues.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA DOES HEREBY RESOLVE AS FOLLOWS:

1. The Long-Range Property Management Plan, in the form attached to this Resolution and incorporated herein by reference, is hereby approved.

2. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of this Resolution.

2. The staff of the Successor Agency is hereby directed to submit the Long-Range Property Management plan to the Department of Finance for potential review pursuant to Health and Safety Code Sections 34179(h), 34181(f) and 34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and approval and to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED at a duly noticed regular meeting of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Pacifica, California held on June 19, 2013, by the following vote of the members thereof:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ABSTAIN: Board Members:

Chair, Dave Holland

ATTEST:

Clerk of the Board

EXHIBIT A
LONG-RANGE PROPERTY MANAGEMENT PLAN

Introduction and Overview

This document constitutes the Long-Range Property Management Plan (LRPMP) of the Successor Agency (Successor Agency) to the Redevelopment Agency of the City of Pacifica (Former RDA), prepared in accordance with California Health and Safety Code Section 34191.5.

The Former RDA was dissolved on February 1, 2012, pursuant to the Redevelopment Dissolution Law (ABx1 26, as amended by AB 1484). At the time of its dissolution, the Former RDA owned six parcels of real property (the Properties), which are the subject of this LRPMP. Pursuant to the Redevelopment Dissolution Law, ownership of the Properties transferred to the Successor Agency by operation of law upon dissolution of the Former RDA. The Properties have been developed and are being used for two surface parking lots to meet the parking needs for nearby commercial development and for public beach access. Funding for the acquisition and development of the Properties was advanced by the City to the Former RDA pursuant to loan agreements which have not been repaid. The parking lots do not generate any revenue.

The Successor Agency obtained a Finding of Completion from the State Department of Finance (DOF) by letter dated April 26, 2013. The Successor Agency is now responsible for disposition of the Properties in accordance with the procedures and requirements of the Redevelopment Dissolution Law, particularly Health and Safety Code Sections 34191.1 through 34191.5. The LRPMP was presented to the Oversight Board for consideration on June 19, 2013.

In accordance with Health and Safety Code Section 34191.5(c), Section I of this LRPMP contains an inventory of the Properties with the statutorily required information. Section II sets forth a proposed plan for disposition and use of the Properties. The LRPMP is accompanied by Appendices containing the DOF LRPMP submittal checklist, as well as pertinent documents from the files of the Former RDA and the City.

Background on the Rockaway Beach Redevelopment Project Area

In March 1986, the Pacifica City Council adopted a Specific Plan pursuant to the California Planning and Zoning Law for the Rockaway Beach area within the City. (Appendix A.) The Specific Plan was intended to implement the Pacifica General Plan and Local Coastal Plan and to establish land use policies and goals for incorporation into a Redevelopment Plan. These planning documents anticipated development of visitor-serving commercial uses (i.e., hotels, restaurants and shops to serve visitors), mixed commercial/residential uses, and enhanced public recreation and beach access. At that time, several parcels within the Rockaway Beach planning area were owned by the City. (Specific Plan, page 4.) A key goal of the Specific Plan was to encourage consolidation of small, separate parking lots into centralized parking facilities to serve commercial uses. (Specific Plan, pages 9, 10, 12, 17 & 18.) The Specific Plan contemplated that the centralized parking would have to be provided before future commercial

development would be permitted and that the amount of permitted development would not exceed the available parking supply. It anticipated construction of a three-level parking structure and stated that surface parking could be provided on the City-owned parcels prior to construction of the parking structure. (Specific Plan, pages 17-21.) The Specific Plan identified tax increment financing under redevelopment law as a method of funding parking and other public infrastructure improvements. (Specific Plan, pages 35-36.)

In July 1986, the City Council adopted a Redevelopment Plan for the Rockaway Beach Project Area. (Appendix B.) The Redevelopment Plan incorporated the land use policies and goals from the Specific Plan, carrying forward the emphasis on encouraging coastal visitor-service commercial uses, as well as public beach access and recreation. (Redevelopment Plan, page 6.) The Redevelopment Plan reiterated the goal of providing off-street parking facilities to serve these priority uses. (Redevelopment Plan, pages 5 & 13.) It authorized the Former RDA to borrow funds to carry out the Redevelopment Plan, with principal and interest to be repaid from tax increment available to the Former RDA. (Redevelopment Plan, page 26.)

In June 2000 and December 2009, the Former RDA adopted Implementation Plans for the Rockaway Beach Redevelopment Project. (Appendix C.) The Implementation Plans reported that the activities carried out by the Former RDA had resulted in the completion of visitor-serving commercial uses, three hotels, a new off-street parking lot, and improvements to existing parking areas. (2000 Implementation Plan, page 3; 2009 Implementation Plan, page 2.)

At the time the Former RDA was dissolved, it owned a total of six parcels which were developed for two inter-connected surface parking lots located on the same block. These parking lots were an essential prerequisite for the development of nearby commercial properties, and the loss of the parking lots would leave those properties with little or no off-street parking spaces to serve their customers and occupants. In addition, the parking lots are located a short distance from public beach and open space areas and are available for public users of these recreation areas. The parking lots are open to the public, operate free of charge and do not generate any revenue. The City provides funding for necessary maintenance and repairs.

The total area of these parking lots is approximately 35,100 square feet. Based on available information, the total purchase price for the parcels when acquired during the 1981 to 1990 time frame was approximately \$815,830.85. The Former RDA has carried the Properties on its financial statements at these original values, but there are no current appraisals for the Properties. The Successor Agency believes that the market value of the parking lots is severely constrained by the absence of other parking to support existing development and by applicable City planning policies, rules and regulations which envision continued use of the parking lots for public parking.

Section I – Inventory of the Properties

A. Date of the acquisition of the Properties and the value of the Properties at that time.

See Appendix D for a chart listing the six Properties, including their acquisition dates and values at the time of purchase by the Former RDA, accompanied by an excerpt from the records of the County Recorder graphically depicting the location of the Properties within the Rockaway Beach Redevelopment Project Area.

B. The purpose for which the Properties were acquired.

The Properties were acquired to provide off-street parking facilities needed to support visitor-serving commercial and other development, as well as public beach access. See preceding Background discussion and Appendices A to C for more detail.

C. Parcel data, including address, lot size, and current zoning in the Former RDA Redevelopment Plan or specific, community or general plan.

See Appendix D for a chart listing the Assessor's Parcel Number for each of the Properties, as well as their lot sizes. See preceding Background discussion and Appendices A to C for more information on applicable land use plans adopted by the City and the Former RDA. Consistent with the uses envisioned in the Specific Plan, the Properties are currently zoned for parking.

D. An estimate of the current value of the Properties including, if available, any appraisal information.

The Successor Agency does not have any current appraisals of the Properties. As previously stated, it believes their market value to be severely constrained.

E. An estimate of any lease, rental, or other revenues generated by the Properties, and a description of the contractual requirements for disposition of those funds.

The parking lots located on the Properties operate free of charge to the public, do not generate any revenues whatsoever, and are subject to any contractual requirements pertaining to disposition of funds. The parking lots do cause the City to incur costs for necessary maintenance and repairs.

F. The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The Successor Agency is unaware of any previous environmental contamination on the Properties or any environmental remediation studies or efforts.

G. A description of the Properties' potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency.

The Properties have no known potential for transit-oriented development. The planning objectives of the Successor Agency are as set forth in the Rockaway Beach Redevelopment Plan and Implementation Plans discussed above.

H. A brief history of previous development proposals and activity, including the rental or lease of the Properties.

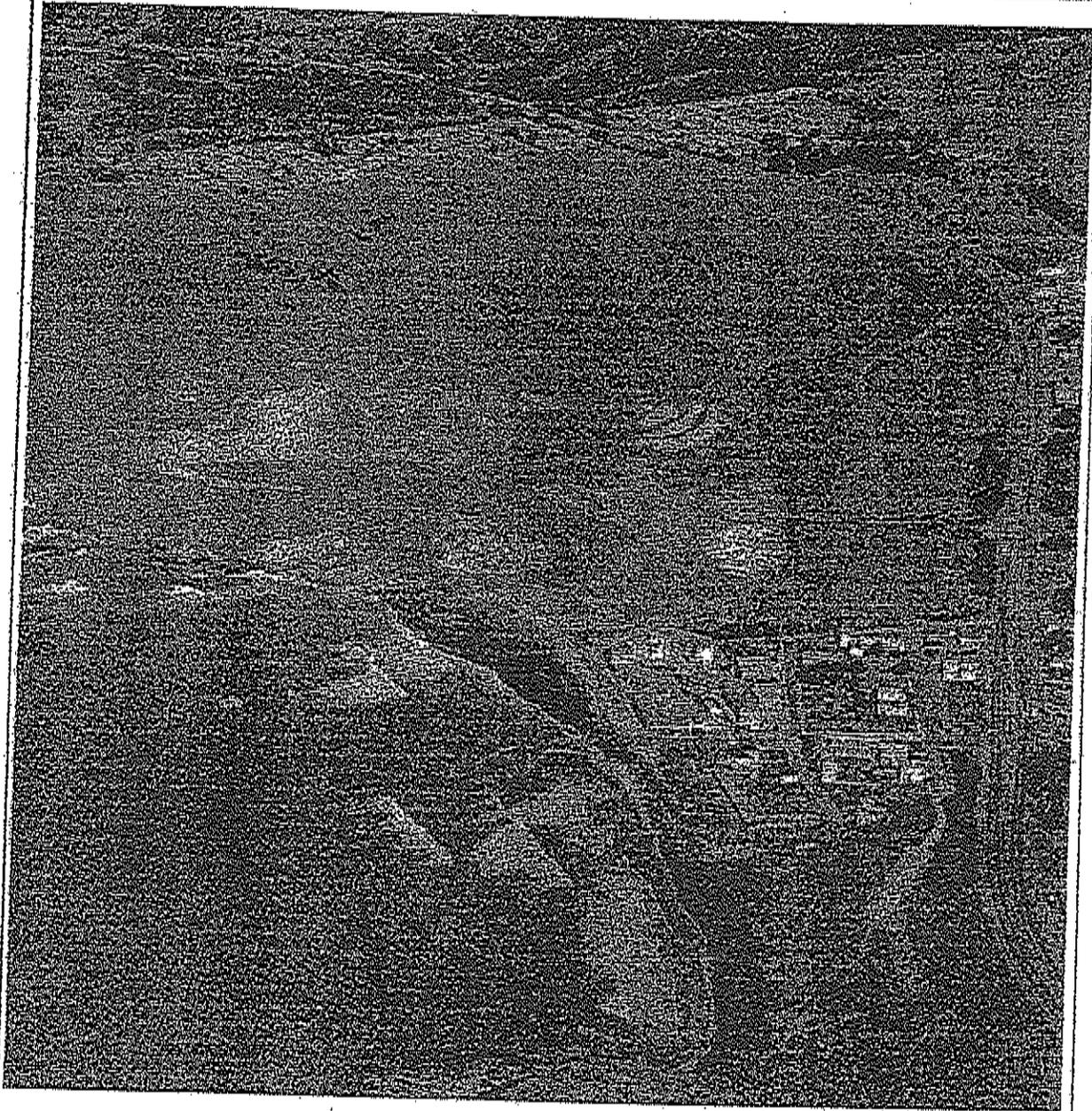
As discussed previously, the Properties were acquired by the Former RDA for the purpose of developing consolidated public parking facilities to serve nearby development and provide public beach access. The Former RDA did not rent or lease the Properties.

Section II – Proposed Plan for Disposition and Use of the Properties

The Successor Agency proposes that the Properties be transferred at no cost to the City of Pacifica for continued use for the governmental purpose of providing public parking facilities, as authorized pursuant to Health and Safety Code Sections 34181(a) and 34191.5(c)(2). As an independent and alternative basis for a no-cost transfer of the Properties to the City, the Successor Agency proposes that the Properties be transferred to be used for a project identified in the approved Redevelopment Plan, i.e., surface parking lots and/or a future structured parking facility, as authorized pursuant to Health and Safety Code Section 34191.5(c)(2)(a).

Appendix A

ROCKAWAY BEACH SPECIFIC PLAN



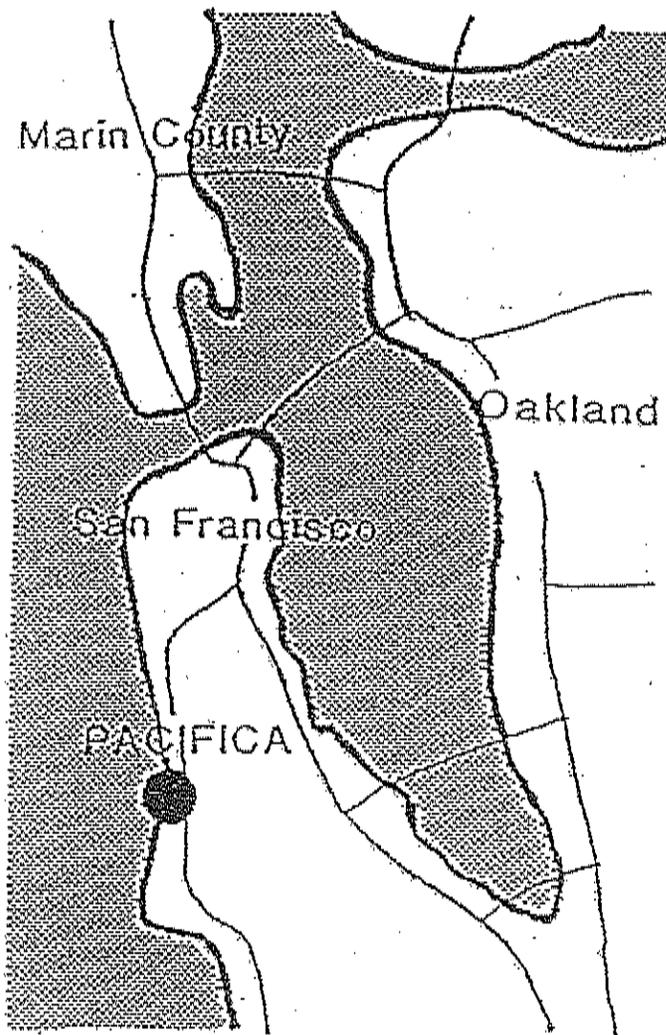
Adopted by the Pacifica City Council
February 24, 1986
Includes 1992 Amendments

CITY OF PACIFICA, CA MARCH 1986

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Figure 1
Regional Location



CHAPTER ONE
INTRODUCTION

1.1 SITE LOCATION AND DESCRIPTION

The Rockaway Beach Specific Plan Area contains approximately 150 acres of land including and surrounding the existing Rockaway Beach community in Pacifica. The area is located approximately 7 miles south of San Francisco between Highway One and the Pacific Ocean (see Figure 1).

The plan area is characterized by three distinct and somewhat diverse subareas, including:

- ▶ An active rock quarry;
- ▶ A small beachfront community known as Rockaway Beach; and
- ▶ A semi-natural meadow and adjacent headland overlooking the Pacific Ocean (see Figure 2).

Although the primary focus of this specific plan is within the existing Rockaway Beach community, both the quarry site and the headlands area are integrally related to its success and are therefore included within the specific plan boundaries.

1.2 BRIEF HISTORY

Over the past several years, there have been some rather clear signals indicating that the Rockaway Beach

Specific Plan area is likely to undergo change in the near future. The operators of the Rockaway Quarry have indicated their intention to complete the quarry operation and to begin to evaluate alternative activities for the property. The owners of two approved hotel/inn projects (containing a total of 117 units) in the Rockaway Beach community have indicated their intention to proceed with these projects over the next one to two years. Finally, Caltrans is developing plans for modification to Highway One which would eliminate commercial activities presently fronting on the highway.

The Pacifica City Council has restricted new development within the Rockaway Beach area since February of 1985. The purpose of this restriction was, and is, to preclude new development until a specific plan and zoning study was completed. This existing urgency ordinance restricting new development is in effect until February of 1986.

The City of Pacifica adopted an amendment to its General Plan in the summer of 1985 which clearly calls for some rather precise local planning in order to strongly guide and encourage change in the Rockaway Beach area. The new General Plan recognizes the lack of consistency between the community goals for this area and existing development.

1.3 . PURPOSE AND DEFINITION
OF THE SPECIFIC PLAN

State law authorizes cities with complete general plans to prepare and adopt specific plans (Government Code Sections 65450 et seq.). These plans have developed as a bridge between the local general plan and individual development proposals. They often combine zoning regulations, capital improvement programs, detailed development standards, and other regulatory schemes into one document which can be tailored to meet the needs of the specific area.

A Specific plan must provide for the systematic implementation of the General Plan. The Specific Plan must include a text and a diagram or diagrams which specify all of the following in detail:

1. The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan.
2. The proposed distribution, location and extent and intensity of major components of public and private

transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.

3. Standards and criteria by which development will proceed and standards for the conservation, development and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1, 2, and 3.
5. A statement of the relationship of the Specific Plan to the General Plan.
6. The Specific Plan may address any other subjects which in the judgement of the Planning Commission are necessary or desirable for implementation of the General Plan.

Figure 2
Planning Area

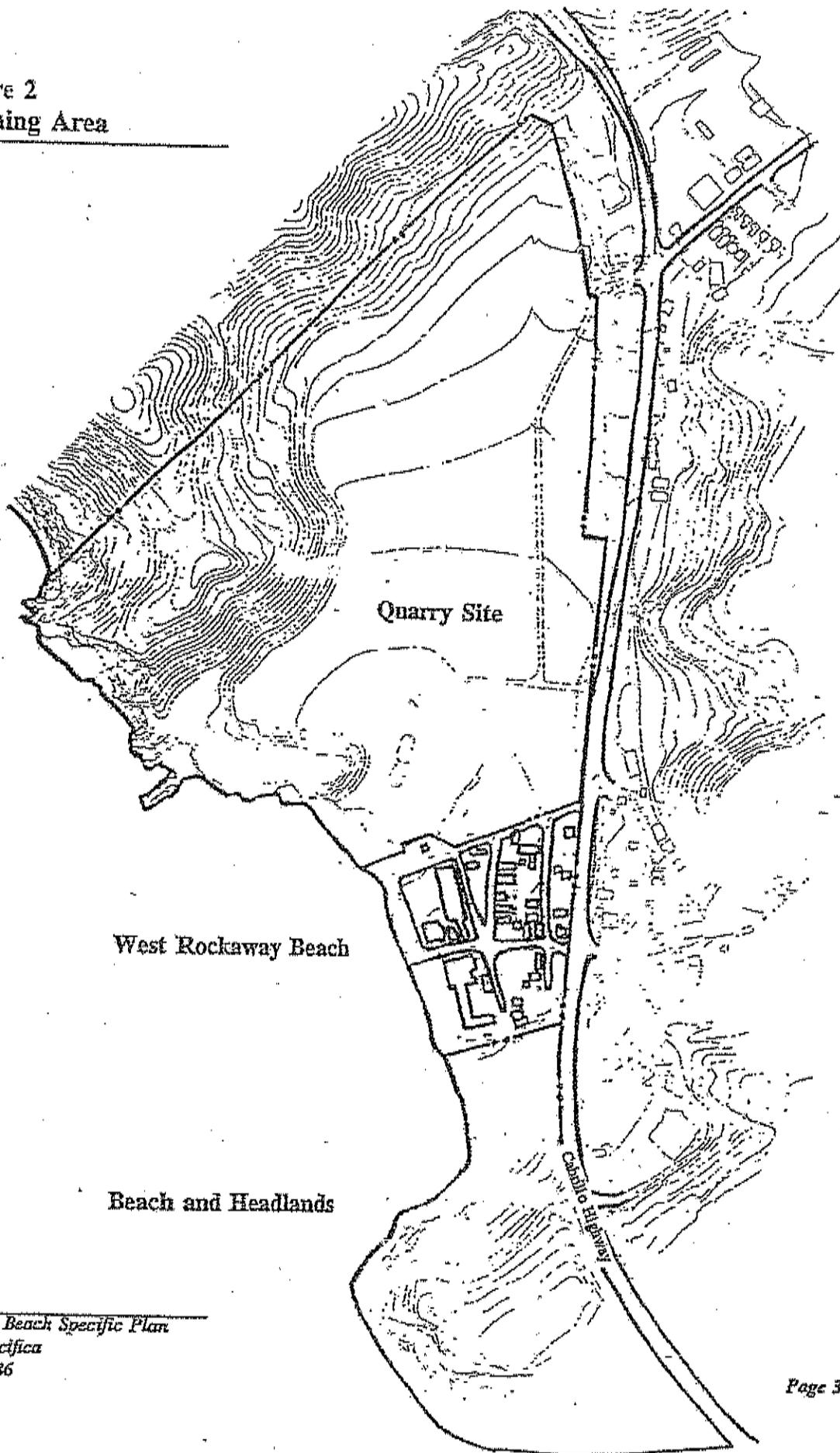
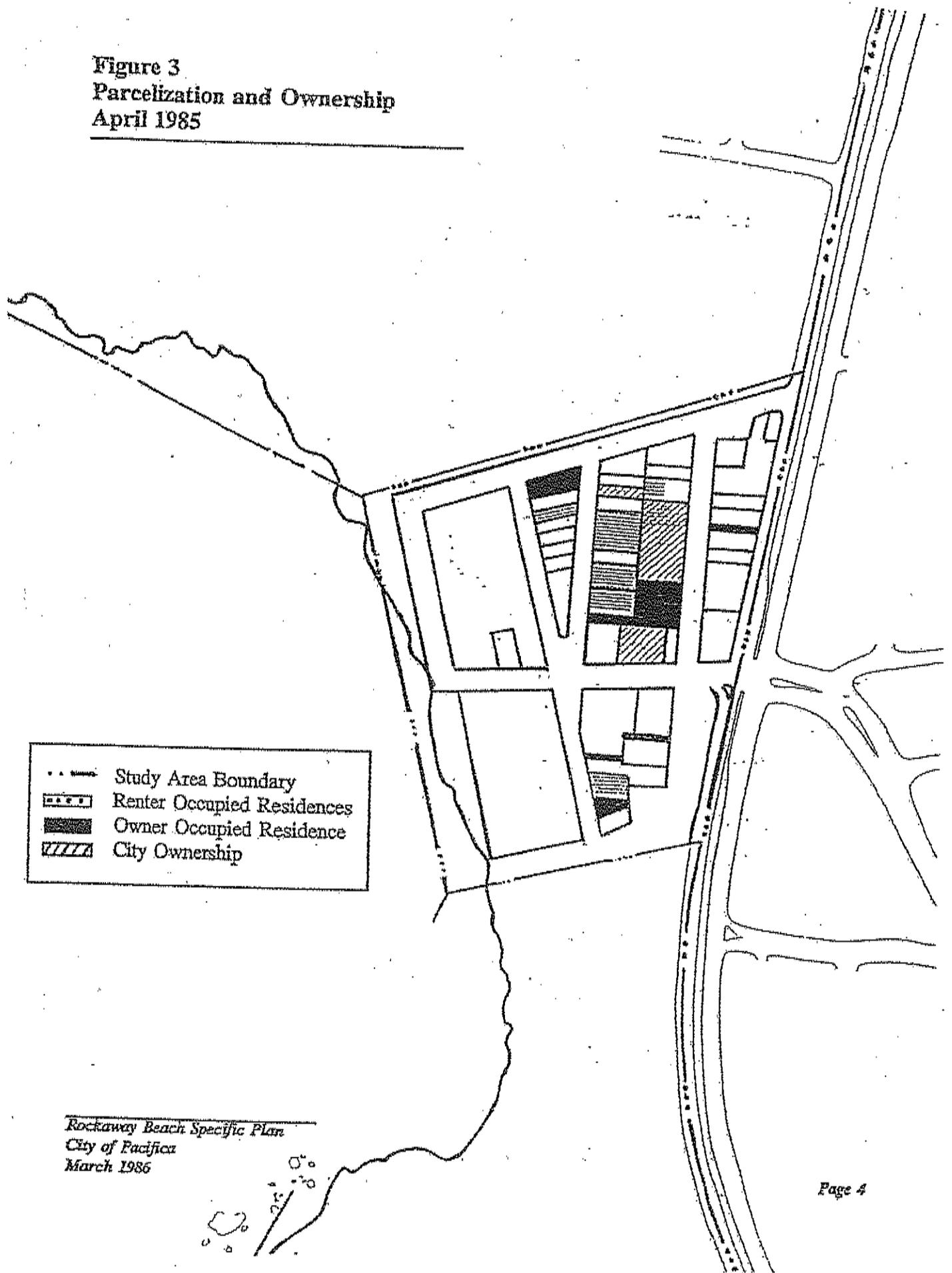


Figure 3
Parcelization and Ownership
April 1985



Rockaway Beach Specific Plan
City of Pacifica
March 1986

Figure 4
Existing Land Use
April 1985

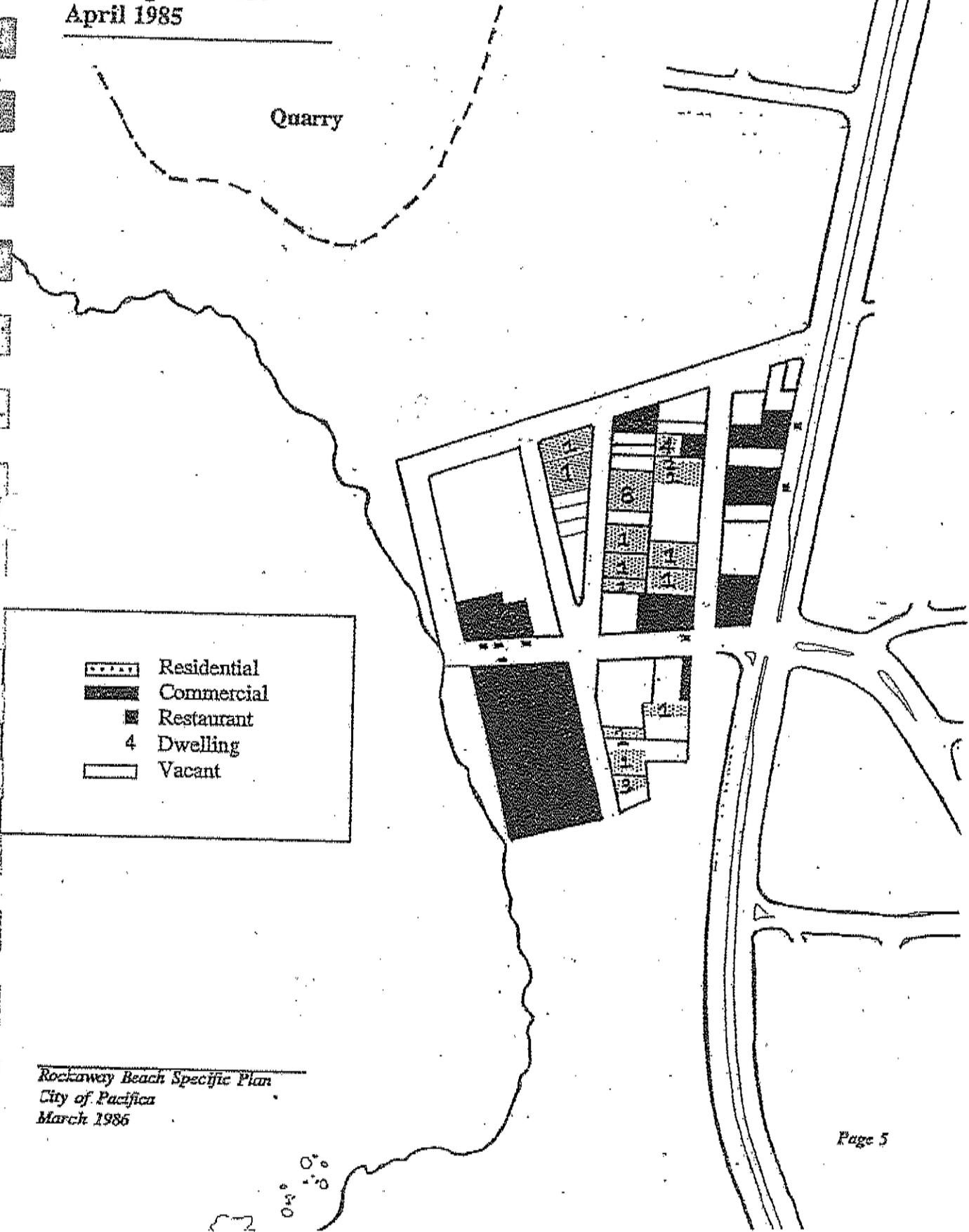


Figure 5
Existing Zoning

C-3 Service Commercial District
plus Hillside Preservation District

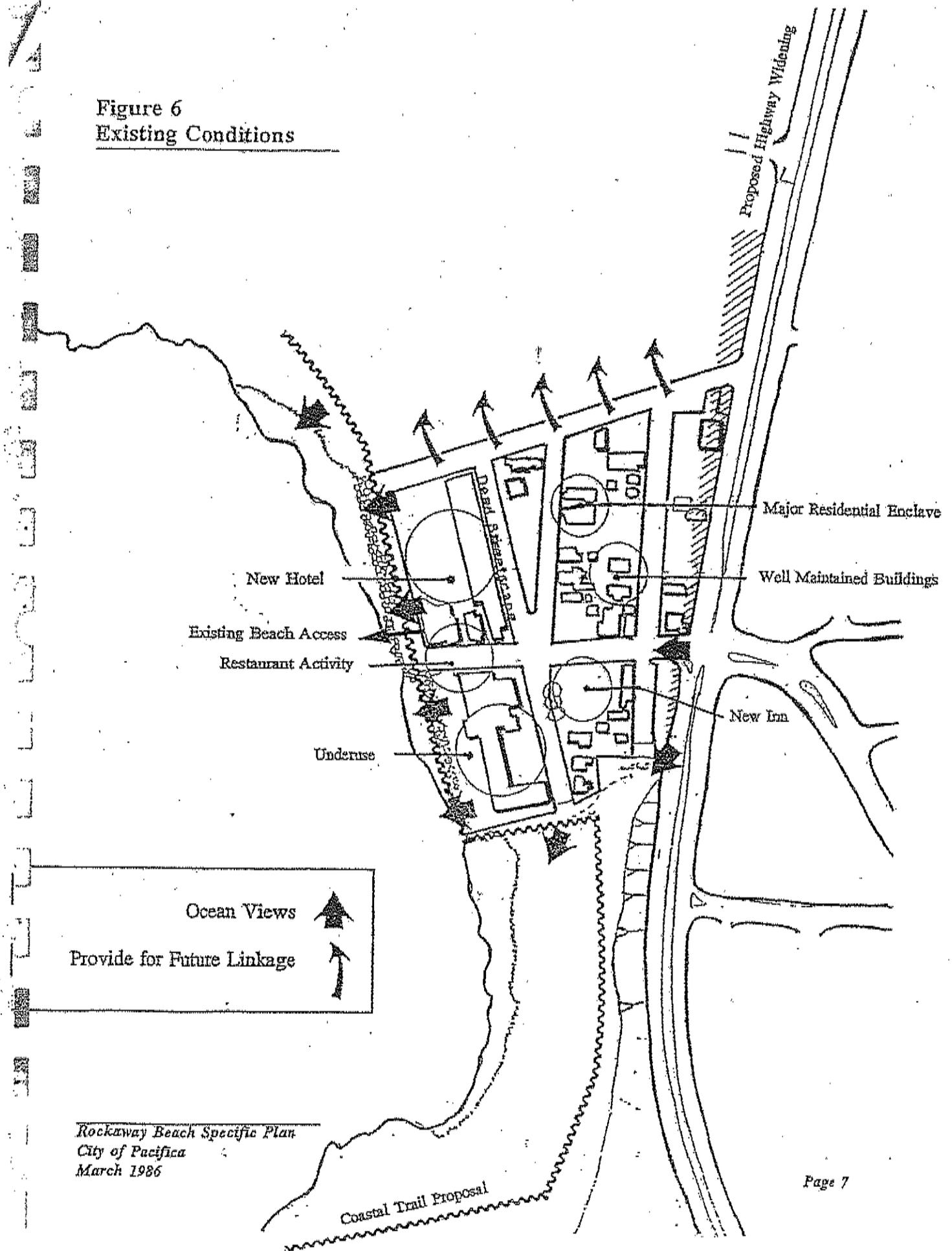
C-1 Neighborhood
Commercial District

Rockaway Beach Specific Plan
City of Pacifica
March 1986



CR Commercial Recreation District
plus Hillside Preservation District

Figure 6
Existing Conditions



CHAPTER TWO

OVERALL PLAN OBJECTIVES

A series of factors and conditions dictate a need to establish explicit, consistent and aggressive directions for the future development of property in the Rockaway Beach area. The high level of accessibility provided by Highway One, along with the area's unique oceanfront setting, give it a special value and importance which should be recognized and properly nurtured. At the present time, however, current land uses, structures and parcelization reflect conditions which predate present opportunities. This inconsistency has been recognized to a limited extent by private sector real estate activities which are consolidating small parcels for visitor commercial development proposals and encouraging upgrading activities in the area. It has also been recognized by local policy makers responsible for guiding the development of the area by their decision to prepare a specific plan for the area and to seriously consider a redevelopment plan.

The overall goal of this plan is to stimulate and attract quality private investment in this area thereby improving the City's economic health and tax base while strengthening the overall image and attractiveness of the area.

Set forth on the following pages is a set of overall objectives addressing land use and development, circulation and parking, and physical appearance. These objectives are intended to clarify the public intent for the area and thereby provide a clear and consistent foundation for the provisions of the specific plan.

2.1 LAND USE AND DEVELOPMENT

1. Provide for visitor serving commercial activities which upgrade the physical character of the area.
2. Discourage industrial and auto service and repair uses, especially in the west Rockaway Beach Sub-Area, in order to improve the area's desirability for pedestrian oriented commercial activities. Light manufacturing, research and development uses may be appropriate in part of the Quarry Sub-Area.
3. Encourage property consolidation and discourage small and separate parking lots in the West Rockaway Beach Sub-Area in order to achieve an integrated development pattern and retail continuity.
4. Preserve and enhance existing housing that is not contrary to needed economic development and is able to be successfully rehabilitated.
5. Eliminate existing housing which precludes a successful visitor serving commercial area.
6. Encourage mixed use commercial/residential development.
7. Provide for cultural, social and recreational amenities and activities which enhance future vitality of the area.
8. Encourage public access and recreation activities for visitors consistent with the adopted Coastal Land Use Plan.

2.2 CIRCULATION AND PARKING

1. Encourage centralized and on-street parking in close proximity to future commercial uses within the West Rockaway Beach Sub-Area.
2. All required parking within the Quarry Sub-Area shall be provided in well landscaped off-street facilities.
3. Achieve automobile and pedestrian connections between the Rockaway Beach community and future development on the quarry site.
4. Provide for internal automobile circulation which enhances rather than detracts from the future vitality of the area.
5. Encourage an internal network of walkways and small scale pedestrian spaces including informal park-like areas, small plazas and beachfront recreation areas.
6. Provide for a continuous bikeway and walkway system which will connect this area with adjacent coastal areas.
7. Add beach parking north and south of West Rockaway Beach consistent with the adopted Coastal Land Use Plan.

2.3 PHYSICAL APPEARANCE

1. Encourage high quality design in both public and private developments including buildings, landscaping, signing and street lighting.
2. Enhance opportunities for views of the ocean and natural coastal formations.
3. Achieve relief from inclement weather in the design of public and semi-public improvements.
4. Ensure that future major public improvements, such as any modification to Highway One, enhance rather than detract from the appearance and economic success of the area.

CHAPTER THREE
DEVELOPMENT PROVISIONS

The Rockaway Beach Specific Plan proposes concepts which carry out the basic planning objectives identified earlier. The specific plan boundary includes three distinct subareas which are treated quite differently in terms of detail, but with results that are intended to create overall compatibility.

The focus of attention in this plan is the central Rockaway Beach area. It is the geographic center of the planning area and requires the most consideration and effort due to its existing use mix, parcelization and character. This area also includes residents and businesses which desire and deserve special attention in any future plans.

3.1 LAND USE

The primary land use designations called for in this area include visitor commercial, mixed use, business commercial, open space/recreation and parking. The visitor commercial and mixed use activities are clearly intended to be the ultimate predominant uses, but the plan does call for the encouragement of new office employment on portions of the quarry site. The encouragement of use mixes, including either offices or residences over shops, is intended to create a diversity of activities in the area. Centralized parking is called for to reduce or eliminate many small and separate parking lots in the future. Public beach parking areas are also

recommended. Other public facilities include pedestrian walkways and plazas. The open space/recreation category is intended to encourage either publicly owned open space or highly restricted private activities.

The land use boundaries and parking locations shown on Figure 7 are not intended to be absolutely precise but rather describe general relationships. Those areas shown for parking may be either acquired or required to be dedicated as a condition of approving private development.

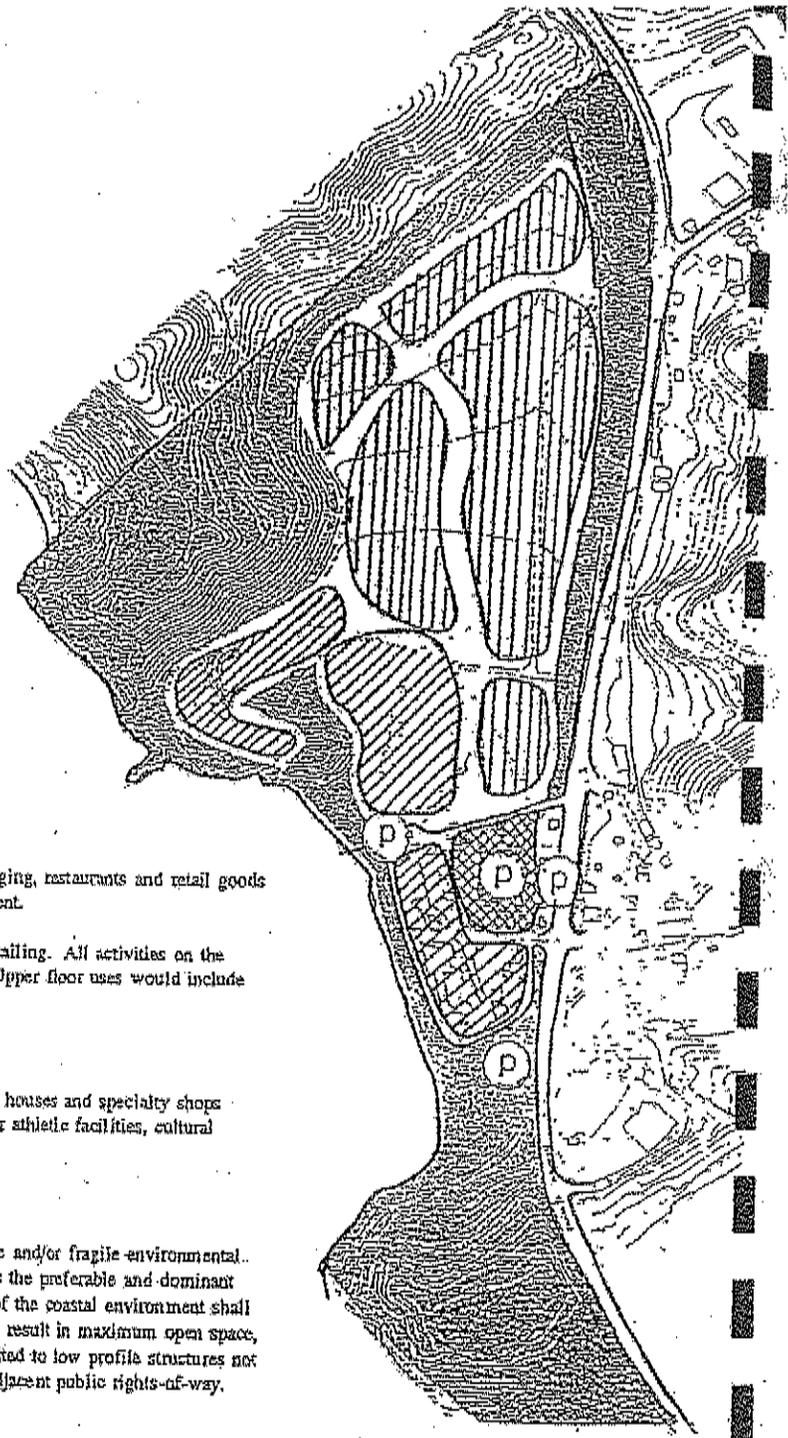
It is important to emphasize that the proposed land use plan shown in Figure 7 will not occur all at once. A careful and logical phasing of future change is critical to the success of the plan. The City will maintain control over the design and physical integration of new development into this area. In addition, the City will make every reasonable effort to protect owner-residents from premature redevelopment.

The Quarry owner has submitted a market study which has been reviewed by the City concerning economic aspects of development of the Quarry site. Any such market analyses will be considered in the planning process once a development proposal has been submitted for the site.

State law authorizes cities to enter into development agreements with property owners providing for development of property in

Figure 7
Land Use Boundaries and
Parking Locations

Mixed Use	
Visitor Commercial	
Open Space/Recreation	
Parking	P
Business Commercial	



DESCRIPTION OF USES

Mixed Use

This land use category is intended to allow activities such as lodging, restaurants and retail goods and services which enable visitors to enjoy the coastal environment.

Permitted uses include lodging houses and pedestrian oriented retailing. All activities on the ground floor shall be limited to retail and/or personal services. Upper floor uses would include retail, office or residential activities.

Visitor Commercial

Allowable uses would include restaurants, motels, hotels, lodging houses and specialty shops associated with these uses. Other permitted uses include sports or athletic facilities, cultural centers, museums and other similar activities.

Open Space/Recreation

This land use category is limited to areas having high scenic value and/or fragile environmental characteristics. While open space for public use and enjoyment is the preferable and dominant activity, commercial uses that are in harmony with the character of the coastal environment shall be conditionally permitted. Such commercial development should result in maximum open space, public access and usage, extremely low building coverage, be limited to low profile structures not located on prominent ridgelines and preserve scenic vistas from adjacent public rights-of-way.

Parking

This use category is intended to allow commercial activities that provide employment and services to the community, but might be inappropriate in the Rockaway Beach neighborhood. Such commercial activities that would be encouraged include new office, business and research enterprises and financial institutions. Visitor commercial activities are also allowed and encouraged in the Business Commercial area.

accordance with the development agreement. A development agreement may be an appropriate implementation tool for the area governed by the Specific Plan especially in the Quarry area where large-scale development is likely to occur over a number of years.

3.1.1 Relationship to General Plan and Coastal Land Use Plan

Because a specific plan includes the detailed regulations to implement the General Plan, the land use description contained within the General Plan and the Coastal Land Use Plan (LUP) is incorporated herein. The Quarry is designated "Special Area" to promote integrated, planned and well designed use of the site. Visitor serving commercial uses are encouraged, however, offices and neighborhood serving commercial activities are also permitted to add balance and to attract off-season users. It is recognized that a site the size of the Quarry property must include a mix of commercial uses, including those serving visitors and the local community as well as employment opportunities.

The General Plan and LUP suggest two uses which are not included in the Specific Plan. It is suggested that plans to develop the Quarry should include a study of its marina potential. Studies undertaken by the Quarry owner indicate that such use is not feasible. As required, developed public beach access and public beach

parking will be designed into the commercial development instead.

High density residential use is also suggested in the General Plan and LUP for upper areas of the Quarry with slopes less than 35%. The purpose of such residential development would be to reinforce commercial and employment opportunities and to provide some affordable housing. The Quarry is zoned for commercial uses pursuant to an ordinance adopted by initiative. Under State law and the terms of the initiative ordinance, the zoning for the Quarry site cannot be amended to permit residential uses unless an initiative measure is approved by the voters permitting residential uses. However, residential uses may be appropriate for portions of the Quarry if an initiative measure is approved permitting such use. The density, location and other elements relative to residential use of the Quarry would be determined by evaluation of those specific residential project proposals which are consistent with and permitted by a future initiative measure.

The above-described marina and residential uses are suggested in the LUP, but not required. The proposed mix of visitor-serving uses and business commercial uses will be refined following completion of a market study in conjunction with a review of a development plan for the Quarry. A mix of business commercial and visitor commercial uses is

necessary to ensure success of the development.

As described in the Plan Conclusions section of the LUP for Special Areas, flexibility is important in development of the sites. The Plan Conclusions state that visitor-serving commercial uses be given priority in the coastal areas. The proposed location of visitor-serving commercial uses in the Quarry gives such priority through the proposed beachfront location. The remaining areas of the Quarry property are less suited to coastal uses since the majority of the property is separated from the ocean by the Quarry slopes. Visitor-commercial uses are, however, also encouraged in the Business Commercial area.

It is recognized in the LUP that both visitor facilities and visitor use have been limited in Pacifica due to weather patterns. Studies have indicated that development will depend on resident support, as well as visitor support, for success. The slow growth of commercial development demonstrates the need for projects which mix resident and visitor serving development with employment generating projects. The inclusion of new opportunities for employment will provide support for new and existing businesses. In addition, the quarry property represents one of the only available sites for large new commercial development.

The west side of the ridgeline of the Quarry property is designated in the

General Plan and LUP as "Greenbelt". The "Greenbelt" definition reads: "Publicly owned open areas, not intended for developed public recreation use. Most of these areas are very steep, geotechnically hazardous, or both". The Specific Plan shows the slopes of the Quarry and the western area as "Open Space/Recreation". As described in Figure 7, open space for public use is the dominant allowable activity; however, limited commercial uses may also be permitted. The land use description recognizes the fragile environmental characteristics and restricts development in such a way that environmental protection and compatibility goals are met. Portions of the Quarry property which are in private ownership are thus consistent with the General Plan and LUP "Special Area" designation.

The General Plan and Coastal Land Use Plan narrative for the West Rockaway Beach neighborhood was amended in 1985. The narrative specifically calls for development as described in the Specific Plan. The success of the proposed visitor serving commercial uses in the neighborhood will be partially dependent upon limiting competition from similar development in the quarry and upon adding to the demand for retail uses through provision of additional employment generating uses. Permitted land uses in the Rockaway Beach neighborhood include visitor commercial and mixed use consistent

with the General Plan and LUP description.

The Headlands property is designated in the Specific Plan as Open Space/Recreation. The General Plan and LUP narrative indicate that south of the Rockaway Beach neighborhood and below the ridge of the Headlands, visitor-serving commercial and recreational use would be appropriate. The documents state that development of the highly visible site should be consistent with the geotechnical, visual, and access policies of the LUP. The remainder of the Headlands property is designed as "Special Area." Because of its value as a vista point, importance to coastal views, value as a recreation area, and susceptibility to erosion, the area has been designated as a high priority for public acquisition. However, in the absence of public acquisition, the General Plan and LUP allow visitor serving commercial use provided that it is low intensity, built into the hillside, and designed with a sensitivity to geologic, habitat, scenic, and safety needs of the site. Such low profile development would be required to be located below the prominent ridgeline.

The Specific Plan designation of Open Space/Recreation, as described in Figure 7, is consistent with the General Plan and LUP narrative. As indicated in Figure 5, Existing Zoning, both the quarry property and the Headlands property have an overlay zoning designation of Hillside Preservation District (HPD). Pursuant to the City's Growth Control Ordinance, the HPD overlay cannot be deleted or revised during the life of the Growth Control Ordinance. The effect of the HPD is to limit land coverage and grading based on the average slope of a parcel and to stipulate a development process. The City's regulations for the Hillside Preservation District are herein incorporated by reference. It should also be noted that the property owner will likely request a Variance to exceed the maximum coverage permitted by the HPD regulations. Such Variances have been approved in the past for properties previously disturbed by quarry operations or severe grading activities. The quarry property is anticipated to be a prime area for commercial development because of its size, location, topography, and coastal views.

3.2 AUTO CIRCULATION AND PARKING

Circulation and parking within the Rockaway Beach area includes the integration of automobiles and pedestrians in a manner which minimizes congestion and safety hazards while also encouraging a successful pedestrian-oriented visitor serving area. The provisions for circulation and parking are incorporated into policy diagrams and typical roadway and pedestrian area designs.

Caltrans is completing its plans for proposed improvements to Highway One adjacent to the planning area. This plan assumes two possible futures for the highway frontage. One possibility, that is shown on the diagram, is for the highway widening to eliminate existing businesses fronting the highway and for the residual property to be landscaped. This first possibility would allow parking to be provided along Old County Road. The second possibility is to assume that the commercial activities along the highway remain. The decision on the future of this frontage will be determined when the highway widening plans are acted on.

The plan calls for the ultimate closing of a few streets as vehicular roadways. Maitland Road north of Rockaway Beach Avenue is to be vacated. Retail shops would be developed on both sides of Dondee with buildings on the west side of the street visually

screening the existing motel parking structure on Maitland. The existing frontage road along the ocean is proposed to be closed to vehicular traffic and will serve as a pedestrian promenade. Centralized parking is mandated by the plan to serve future visitor commercial activities in the block north of Rockaway Beach Avenue. Public beach parking is proposed at two locations. The plan sets forth an oceanfront walkway system which could ultimately connect with a similar pedestrian network in adjoining beachfront areas. There is also a proposal calling for a central public plaza on, or close to, Rockaway Beach Avenue (described in Physical Design and Intensity section). As shown on the roadway design section, portions of Rockaway Beach Avenue are proposed to be widened to a 70-foot right-of-way.

Centralized commercial parking is called for on the existing City-owned property adjacent to Old County Road. A two-story, three level parking structure on this site could accommodate approximately 120 autos. Additional future parking is also proposed to be provided on both Old County Road and Rockaway Beach Avenue. All of the above-described parking would serve future development in the area bounded by Rockaway Beach Avenue, Old County Road, San Marlo Drive and Maitland Road (Blocks 3 and 4 on the Summary of Development Potential shown on page 29). Before future development is allowed on these two

blocks, the necessary amount of required centralized parking would have to be provided. Surface parking may be provided on the City-owned property described above prior to construction of the parking structure. The overall parking demand from future development permitted on these blocks shall not exceed the supply provided within the centralized facilities. Since most new or expanded use will not be providing parking on site, developers will be required to contribute toward the cost of centralized parking improvements.

Centralized parking is strongly encouraged in the area south of Rockaway Beach Avenue, although it is not mandated or specified for any particular site or configuration. At the present time, the private parking lot adjacent to Nick's Restaurant and Motel is providing parking for both beach users and some of the customers of restaurants in the vicinity. Property owners in this area should work together on concepts of expanding parking supply and the City should encourage such activities.

No access is available from Highway 1 to the Headlands property. Vehicular access can only be provided in coordination with Caltrans and adjacent private property owners. Access from the south side of the Headlands is recommended in the Coastal Land Use Plan because it would be less obtrusive, less steep and could provide needed public access to the north end of San Pedro Beach.

The LUP states that such access would be preferred, however, since the Headlands property is held in two separate private ownerships, one on the south side and the other on the north side, individual access options should be pursued to avoid grading across the ridgeline for a road.

Specific criteria for this access should be established in an environmental study prior to development. However, grading for the roadway should be restricted in amount and location to those areas necessary for a right-of-way which meets and does not exceed safe emergency and passenger vehicle access requirements. The access road should be located and designed to avoid construction of additional protective devices during its useful life, taking into account the geology of the roadbed itself and adjacent unimproved areas. The roadway should incorporate measures which respect adjacent secondary and primary habitat areas, including but not limited to: channeling surface drainage facilities or facilities required as part of any attendant proposed development; catch basins to trap pollutant and sediment runoff as part of such facilities; provision for an adequate vegetation buffer between the roadway and any identified habitat area and reclamation of adjacent areas disturbed prior to or during roadway construction in a manner which enhances the habitat value of such areas. The roadway should include safe pedestrian trail facilities connecting with access to the vista

point and be sited and designed to respect coastal views by avoiding excessive vertical cuts or padding for roadbed construction. The roadway

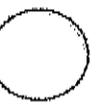
should be located near or below existing grade and be adequately landscaped to meet the intent of these provisions.

Figure 8
Circulation Policy Diagram

PEDESTRIAN CIRCULATION

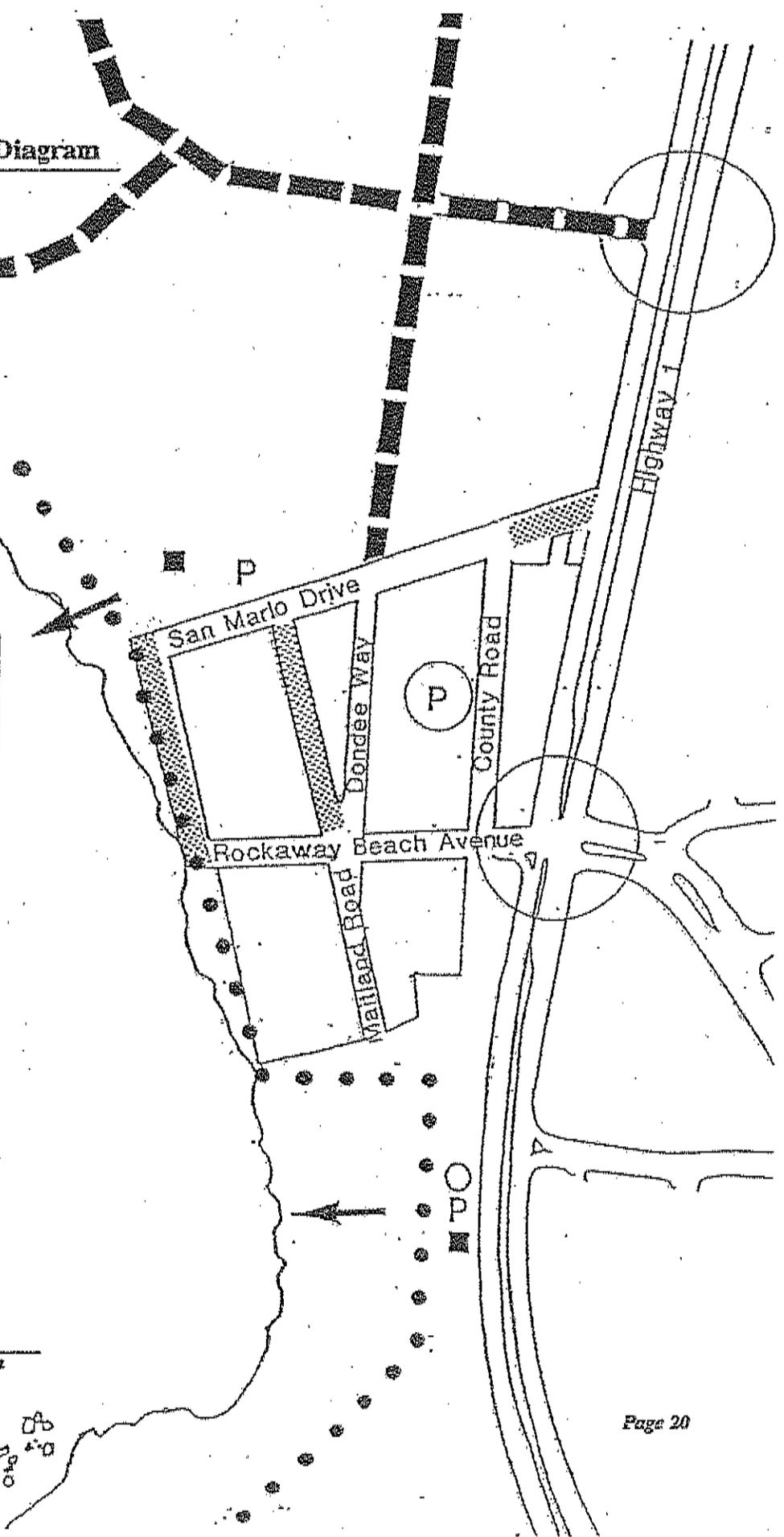
- Beach Access 
- Coastal Trail 
- Rest Rooms 
- Changing Rooms 

ROADWAYS

- New Road 
- Existing Road to be Abandoned 
- Key Intersections 

PARKING

- Beach 
- Commercial 



Rockaway Beach Specific Plan
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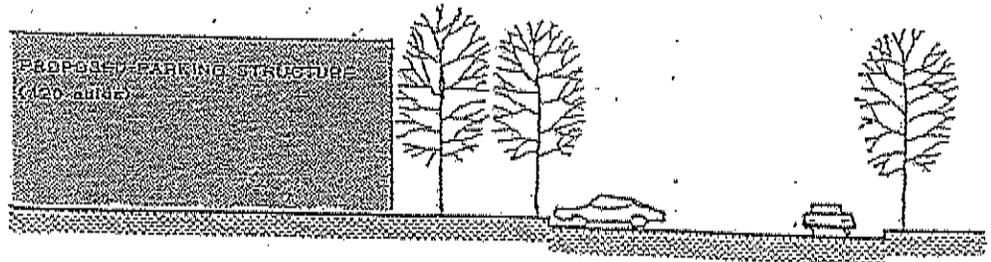
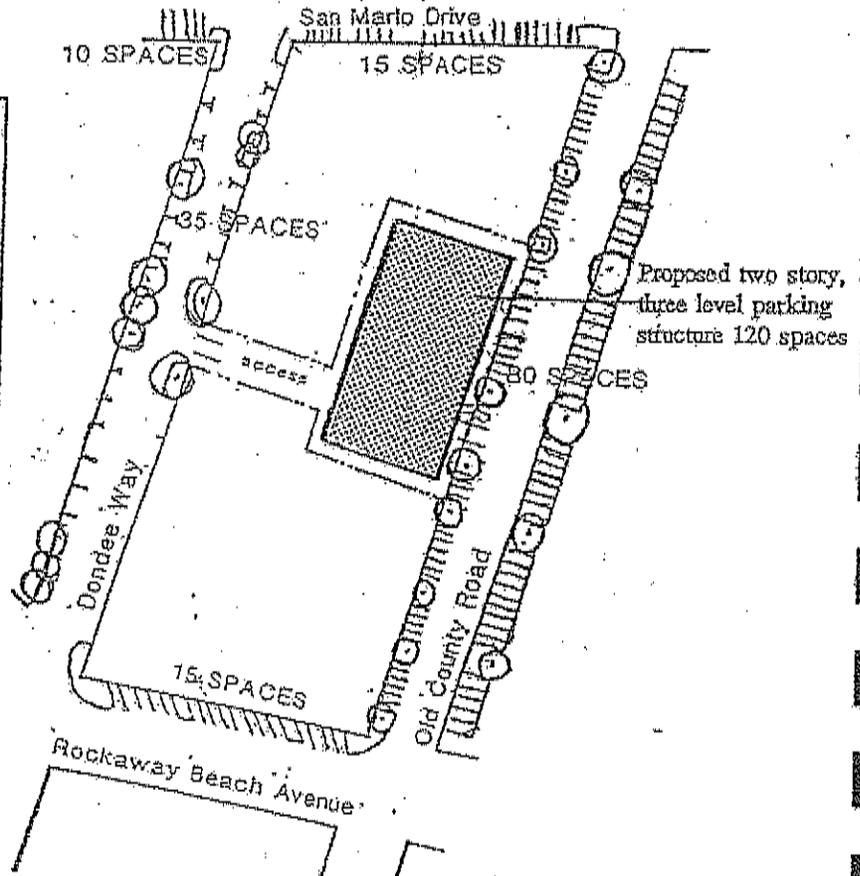
**Centralized Parking
North of Rockaway Beach Avenue**

Total # of centralized parking spaces:

on-street: 155
in structure: 120

Total: 275 spaces

Assuming a parking ratio of 1 space for each 250 square feet of net rentable retail floor area, this centralized parking could serve approximately 84,000 gross square feet of development.



3.3 PHYSICAL DESIGN AND INTENSITY

This plan establishes certain physical appearance objectives in the following areas: (1) form; (2) height and mass of buildings; (3) pedestrian circulation; (4) landscape; (5) view preservation and enhancement; (6) signage; and (7) building design. Provisions addressing these factors are set forth in a combination of text and graphics. They establish an explicit and consistent design concept for the Rockaway Beach Area and provide future developers with an adopted set of requirements to guide them in their design decisions. Such guidelines should form a consistent and non-arbitrary basis for future decisions of the City on development issues.

The City's maximum building height is 35 feet. For the West Rockaway Beach planning area, two height standards are specified. Two stories shall be permitted outright; however, three stories may be permitted if a finding can be made that such height: (1) will not restrict coastal view potential from Highway 1 more than would a two-story structure; and (2) will provide an increase in public open space over and above that which would have normally been provided. Building height should be varied to help maintain an appropriate scale for the neighborhood.

For the headlands sub-area, one story shall be permitted outright and two

stories may be allowed based on the above criteria.

Building heights in the quarry sub-area should be varied to provide diversity in appearance as described for West Rockaway Beach; two and three stories may generally be permitted. Considering the size of the site and the backdrop of hills, a building height limit greater than three stories for a single building or site could meet the above criteria.

At the present time, existing vegetation and buildings preclude most coastal views from Highway 1 as it parallels the planning area. Views through the quarry property are primarily blocked by vegetation while existing buildings impair coastal views through the Rockaway Beach sub-area. The elevation of Highway 1 increases as it progresses to the south, thereby opening up limited views of the headlands property and the beach through the Rockaway Beach neighborhood. The primary view from the highway is of the beach and Headlands and can be seen from the highway immediately south of the developed portion of the Rockaway Beach neighborhood. Existing views are shown on Figure 6.

The height and placement of future buildings and improvements shall attempt to open views of the ocean and natural coastal formations wherever possible. It is expected that heavy landscaping will be required for development of the quarry sub-area,

thus continuing to restrict the limited view potential of that area. However, the open hillside and reclaimed quarry slopes will contribute to the overall viewshed.

Views through the Rockaway Beach neighborhood are also limited by the topography and existing development. The specific plan calls for improvement of Rockaway Beach Avenue into a more attractive view corridor through commercial development and landscaping to the ocean and a beach promenade. As Highway 1 gains elevation, views of the headlands sub-area should continue to remain available.

The form and spacing of buildings within a particular development area shall be sufficient to maintain necessary pedestrian and vehicular circulation, retain reasonable solar access to major public or private outdoor areas or pedestrian paths, and provide visual privacy to residential uses. The public open spaces shall integrate a variety of public gathering areas with informal landscaped areas to maintain continuous pedestrian circulation.

The addition of vegetation in the Rockaway Beach area will greatly enhance the attractiveness of the area. Trees, shrubs and ground cover should serve as unifying elements while also establishing needed softening of the present rather bleak visual environment.

Calera Creek should be integrated into the quarry development as a design amenity. Consistent with the Coastal Land Use Plan conclusions, riparian vegetation shall be enhanced and an appropriate buffer zone shall be provided.

Directional signing within the Rockaway Beach area should be sized and designed to adequately convey information needed by motorists entering and leaving the area. Business signing shall be designed as a part of the building and landscaping and not as unrelated objects. No advertising signs (billboards) shall be permitted in the planning area.

The appearance and character of an area is produced by the combination of building mass and height, the scale of exterior spaces formed by the buildings, type of landscaping, signage and visual relationships to adjoining areas, each of which has been specified above. The final factor influencing appearance is the specific design of buildings and the manner in which various materials, forms and colors are employed. Great variations of materials, forms and colors can result in a sense of chaos or, conversely, little variation often produces a sense of drabness or barrenness. It is important, therefore, to establish an overall framework to guide the design of individual buildings in a way which helps produce an attractive and enjoyable setting. Building design should be

coordinated to the extent necessary to achieve design compatibility.

3.3.1 Development Standards

The following standards will be used to regulate site planning and design of specific projects:

Minimum Lot Area and Lot Width: 10,000 square feet and 100 feet. This standard is intended to encourage site assembly and larger scale development in the area. Development may be conditionally permitted on smaller lots if abutting developed properties preclude consolidation to meet the minimum standards.

Grading: Blend any proposed grading with the contours and contour round all proposed cut and fill slopes both horizontally and vertically.

Landscaping: Size landscaping so that a mature appearance will be attained within a short period of time. The size of some of the trees may be required to exceed the usual minimum standards. Provide landscaping adjacent to Highway 1 in order to provide an intense greenway that does not block coastal views from motorists. The City has established a tree planting and maintenance trust to provide larger trees. A coordinated landscape treatment shall be provided for the streets in Rockaway Beach.

Intensity: The amount of gross floor area allowable on each site shall not exceed the standards specified in the

section dealing with development potential (page 16).

Parking: Parking requirements for specific uses shall be as listed below; however, general standards and parking requirements for uses not described below shall be as specified in the Citywide Parking Ordinance.

Retail and office: One (1) parking space for each 300 square feet of gross leasable area.

Restaurants and bars West Rockaway Beach: One (1) parking space for each 100 gross square feet of customer area, plus one (1) space for each 200 gross square feet of all other floor area.

Quarry and Headlands: One (1) parking space for each 50 gross square feet of customer area, plus one (1) space for each 200 gross square feet of all other floor area.

Hotels: One (1) parking space per room.

Residential: One (1) parking space per bedroom.

Off-site parking is encouraged to be located within centralized lots or structures. For the area north of Rockaway Beach Avenue, the Redevelopment Agency passed a resolution on December 8, 1986 which established an in-lieu parking fee to help pay for the centralized lot proposed in the northeast block.

Property owners planning to build or expand south of Rockaway Beach Avenue are encouraged to develop shared parking facilities.

Building Design: Coordinate all facades of each building's exterior design with regard to color, materials, architectural form and detailing to achieve design harmony and continuity. All vents, gutters, downspouts, flashings, electrical conduits, etc., are to be painted to match the color of adjacent surfaces.

Roofs: Gable or hip roofs are strongly encouraged on all buildings within the West Rockaway Beach sub-area. This will give the area a special identity and minimize a bleak appearance as seen from the highway. Exposed mechanical systems should be screened so as to be unobtrusive. Coordinate roof shape, color and

texture with the treatment of the perimeter walls.

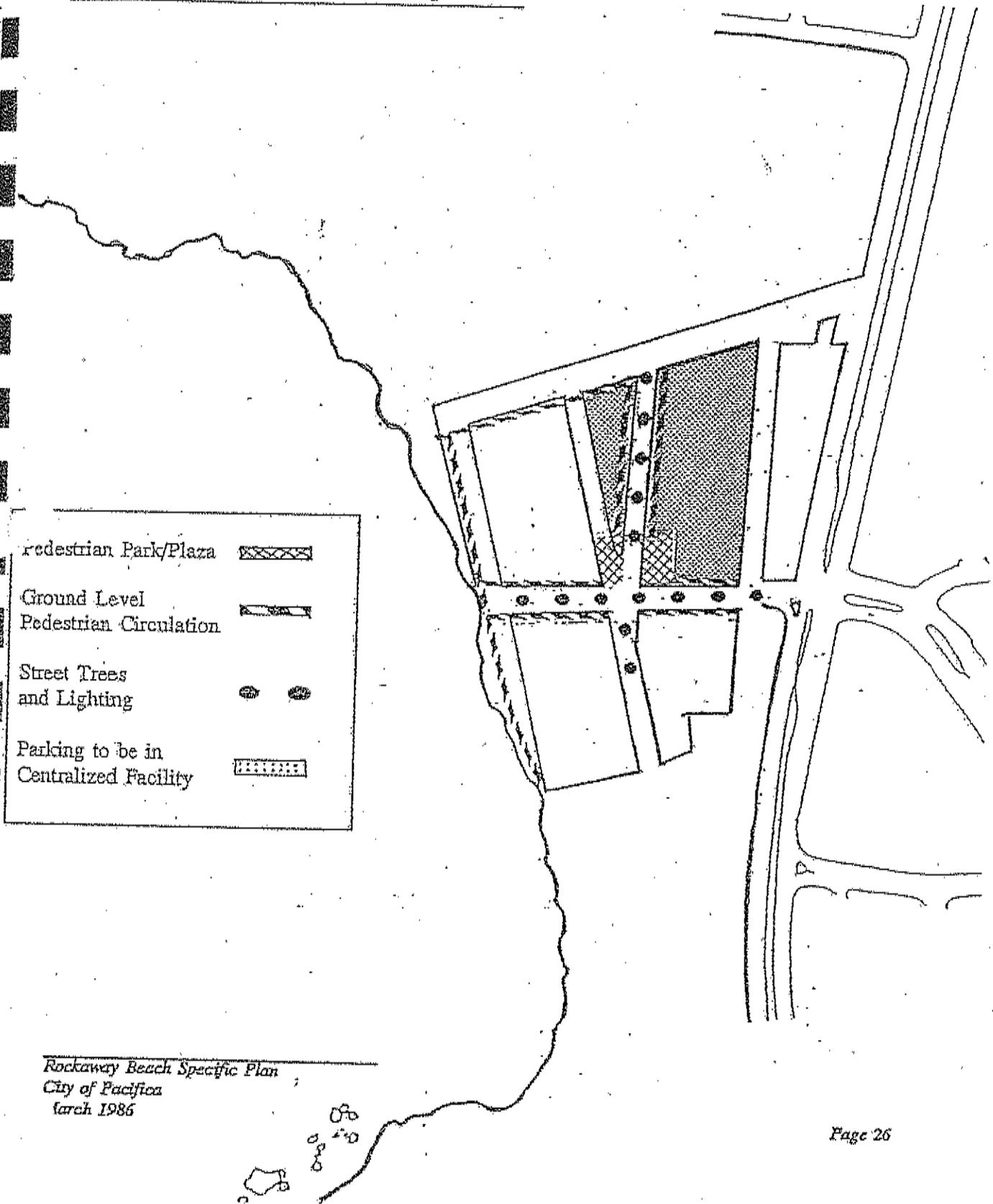
Private Open Space: Climate protection and coastal views shall be provided for in the design of exterior balconies and private plazas.

Exterior Lighting: Shall be architecturally integrated with the building style, materials and colors.

Screening: Exterior trash and storage areas, service yards and utility boxes shall be screened from view of nearby streets and pedestrian areas.

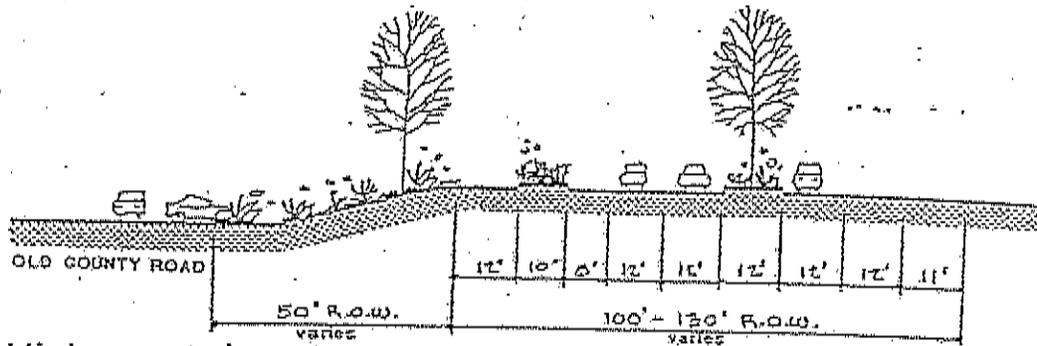
Signs: Maximum of 1 square foot of sign face for each 2 feet of street frontage. No roof signs will be permitted. No sign or lighting will move. Signs are encouraged to be placed on buildings; however, monument signs may be approved, if appropriate.

Figure 9
Physical Appearance Policy Diagram

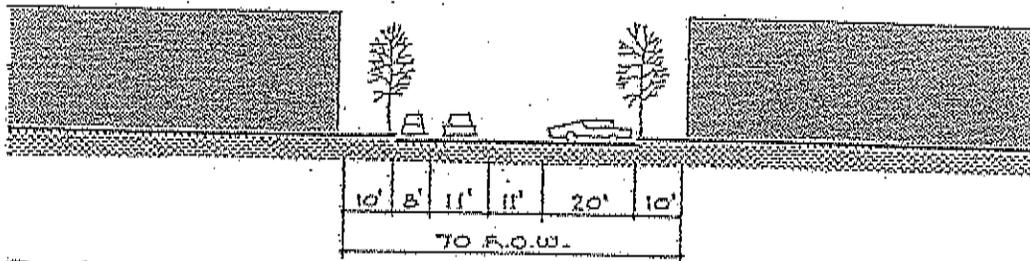


Rockaway Beach Specific Plan
City of Pacifica
March 1986

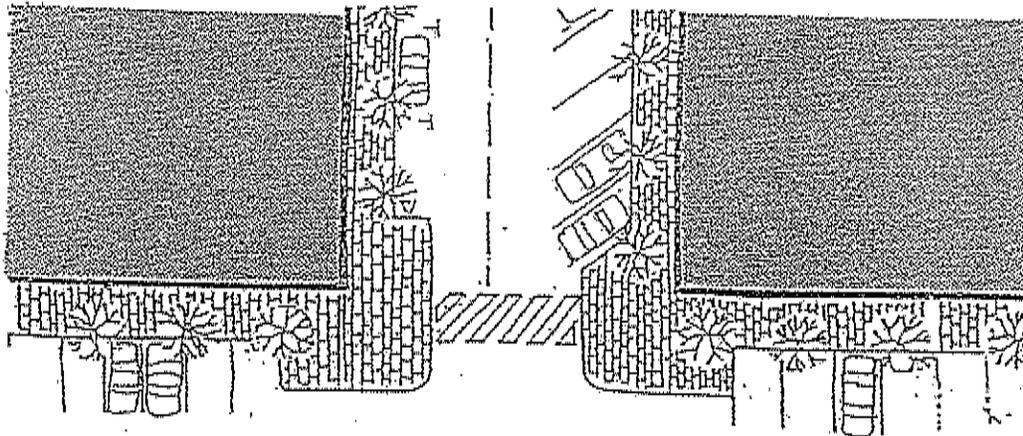
Roadway Design



Highway 1 (north of Rockaway Beach Avenue)



Rockaway Beach Avenue



3.3.2 Development Potential

The development potential for each area has been derived from such criteria as:

1. Topographic and/or natural features;
2. Future parking needs; and
3. Desired character of future development.

The West Rockaway Beach Sub-Area is intended to be a tightly knit pedestrian oriented commercial village of consistent intensity. Given the parking potential discussed earlier (page 20), the maximum floor area to lot area ratio (FAR) permitted on developable parcels on block 3 and 4 is 65%. In order to maintain some consistency of building scale within this sub-area, the maximum 65% ratio should also be applied in the remainder of the area. Increases to the 65% maximum shall be considered if additional parking is provided.

The Quarry Sub-Area is characterized by steeply sloping areas, a semi-natural creekway and highly sensitive oceanfront bluffs. This area is intended to have both destination visitor commercial activities and employment uses spread throughout the site but also being clustered so as to minimize impacts on natural amenities. The future development areas should be heavily landscaped to create a park-like setting. A maximum floor area to lot area ratio of 65% is deemed appropriate for the flatter

portions of the site to achieve the above objectives. Increases to this maximum shall be considered if adequate parking is provided.

The Beach and Headlands Sub-Area is the most sensitive portion of the planning area due to its high visibility and public use. The only developable portion of this area is a steeply sloping and prominent bluff. In order to ensure the protection of this highly sensitive area, a maximum floor area to lot area ratio of 5% has been established on the developable portion of the site.

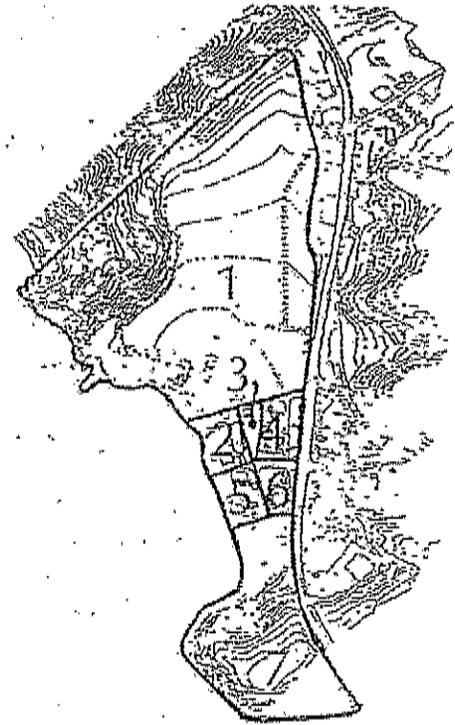
3.3.3 Development Processing Procedures

All development in the Quarry and Headlands subareas is subject to the Hillside Preservation District (HPD) process, including City review and Specific Plan. All new development proposals in Rockaway Beach shall be subject to approval of a Use Permit, Site Development Permit, and Coastal Development Permit.

The Planning Commission and Redevelopment Agency may grant a waiver of the development provisions contained within the Specific Plan only when all of the following findings are made:

1. That the granting of such a waiver will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons

Table 1
Summary of Development Potential



Development Page 29 Area	Total Area (acres)	Development (acres)	Maximum Floor Area to Lot Area Ratio	Visitor Comm. (gross s.f.)	Business Comm. (gross s.f.)	Total (gross s.f.)
Quarry Site						
1	117.0	75.0	65%	850,000	1,275,000	2,125,000
West Rockaway						
2	2.0	2.0	*	-	-	-
3	1.0	1.0	65%	30,000	-	30,000
4	2.5	2.0	65%	55,000	-	55,000
5	2.0	2.0	65%	55,000	-	55,000
6	1.0	1.0	65%	30,000	-	30,000
Beach and Headland						
7	15.0	5.0	5%	10,000	-	10,000
TOTAL NEW DEVELOPMENT						2,305,000

* A 92-unit hotel is under construction in Area 2 and, therefore, no additional development potential is shown.

residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area;

2. That the project is consistent with the overall Plan objectives and that the project will promote the goals and purpose contained therein.

All proposed signs shall be included with the planning permit applications.

The Planning Commission shall make recommendations on permits within their purview to the Redevelopment Agency for final approval. Proposed changes of use of existing buildings will not require Use Permit approval if consistent with the permitted use described in Figure 7. All new or modified signs in Rockaway Beach shall require Site Development Permit approval from the Planning Commission. City projects, including the proposed parking structure are also required to be reviewed and approved by the Planning Commission, Redevelopment Agency and Coastal Commission.

CHAPTER FOUR
IMPLEMENTATION

4.1 REGULATORY CHOICES

The community would appear to have two major tools available to guide and control future development in the Rockaway Beach area - the Specific Plan and the Redevelopment Plan. The adoption of a Specific Plan does not provide any automatic City funding or property consolidation mechanisms, but opportunities do exist for financial assistance and are detailed later in this chapter. Adoption as a Redevelopment Plan provides the additional benefits of tax increments to fund capital improvements as well as a mechanism for conveniently reparceling the land and avoiding difficulties posed by hold-outs and remnant parcels.

4.1.1 Adoption of a Specific Plan

As with general plans, the Planning Commission must hold a public hearing before the planning agency can recommend that its legislative body adopt a Specific Plan (Government Code Section 65351). Notice must be published in a general circulation newspaper, mailed to all owners, or posted in three public places, if there is no newspaper available. After approving the draft, the Planning Commission sends it to the City Council along with the Commissioners' reasons for the recommendation (Government Code Section 65354).

The legislative body may adopt a specific plan either by ordinance or

resolution (Government Code Section 65453). Adoption by ordinance is common when the specific plan amends a development code, zoning ordinance, or other code, and when specific regulatory measures are included. Should the legislative body wish to change a proposed specific plan recommended by the Planning Commission, the change must first be referred back to the Commission for consideration (Government Code Section 65356). If the Commission fails to act on the proposed change within 45 days, it is deemed approved. The same procedure applies to subsequent amendments to the plan.

4.1.2 Administration of a Specific Plan

Adoption of a specific plan confers broad regulatory powers on a City Council. It may establish rules and procedures and may delegate administrative functions to the planning agency (Government Code Section 65450). While the law permits flexibility, nearly all cities and counties with active specific plan programs entrust administration to the Planning Commission.

After adoption, the specific plan has an effect similar to the local general plan. The Subdivision Map Act requires the legislative body to deny approval of a final or tentative subdivision if it is not consistent with a general plan or a specific plan only if the local agency has adopted a complete general plan and the

subdivision is compatible with the objectives, policies, general land uses, and programs in both plans (Government Code Section 66473.5). Enforcement of a specific plan's provisions varies. Some specific plan ordinances state that any violation of the provisions of an adopted specific plan constitutes a misdemeanor and will be prosecuted accordingly. Other local governments rely totally on community willingness to abide by the terms of the specific plan.

4.1.3 Redevelopment Powers

The California Health and Safety Code, in its Community Redevelopment Law provisions, provides the means of planning, reparceling and developing lands which have special development problems. Under the provisions of this law, an overall plan must be prepared for the entire area. The plan must designate the type of land use permitted, the location and type of public facilities needed (such as roads, sewers, storm drains and parks), criteria and standards for development, and the various means of financing the program. An attempt has been made to prepare this Specific Plan so that it could be used as the basic land use policy for the Redevelopment Plan.

To carry out the aims of the Plan, the City Council has established a redevelopment agency. The City council has elected to serve as the agency members. This agency is

authorized to acquire and assemble land for development and sell or lease land for development in accordance with the Area Plan. Existing property owners have the option of developing or redeveloping their property in accordance with the plan or selling the property to the Agency at its fair market value.

The use of the redevelopment powers also entitles the agency to finance the program's planning, administration, land acquisition, and development actions by means of tax increment financing. (A further discussion of tax increment financing is provided in the following section on financing methods).

To be eligible for designation as a redevelopment area, state law requires that an area be blighted within the law's definition of "blight." Factors qualifying an area as blighted include parcelization patterns which inhibit sound development, inadequate roads and utilities, and mixtures of incompatible uses. Given the conditions that occur in various parts of the Rockaway Beach area it is very likely that the area could be qualified for redevelopment.

Because the Redevelopment Plan would, in effect, adopt the same land use policies as the Specific Plan, private landowners could proceed to plan and develop their properties without waiting final determination by the legislative body as to its intent to use redevelopment powers. The

property owners could prepare and submit their building plans for approval so long as they conform to the Specific Plan.

4.2 DEVELOPMENT AND DESIGN REVIEW PROCEDURES

All development proposals in the Specific Plan area shall be subject to discretionary review insofar as physical design matters. If the proposal adheres to the provisions of the Specific Plan, or Redevelopment Plan, the improvements can proceed subject to an acceptable design solution. If it does not conform with the Plan, the proposal becomes subject to more detailed study and scrutiny and could be denied.

Inherent in the project approval process is the review of its design acceptability. Design review should not be used only as an adjunct to improve more superficial and "cosmetic" aspects, although rejection of distasteful and garish architecture/design and promotion of amenity and attractiveness are clearly

needed. Rather, design review should be conceived in the broadest possible terms. It should deal with the entire range of requirements involving the functional as well as the visual fit of new development in the overall environmental setting. It must deal with the total physical form - buildings, spaces, and channels of movement.

4.3 CAPITAL IMPROVEMENTS

There are certain basic financing needs identified in the Specific Plan. These include area-wide improvements to circulation and utility infrastructure as well as sewer, water and storm drain improvements. Other specific capital improvements include possible open space acquisition, pedestrian walkway and plaza improvements and new parking.

The following chart summarizes an initial estimate of those capital needs and costs that apply within the West Rockaway Beach Sub-Area.

WEST ROCKAWAY BEACH CIP COSTS

• Rockaway Beach Pump Station	\$ 235,000 FY85-87 (Funded)
• Rockaway Beach Pump Station Odor Control Improvements	\$ 40,000 FY88-89 (Current \$)
• 2500-3000 lin. ft. 10" Sanitary Sewers @ \$60/lin. ft.	\$ 180,000
30 laterals @ \$15.00	\$ 45,000
	\$ 225,000 (Current \$)
• Utility Undergrounding District (Rule 20A + Street Lights)	\$ 250,000 (Current \$)
• Storm Sewers 3000 lin. ft. @ \$60	\$ 180,000
15 c.b.'s @ \$1,500	\$ 22,500
	\$ 202,500 (Current \$)
• Calera Creek Outfall (Relocation North & Open channel)	\$ 100,000 (Current \$)
• Upgrading of Water Service	\$ 35,000
• Street Improvements (except Rockaway Beach Avenue)	
2200 lin ft. Street Improvements	
88,000 sq. ft. paving @ \$300 sq.	\$ 264,000 (Current \$)
• Street Improvements (Rockaway Beach Ave.)	
800 lin. ft. or 32,000 sq. ft. overlay @ \$50.50 sq. ft.	\$ 16,000
16,000 sq. ft. curb, sidewalk & amenities @ \$10 sq. ft.	\$ 160,000
	\$ 176,000 (Current \$)
• Landscaping	\$ 150,000
• Parking Structure (not included)	\$ 1,200
• Two Restroom/Changing Rooms	\$ 100,000
TOTAL	\$2,977,500

4.4 SOURCES OF FINANCING

If the Rockaway Beach area is to be developed in an orderly manner and in a way ensuring the proper use of the land supply, means must be found to finance area-serving facilities, such as parking, street improvements, utility improvement, open space acquisition and pedestrian walkways. These are all needed to serve future visitor commercial and are a prerequisite to development. Summarized below are possible methods for financing such improvements.

4.4.1 General Funds

The responsible government could appropriate monies from its general fund, via the annual Capital Improvement Program, to responsible departments, including the Department of Public Works and the Department of Parks and Recreation. However, this may be unlikely in view of the scale of investment anticipated.

4.4.2 General Obligation Bonds

The capital improvement programs also can be financed by issuance of general obligation bonds by the responsible government exclusively for this purpose. However, this alternative applies only to improvements on lands in the ownership of the responsible government, because general obligation bonds are a liability of the community and are payable from general funds monies.

This method also is less desirable than several other financing options. One

of the disadvantages of general obligation bond financing is the requirement for two-thirds voter approval. Although general obligation bond proposals have been highly successful in California, the time required to pass such a proposal, as well as the uncertainty, can cause operational problems. Land presently under private ownership may, for various reasons, not be available for acquisition by the responsible government (without eminent domain), or the cost of such acquisition could increase due to appreciation in land values, thus requiring a greater outlay.

4.4.3 State Community Redevelopment Law

This Act allows communities to utilize tax increment financing to carry out redevelopment activities, by applying tax increments obtained in the project area to finance planning, administrative, acquisition, and improvement activities. The Act permits a redevelopment agency to finance land acquisition for public purposes, construction of public facilities, such as roads, parks, and sewers, and administrative, legal, planning, and engineering costs related to the project. The agency could issue bonds to finance project area improvements and administrative costs, and could apply the tax increments derived in the project area to pay the debt service on the bonds. Tax increments are those tax revenues produced in an area in excess of the revenues produced at the time the area is declared a redevelopment project. The excess revenues thus

produced are used to pay off bonds used to finance the expenses of the redevelopment process such as administration, planning, acquisition, and construction of public facilities.

Current and projected development could provide a substantial revenue base from which to finance major improvements.

Appendix B

REDEVELOPMENT PLAN

FOR THE

ROCKAWAY BEACH PROJECT AREA

*Adopted July 14, 1986, Ordinance No. 467-86
Amended April 10, 1995, by Ordinance No. 625-c.s.
Amended May 24, 1999, by Ordinance No. 686-c.s.*

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**REDEVELOPMENT PLAN
FOR THE
ROCKAWAY BEACH PROJECT AREA**

PART I. INTRODUCTION

The Redevelopment Plan for Rockaway Beach Project Area consists of text, three maps, and the legal description of the Project Area (Exhibit A). This Plan has been prepared to be accompanied by the Report on the Plan, as called for in the California Community Redevelopment Law.

The Plan has been prepared on behalf of the City of Pacifica Redevelopment Agency pursuant to the Constitution of the State of California, the Community Redevelopment Law of the State of California, and all applicable laws and local ordinances.

PART II. GENERAL DEFINITIONS

The following definitions will be used in this Plan unless the context otherwise requires:

- A. "Agency" means the City of Pacifica Redevelopment Agency, San Mateo County, California.
- B. "City" means the City of Pacifica, California.
- C. "City Council" means the City Council of the City of Pacifica, California.
- D. "County" means the County of San Mateo, California.
- E. "General Plan" means the City of Pacifica General Plan, as it now exists or may hereafter be amended.
- F. "Headlands" means the area indicated as the Headlands on Map 1.
- G. "LCPLUP" means the Local Coastal Program Land Use Plan as it now exists or may hereafter be amended.
- H. "Owner" means any individual or entity owning real property.

- I. "Person" means any individual, or any public or private entity.
- J. "Personal Property" means moveable property, chattels, and any other property not part of real property.
- K. "Plan" means the Redevelopment Plan for Rockaway Beach Redevelopment Project Area prepared under the Redevelopment Law and adopted by the City Council, as it now exists or may hereafter be amended.
- L. "Project" means the redevelopment activities undertaken pursuant to the Plan.
- M. "Project Area" means the area specifically shown on the Project Area Boundary Map (Map 1) and described in the Legal Description (Exhibit A).
- N. "Quarry" means the area indicated as the Rockaway Quarry on Map 1.
- O. "Real Property" means land, including land under water and waterfront property; buildings, structures, fixtures, and improvements on the land; property appurtenant to or used in connection with the land; and every estate, interest, privilege, easement, franchise, and right in land, including but not limited to rights-of-way, terms of years, and liens, charges or encumbrances by way of judgment, mortgage or otherwise and the indebtedness secured by such liens.
- P. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 et seq.)
- Q. "Rockaway Beach" means the area indicated as Rockaway Beach on Map 1.
- R. "Specific Plan" means the City of Pacifica, Rockaway Beach Specific Plan as it now exists or may hereafter be amended.
- S. "State" means the State of California.
- T. "Zoning Ordinance" means the Zoning Ordinance of the City of Pacifica, California, as it now exists or may hereafter be amended.

PART III. PROJECT AREA BOUNDARIES

The Project Area is shown on the Project Area Boundary Map (Map 1). Following the text of the Plan is Exhibit A, the Legal Description of the Project Area, which is incorporated in the Plan by this reference.

PART IV. REDEVELOPMENT GOALS AND OBJECTIVES

A. Plan Goals

The Plan is designed to achieve two major goals. First, the Plan seeks to vitalize the West Rockaway Beach and quarry areas so that they become efficient and attractive centers for visitor-serving commercial, office and retail activity. Second, the Plan is intended to improve the access for vehicles and pedestrians into the Project Area.

These Redevelopment Plan goals are consistent with the General Plan, the LCPLUP and the Specific Plan. For instance, the General Plan has a general policy to encourage vitalization of potentially viable commercial district. This policy is specifically applied to the West Rockaway Beach and the quarry areas by both the General Plan and the LCPLUP. These policy documents dictate that the West Rockaway Beach and quarry areas should be developed for coastally-oriented, visitor-serving uses as well as offices and neighborhood-serving activities. The Specific Plan strives to implement those policies through more detailed directions. The Redevelopment Plan directly responds to the General Plan and LCPLUP policy recommendations and incorporates the detailed directions of the Specific Plan.

Similarly, the General Plan and LCPLUP call for increased access, in the form of improved streets and parking lots, to the Project Area. The Specific Plan details the steps to implement the increased circulation and parking availability in the Project Area. The Redevelopment Plan also is designed to achieve the goals of improving access to the Project Area.

In summary, the Redevelopment Plan and the ensuing redevelopment process may best be viewed as one valuable mechanism available to the City to implement the goals of the General Plan and the LCPLUP.

B. Plan Objectives and Activities

The specific objectives of the Plan, together with particular activities that the Agency may undertake to accomplish these objectives, are set forth below.

Objective 1. Stimulation of Visitor-Serving Commercial, Office and Retail Activity

The Agency will assist current property owners and businesses and new developers to intensify and revitalize activities in the Project Area. In West Rockaway Beach, the Agency will seek to assist businesses and developers with rehabilitation and new construction of commercial structures, especially visitor-serving facilities. In the Headlands, the Agency will encourage owners to develop a small inn or similar visitor-serving use. In the Quarry, the Agency will seek to assist developers and owners in creating modern, attractive and efficient office, commercial and visitor-serving commercial centers.

To accomplish the objective of stimulating the business activity in the Project Area, the Agency may:

1. Acquire, assemble, prepare (including provision of adequate infrastructure) and dispose of parcels for commercial, office and retail uses through owner participation agreements and development agreements.
2. Provide financial assistance, as permitted by law, and work with other financing sources (Small Business Administration, City Industrial Development Bonds, private lending institutions, etc.) to make available assistance for rehabilitation of existing structures and construction of modern office, retail and commercial facilities.
3. Assist in constructing a West Rockaway Beach streetscape including sidewalks, curbs, gutters, drainage, landscaping, lighting and undergrounding of utilities to create an attractive, safe and efficient visitor-serving commercial district.
4. Implement the urban design guidelines formulated in the Specific Plan.

Objective 2. Improvements of Access to and Circulation

The Agency will work to improve access to the Project Area, and circulation within the Project Area.

To accomplish this objective, the Agency may:

1. Assist in the Highway One improvements, such as providing various right-of-way, intersection and traffic control improvements, that will enhance the flow of traffic in and out of the Project Area, especially to the Headlands and the Quarry.
2. Assist property owners and developers in providing suitable off-street parking facilities so as to provide parking for the commercial, office and retail districts as well as for beach and open space recreation areas.
3. Assist and encourage the development of pedestrian malls, additional streets and coastal trails, as needed, to provide access within the Project Area to commercial, office and retail centers as well as to recreational areas.

C. Implementation Guidelines

Redevelopment of the Project Area will require a long-term effort and will involve many activities, both public and private. Specific Agency activities must be tailored to best take advantage of market conditions and development opportunities as they evolve over the life of the Plan. Flexibility will be essential in designing and implementing each Agency action.

While flexibility of action is critical, it is possible to set forth the major principles that will guide every Agency activity undertaken to implement the goals and objectives of the Plan. These implementation guidelines include the following:

1. Redevelopment assistance must be applied judiciously as a catalyst for private development in accordance with the General Plan. From this principle, flow two major guidelines. First, redevelopment assistance should be provided only as a last resort, when it is clear that the private sector and other governmental resources are insufficient to achieve the desired level and quality of development. Second, redevelopment activities must be carefully prioritized, so that those activities with the greatest impact on inducing private development will receive funding preference.

2. Since redevelopment resources are limited, they must be carefully coordinated with other public and private resources to maximize the "leverage" or impact of redevelopment funds on private development. Several implementation guidelines follow from this principle of coordination. First, the Agency must implement its program through the greatest possible utilization of the existing City government organization and expertise. Second, the Agency must promote involvement of existing business and residents in rehabilitation

and new development activities to the greatest extent possible consistent with the goals and objectives of the Plan. Third, the Agency must attract and involve experienced private developers and lending institutions in Plan implementation through continual information exchange and timely coordination of Agency activities with those of the private sector in the community.

3. The overall policy guidelines in the General Plan and the LCPLUP indicate that residential uses are not suitable in the West Rockaway Beach and Headlands areas and do not require such uses in the Quarry area. Therefore, the Agency should allow existing residential uses to remain as long as they are safe and sanitary, or until replaced with visitor-serving commercial uses.

4. The Agency will seek to complete its activities in a manner that will minimize service and fiscal impacts on taxing agencies while achieving the goals and objectives of the Plan.

5. The Agency may undertake other activities not expressly mentioned above, as permitted by the Plan, if such activities will support the goals and objectives of the Plan.

PART V. LAND USE REGULATIONS

A. Overview of Regulations

In 1980, the City adopted the General Plan. The General Plan has been amended from time to time since its adoption. The General Plan as amended is in full conformance with the State requirements for general plans.

The City adopted and the Coastal Commission certified the City of Pacifica Local Coastal Program Land Use Plan in 1980. The City has recently adopted the Rockaway Beach Specific Plan which provides more detailed goals, policies and recommendations for evaluating development proposals. The City anticipates amending the Specific Plan in the summer of 1986. The Redevelopment Plan shall incorporate those amendments.

The permitted land uses, land use standards and other evaluation guidelines of this Redevelopment Plan shall be those set forth in the General Plan, the LCPLUP and the Specific Plan. It is further intended that all provisions of the Zoning Ordinance be applicable to developments in the Project Area. To the extent the General Plan, the LCPLUP, the Specific Plan or Zoning Ordinance are amended during the life of this Plan, it is intended that this Plan is automatically amended to conform to the requirements of the amended General Plan, LCPLUP, the Specific Plan or Zoning Ordinance.

Finally, the applicable City zoning and planning processes shall continue to have full effect and shall continue to serve as the primary determinant for land use decisions in the Project Area.

B. Land Use Map

The Land Use Map (Map 2) shows the permitted land uses, major circulation routes and street layout, the location of proposed open space areas, and the property to be devoted to public purposes within the Project Area.

C. Permitted Land Uses

As noted in the overview to this Part, the Redevelopment Plan adopts the land uses set forth in the General Plan, the LCPLUP and the Specific Plan as the permitted uses within the Project Area.

D. General Controls and Limitations

All real property in the Project Area is hereby subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of adoption of the Plan except in conformance with the provisions of this Plan and all applicable State and local laws and standards in effect from time to time.

1. New Construction

All new construction shall comply with all applicable State and local laws and standards in effect from time to time. All setback areas from the street curb shall be landscaped and maintained by the owners. Parking facilities shall be provided in accordance with the criteria set forth in the General Plan, the LCPLUP, the Specific Plan and the Zoning Ordinance. All parking shall be paved and drained so that storm and surface waters drainage from parcels will not cross public sidewalks. All parking spaces visible from the street shall be landscaped as necessary to prevent unsightly barren appearances. Off-street loading facilities, trash areas, and any outdoor storage of materials approved by the City and/or Agency shall be adequately enclosed or screened by walls, landscaping, or other such enclosure consistent with the applicable City ordinances.

2. Existing Non-Conforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good physical condition which does not conform to the provisions of this Plan, provided that such use is generally compatible with

the developments and uses within the Project Area in the discretion and judgment of the Agency.

3. Rehabilitation

Any structure within the Project Area which will be retained as part of the Plan shall not be altered, constructed, or rehabilitated unless it is done so in conformance with the Plan and any guidelines which may be adopted by the Agency to assist in the implementation of the Plan. This conformity shall extend to the architectural character, the public spaces and other elements as required by the City and/or Agency.

4. Open Spaces and Landscaping

The standards for open space to be provided within the Project Area are set forth in the General Plan, the LCPLUP and the Specific Plan, and are included as part of the goals and objectives of this Plan. The precise amount of open space to be provided in the Project Area will depend on the precise plans for development submitted by developers of private property in the Area and approved by the City and Agency. Landscaping plans for development projects shall be submitted to the City and/or Agency for review and approval.

5. Height and Bulk

The height and bulk of structures shall be regulated as provided in the General Plan, the LCPLUP, the Specific Plan and the Zoning Ordinance.

6. Density

The maximum permitted density of development on any building site shall be regulated as provided in the General Plan, the LCPLUP, the Specific Plan and the Zoning Ordinance.

7. Utilities

The Redevelopment Agency shall require that all new utilities be placed underground unless otherwise approved by the City and/or Agency. Such utilities include, but are not limited to, the following: transformer vaults or pads, water meters and valves, telephone pull boxes, manhole inlets, drain facilities, and cable television lines. In addition, the Agency will encourage the undergrounding of existing utilities.

8. Signs

Exterior signs necessary for the identification of buildings and premises shall be as permitted by the General Plan, the LCPLUP, the Specific Plan and the Zoning Ordinance, provided that they comply with any design criteria established for the Project Area. The Agency may require that the complete sign program for a development be reviewed by the Agency staff, as well as the City's Planning Commission, prior to the erection or installation of signs in any part of the Project Area.

9. Incompatible Uses

No use or structure which, by reason of appearance, traffic, smoke, glare, noise, odor, or other similar factors, would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

10. Nondiscrimination and Nonsegregation

As more fully set forth in Part VI below, there shall be no discrimination or segregation based on race, color, creed, religion, sex, marital status, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

11. Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the Project Area, including any parcel retained by a conforming owner or participant shall be subdivided without the approval of the City and/or Agency.

12. Variances

Under exceptional circumstances, the Agency is authorized to permit variances from the limits, restrictions, and controls established by the Plan. In order to permit such a variance the Agency must determine that:

- a. The application of one or more of the provisions of this Plan would result in unnecessary hardship to the property owner; and
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply

generally to other properties having the same standards, restrictions and controls; and

- c. Permitting a variance from the limits, restrictions, or controls of this Plan will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variance will not be contrary to the objectives of this Plan.

No such variance shall be granted which changes a basic land use pursuant to this Plan or which permits other than a minor departure from the provisions of this Plan. In permitting any such variance, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the objectives of the Plan.

E. Adoption of Additional Standards for Development

The Agency is authorized to enforce the specific standards for building heights, building coverage, design criteria, architectural character, landscaping character, sign character, parking and traffic circulation ingress and egress. The Agency may establish and adopt and enforce any other development and design control necessary to implement the Plan. Such controls may relate to both private and public areas within the Project Area. No new development shall be constructed and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with such adopted standards for development. The Agency shall not approve plans which do not comply with any adopted standards for development.

F. Dwelling Unit Count

There are currently approximately 36 housing units in the Project Area being used as permanent residences at the time of adoption of this Plan. Some of these units may be replaced by commercial development. The Agency will develop any housing required to be developed pursuant to the California Community Redevelopment Law outside the Project Area.

G. Building Permits

Upon adoption of this Plan, no permit shall be issued for construction of any new building or the addition to or rehabilitation of any existing building in the Project Area until the application for such permit has been processed in the manner provided in this Section. Any permit that is

issued must be for construction or maintenance which conforms to the provisions of this Plan.

The procedure for filing an application for a building permit shall be the same procedure currently used by the City in processing applications through the Community Development and Services Department. Upon receipt of a permit application to be processed by the City, the Executive Director of the Agency or the Director's designee shall first review the project for conformity to the Plan. When the Executive Director of the Agency is satisfied that the proposal conforms to the Plan, the Director or the Director's designee shall advise the Community Development and Services Department. In the event the Executive Director finds that the proposed development for which a permit is sought does not conform to the Plan, the Community Development and Services Department shall not issue a building permit or shall issue a permit subject to the conditions recommended by the Executive Director.

The decision of the Executive Director or designee may be appealed to the Agency within ten days of notification of the Executive Director's or designee's adverse decision. Within thirty days of receipt of the appeal, the Agency shall conduct a public hearing on the proposal at which time the applicant and interested members of the public may be heard. After consideration of testimony and evidence, the Agency must take one of the following actions:

1. Deny the application.
2. Approve the application.
3. Approve the application with modifications or conditions determined to be necessary by the Agency.

The Agency shall also file a written report of its findings of fact regarding the approval, condition of approval, or denial of the subject application.

Any public hearing may be continued from time to time.

Since the members of the City Council also sit as the members of the Agency, an appeal from an Agency decision to the City Council would be a meaningless exercise. Therefore, as long as the members of the City Council also serve as the members of the Agency, any decision by the Agency shall be final. However, if independent Agency members should be appointed in the future, an applicant shall have ten days from an adverse decision of the Agency to appeal to the City Council.

PART VI. REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

The development of the Project will be undertaken in accordance with the provision of the California Community Redevelopment Law.

The Agency proposes to use the following redevelopment techniques to achieve the objectives of the Plan set forth in Part IV above:

A. Public Improvements

The Agency is authorized to install and construct or cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, fire houses, natural gas distribution systems, water distribution systems, buildings, parks, off-street parking, plazas, playgrounds, landscaped areas, trails, and undergrounding of existing utilities.

All streets within the Project Area may be widened, altered, or vacated for purposes of development of the Project. New streets may be created as necessary. The anticipated configuration of streets within the Project Area (including existing streets to be retained) is shown on the Circulation Map (Map 3). These public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. Any and all street vacations pursuant to this Plan shall be in accordance with the City's public hearing requirements as well as all other applicable law including, but not limited to, those provisions set forth in the California Streets and Highways Code.

Anticipated public improvements include the following:

1. Construction of sidewalks, curbs, gutters, trails, reconstruction of streets, landscaping, lighting and undergrounding of utilities in the West Rockaway Beach Area.
2. Development of access to open space and park areas within the Project Area as specified by the General Plan, the LCPLUP and the Specific Plan.
3. Construction of right-of-way, intersection and traffic control improvements to enhance vehicular and pedestrian circulation on Highway One.

4. Construction of off-street parking facilities to serve the needs of the West Rockaway Beach area.

5. Construction of improved access routes to the Quarry and the Headlands.

6. As necessary for parcels that are acquired, assembled, prepared and sold for redevelopment, construction of adequate infrastructure to support the planned modern development on such parcels.

B. Property Acquisition

1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may, but is not required to, acquire or obtain options to acquire all real property located in the Project Area by gift, devise, exchange, purchase, eminent domain or any other lawful method whatsoever. The Agency may also acquire any other interest in real property less than a fee interest.

Since it is in the public interest and is necessary for the elimination of those conditions requiring redevelopment, the power of eminent domain may be employed by the Agency to acquire real property in the Project Area. The power of eminent domain will not be exercised, however, when the following exists:

- a. The property in question is improved with a structure and the Agency has determined that it conforms to the Plan and in the sole determination of the Agency:
 - (1) is not needed for those specific activities outlined in the Plan;
 - (2) is not needed for the development of replacement housing for those displaced by Agency activity, if any;
 - (3) is not needed for any other public improvement or facility;
 - (4) is not needed to promote historical or architectural preservation;

- (5) is not needed to remove a blighting influence on surrounding properties which prevents achievement of the objectives of this Plan;
- (6) is not needed for the elimination of environmental deficiency including among other things, inadequate circulation, access or street layout, incompatible and mixed uses, overcrowding and small parcel size; and
- (7) is not needed for the removal of impediments to land development and disposition through assembly of land into appropriately sized and shaped parcels served by improved circulation and utilities.

- b. The property in question is improved with a structure and although not conforming to the Plan, the Agency has determined that the property and the structure can so conform pursuant to the rules for owner participation agreements and that the owner is faithfully performing under the terms of the owner participation agreement; or
- c. The property in question is owned by a public body.

The Agency must commence eminent domain proceedings with respect to any property which it intends to acquire within twelve years of the date of adoption of the ordinance adopting the Second Amendment to the Plan. This time limit for commencement of eminent domain proceedings may be extended only by amendment of the Plan.

Prior to any acquisition through eminent domain the Agency shall adopt a resolution declaring a need to acquire any specific property and authorizing the acquisition by such method.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire property devoted to a public use, if it is transferred to private ownership before the Agency completes land disposition within the Project Area.

2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

C. Participation by Owners and Business Tenants

1. Opportunities for Owners and Business Tenants

The Agency shall extend reasonable preferences to persons who own property or are engaged in business in the Project Area, to continue or re-enter in business within the Project Area if they meet the requirements prescribed in this Plan and the "Rules For Business Tenant Preference and Owner Participation" which have been adopted by the Agency and are available for public inspection.

It is the intention of the Agency that owners of parcels of real property within the Project Area, where consistent with this Redevelopment Plan, be allowed to participate in this redevelopment by: retaining all or a portion of their properties; acquiring adjacent or other properties in the Project Area; selling their properties to the Agency and purchasing other properties in the Project Area; and upgrading and developing their properties in conformance with this Plan and owner participation rules.

The Agency may determine either on its own discretion or pursuant to a request of a property owner that certain property within the Project Area does not conform to this Plan, and the owner of such property shall be required to enter into an owner participation agreement with the Agency. Each property in the Project Area shall be considered to conform to this Plan, until and unless the Agency has determined by resolution that such property does not conform to this Plan.

The Agency may determine, either on its own discretion or pursuant to a request of a property owner, that certain real property within the Project Area conforms or substantially conforms to the requirements of this Plan and that the owner of such property will therefore be permitted to remain as conforming owner without a participation agreement with the Agency, provided, such owner continues to operate and use the real property within the requirements of this Plan.

In the event a conforming owner desires to (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming, or (b) acquire additional real property within the Project Area, then the Agency may require such

conforming owner to enter into a participation agreement with the Agency in the same manner as required for owners of nonconforming properties.

Any real property owned by a conforming owner outside of the designated conforming parcels and within the Project Area shall be considered and treated in the same manner as real property owned by other owners, i.e., may be subject to a participation agreement with the Agency.

All of the provisions of this subsection are subject to the provisions of Section C.2 below for the selection of a master developer or developers to develop parcels within the Project Area.

2. Rules for Participation Opportunities, Priorities and Preferences; Selection of Master Developers

As more fully set forth in the "Rules for Business Tenant Preference and Owner Participation," in the event the Agency determines either on its own direction or pursuant to a request of a property owner that it is in the best interest of the Project that several parcels within the Project Area be assembled and developed by a single property owner or other entity under a master developer plan, the Agency may select and designate a master developer for the parcels based on the proposed master developer's financial and technical ability to successfully undertake and complete the development program.

Any individual or other entity may apply to be selected as a master developer of two or more parcels in the Project Area. Upon such application, the Agency shall determine whether the applicant or another individual or entity meets the qualification to serve as a master developer and shall designate a qualified master developer unless, in its judgment, no property owner or other individual or entity meets the necessary qualifications.

The rights of particular property owners and business tenants to participate in the redevelopment of their respective properties shall be subject to or limited by or eliminated by the inclusion of their property within a master development plan to be developed by another entity.

If the Agency determines that a particular parcel in the Project Area shall not be included in a master development plan, then the owner of the parcel and business tenants may participate in the redevelopment of property in accordance with the participation rules adopted by the Agency. In general, these rules provide that existing owners and business tenants within the Project Area be given non-financial preference, as more fully described in the participation rules, for re-entry into business within the redeveloped Project

Area. Owners will be required to submit proof to the Agency of their technical qualifications and financial ability to carry out their agreement with the Agency.

3. Participation Agreements

In the event the property owner is otherwise eligible pursuant to Section C.2 above to participate in the redevelopment of the property, the property owner, who is not a conforming owner, shall enter into a binding agreement with the Agency under which the property owner shall agree to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. Such agreement shall be prepared by the Agency after consultation with the property owner. Agreements will contain a list of minimum improvements to be made for the specific property to which it applies.

In such agreements, participating property owners who retain real property shall be required to join in the recordation of such documents as are necessary in the determination of the Agency to make the provisions of this Plan applicable to their properties.

In the event a participating property owner fails or refuses to rehabilitate or develop his or her property pursuant to this Plan and/or an owner participation agreement, the Agency is authorized, but is not required to acquire the real property or any interest therein which, if acquired, may be sold or leased for rehabilitation or development in accordance with this Plan and the rules for owner participation.

It is anticipated that the acquisition of real property within the Project Area will be limited, and that the Agency's power of eminent domain will be used only in those instances in which the Agency determines that the acquisition of certain real property is necessary and is the best interest of the Project.

D. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to

acquire property in the Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Plan to ensure that present uses and any future development by public bodies conform to the requirements of this Plan.

E. Property Management

During such time as property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition.

The Agency may in any year during which it owns property in the Project Area that is tax exempt pay directly to the City, the County, any district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

F. Relocation of Displaced Persons and Businesses

The Agency shall implement its activities to require the minimum possible relocation of persons and businesses consistent with achievement of the goals and objectives of the Plan. In the event that persons or businesses must be relocated, the following standards will apply.

1. Assistance in Finding Other Locations

The Agency shall assist all families and single persons displaced by the Project in finding other locations and facilities. There are areas of the City, other than the Project Area, not generally less desirable in regard to public utilities and public and commercial facilities, containing decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. Such dwelling units are available at rents or prices within the financial means of the families and individuals displaced from the Project Area.

In order to carry out the Project with a minimum of hardship on persons displaced from their homes, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonable, convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing outside the Project Area for displaced persons as provided by applicable law.

2. Relocation Payments

The Agency may pay reasonable moving expenses to persons and businesses displaced by the Project. This provision is not intended to provide incentives for commercial and industrial businesses to move out of the Project Area. The Agency may make such relocation payments for moving expenses where the Agency determines it is in the best interest of the Project and not to do so would create a hardship on the persons involved. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available. The Agency shall make all relocation payments required by applicable law.

G. Demolition, Clearance, and Site Preparation

1. Demolition and Clearance

The Agency is authorized to demolish, clear, or move (or caused to be demolished, cleared or moved) buildings, structures, and other improvements as necessary to carry out the purposes of this Plan.

2. Preparation of Building and Development Sites

The Agency is authorized to prepare or cause to be prepared as development sites any real property in the Project Area owned or acquired by the Agency.

H. Rehabilitation and Moving of Structures

To the extent appropriate in carrying out the Plan, the Agency is authorized to: (1) rehabilitate or to cause to be rehabilitated any building or structure in the Project Area acquired by the Agency, and (2) move or cause to be moved any building or other structure to a location within or outside the Project Area.

I. Replacement Dwelling Units

Whenever any dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of the Project, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate- income an equal number of replacement dwelling units at affordable housing costs as defined by Health and Safety Code Section 50052.5, within the territorial jurisdiction of the Agency, in

accordance with all the provisions of the Redevelopment Law (Health and Safety Code Sections 33413 and 33413.5).

J. Property Disposition and Development

1. Real Property Disposition and Development

a. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. The Agency may accept conveyances of real property from any entity, including the City and other public bodies. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for all or part of the value of the land, cost of installation or construction of any building, facility, structure or other improvement either within or outside the Project Area for itself or for any public body or entity provided that such

improvements would be of benefit to the Project Area and that no other reasonable means of financing the improvements are available to the Agency.

b. Purchase and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency may offer real property in the Project Area for purchase and development by owner and business-tenant participants prior to the time that real property is made available for purchase and development by persons who are not owners or business-tenants in the Project Area.

c. Purchase and Development Documents

To provide adequate safeguards, to insure that the provisions of this Plan will be carried out, and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the Zoning Ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverser, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

During the period of development in the Project Area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area proceeds in accordance with development documents.

The Agency shall require that development plans be submitted to it for review and approval. All development must conform to this Plan and all applicable Federal, State, and local laws.

d. Obligations to be Imposed on Redevelopers

Purchasers of land from the Agency shall be required to develop such land in accordance with the provisions of this Plan. The Agency shall have the right to withhold transfer of title to the acquirer, user or developer of land in order to ensure fulfillment of this requirement. No building, sign or structure shall be constructed upon any part of such land unless architectural plans and specifications showing, among other things, the nature of such construction, parking, loading, surface treatment and landscaping, the location and orientation of the structure(s) on the building site and the grading plans for the building site to be built upon, shall be submitted to, reviewed, and approved in writing by the Agency. The Agency shall have the right to refuse to approve any such plans or specifications when in the opinion of the Agency such plans or specifications do not conform with the conditions and objectives of the Plan, or to the design standards established by the Agency.

Acquirers, users or developers of land within the Project Area must commence the erection of any building, prosecute diligently the work thereon and complete it within such reasonable period of time as agreed upon with the Agency.

No acquirer, user, owner participant or developer shall resell, lease, sublease, or otherwise dispose of land in the Project Area until the construction approved by the Agency has been completed, except with the prior written consent of the Agency.

Persons who are engaged in business in the Project Area shall be granted non-financial preference by the Agency to re-enter in business within the Area after redevelopment if they otherwise meet the requirements prescribed by the Plan and the Rules

for Business Tenant Preference and Owner Participation.

The acquirer, user, or owner shall be responsible for complying with all applicable State and local laws, ordinances and codes, in effect from time to time, not superseded by this Plan.

2. Personal Property Disposition

For the purpose of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

K. Prevention of Discrimination

1. General

Property owners and developers shall comply with all State and local laws, in effect from time to time prohibiting discrimination or segregation by reason of race, color, religion, creed, marital status, sex, national origin or ancestry, in the sale, lease or occupancy of the property.

2. Conveyances by the Agency

Pursuant to the Redevelopment Law (Health and Safety Code Sections 33337 and 33435-33436), contracts entered into by the Agency relating to the sale, transfer or leasing of land, or any interest herein acquired by the Agency within the Project Area shall contain the provisions of those Redevelopment Law sections in substantially the form set forth therein. Such contracts shall further provide that the provisions of the applicable Redevelopment Law sections shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties and all other transferees under the instrument.

3. Other Contracts, Deeds and Leases for Conveyance of Project Area Property

All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Project Area shall contain the following nondiscrimination clauses as prescribed by the Redevelopment Law (Health and Safety Code Section 33436):

In deeds, the following language shall appear:

"The grantee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against, or segregation of, any persons or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases, the following language shall appear:

"The lessee herein covenants by and for himself, his heirs, executors, administrators, and assigns, and all persons claiming under or through him, and this lease is made and accepted upon and subject to the following conditions:

"That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased, nor shall the lessee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or number, use, or occupancy of tenants, sublessees, subtenants, or vendees in the premises herein leased."

In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency, the foregoing provisions in substantially the forms set forth shall be included, and the contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

4. Duration

The covenants in deeds, leases, and contracts from or with the Agency, with respect to prevention of discrimination, shall remain in effect in perpetuity.

L. Financing of Low- and Moderate-Income Housing and Commercial Development

The Redevelopment Construction Loan Act (California Health and Safety Code Sections 33750 et seq.) and the general powers of the Agency provide the authority for the Agency to issue tax-exempt mortgage-revenue bonds for the financing of housing construction and rehabilitation as well as for the development and construction of commercial facilities.

Tax-exempt mortgage-revenue bonds may be issued by the Agency in conjunction with the expenditure of the tax increment revenues required to be set aside for provision of low- and moderate-income housing pursuant to the Redevelopment Law (Health and Safety Code Section 33334.2).

Tax-exempt mortgage-revenue bond financing will be made available only to those projects which fully satisfy all local zoning and land use requirements. As a general rule, the Agency will expect that mortgage revenue bond financed projects should show additional benefits to the community due to the provision of lower cost tax-exempt mortgage financing. Prior to the issuance of any such bonds, the Agency must be assured that there is adequate security for the payment of principal and interest when they became due and payable.

PART VII. METHODS FOR FINANCING THE PROJECT

A. General Provisions

Upon adoption of the Plan by the City Council, the Agency is authorized to finance this Project with financial assistance from the County of San Mateo, State of California, United States Government, private developers or any other available sources.

As available, Pacific Gas & Electric Company, Rule 20A funds, may be used toward the cost of undergrounding utilities. There may also be some revenue accruing to the Project from interest earned on investment of Agency funds.

The Agency is hereby authorized to borrow funds, obtain advances, and create contractual indebtedness and other obligations in carrying out this Plan. The principal and interest on such borrowed funds, advances and other obligations may be paid from tax increments available to the Agency.

B. Housing Financing

Pursuant to the Redevelopment Law (Health and Safety Code Section 33334.2), twenty percent of all tax increments allocated to the Agency shall be used for the purposes of expanding and increasing the community's supply of low- and moderate-income housing available at affordable cost.

Tax increment revenues allocated to the Agency and earmarked for housing purposes will be used to fund existing and new programs for housing development in a manner consistent with the Housing Element of the City's General Plan. Redevelopment Law allows these housing funds to be used within and outside of the Project Area.

C. Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of San Mateo, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by, or for, each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by, or for, said taxing agencies on all other property are paid. For the purpose of allocating taxes levied by, or for, any taxing agency or agencies which did not include the territory of the Redevelopment Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of San Mateo last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date; and

2. Except as provided in paragraph 3, below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable properties in such Project as shown by the last equalized assessment roll referred to in paragraph 1, above, all of the taxes

levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount identified in paragraph 1, above, which are attributable to a tax rate levied by a taxing agency which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition and improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

The portion of taxes mentioned in paragraph 2, above, is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, indebtednesses, and other obligations as appropriate, in carrying out the Project.

The following limitations are placed on the period for incurring indebtedness and on the total number of tax increment dollars to be allocated to the Project:

1. No loans, advances or indebtedness to finance, in whole or in part, the Project shall be established or incurred by the Agency on or after July 14, 2006, except as otherwise permitted by Health and Safety Code Section 33333.6.

2. The Agency shall not receive property taxes from, and shall not repay loans, advances or indebtedness incurred to finance, in whole or in part, the Project after ten (10) years from the termination of the effectiveness of the Plan for the Project, except as otherwise permitted by Health and Safety Code Section 33333.6.

3. No more than \$40,000,000 of tax increments may be divided and allocated to the Agency without further amendment of this Plan.

4. No more than \$35,000,000 in bonded indebtedness to be repaid in whole or in part from tax increments may be outstanding at any one time without further amendment of this Plan.

D. Bonds

The Agency may issue its bonds for any corporate purpose or for the purpose of refunding bonds it has previously issued. The principal and interest payable on such bonds may be paid from:

1. the income and revenues of the Project;
2. the tax increment funds allocated to the Agency;
3. the Agency's revenues generally;
4. taxes imposed pursuant to Section 7202.6 of the Revenue and Taxation Code which are pledged therefor;
5. any contributions or other financial assistance from the state or local government;
6. repayment of loans or other form of indebtedness to the Agency; or
7. any combination of the above sources.

E. Other Loans, Grants and Advances

Any other loans, grants, or financial assistance from any other public or private source may be utilized if available.

PART VIII. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of the Plan to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but shall not be limited to, the following:

A. Acquisition of any real and personal property inside or outside the Project Area required as right-of-way for circulation improvements; demolition and removal of structures on such acquired property; and preparation of such property for construction. The costs to the City of such acquisition, demolition

and site preparation may be reimbursed by the Agency from Project revenues, as permitted by applicable law.

B. Establishment of an assessment district mechanism to collect fees from property developers within the Project Area for purposes of Project financing.

C. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public right-of-ways, as appropriate to carry out this Plan.

D. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.

E. Imposition wherever necessary (by subdivision approval, conditional use permits or other means) of appropriate controls, within the limits of this Plan, upon parcels in the Project Area to ensure their proper development and use.

F. Provision for administrative enforcement of this Plan.

G. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered by the City, in accordance with a schedule that will permit the development of the Project Area to be commenced and carried to completion without unnecessary delay.

PART IX. ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

PART X. DURATION

With the exception noted below, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective until thirty-five (35) years from the date of adoption of the Plan.

The nondiscrimination and nonsegregation provisions contained in Part VI shall run in perpetuity.

PART XI. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.

PART XII. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Section 33354.5 and/or 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

PART XIII. AUTHORITY OF THE AGENCY

To the extent legally permissible, the Agency is hereby authorized to undertake any redevelopment activity or exercise any power not already included herein, provided such action is not inconsistent with this Plan.

EXHIBIT A**ROCKAWAY BEACH PROJECT
AREA LEGAL DESCRIPTION**

All that real property situated in the County of San Mateo, State of California, described as follows:

Beginning at a point which is common to the Ordinary High Tide Line of the Pacific Ocean under natural conditions, and the Northwest corner of Lot 1 of that certain map entitled "Map of the Southerly Regan Tract in San Pedro Ranch" filed in the office of the County Recorder of San Mateo County on November 9, 1872 in Book 1 of Maps at page 26 and copied into Book 19 of Maps at Page 16, from said point of beginning to a point located North 53°18' West 225.6 feet from an iron pipe set in concrete, near the edge of the bluff, overlooking the Pacific Ocean; as described in the Deed recorded at the San Mateo County Recorder's office, Reel 7993, page 493, Parcel B, being portion of the San Pedro Rancho; said iron pipe also being North 53°18' West 900.53 feet from the center line at Engineer's Station 556 + 36.81 of State Highway No. 1 with the southerly boundary of Part 3 of the San Pedro Rancho, as said Part 3 is described in Decree of Distribution rendered in the Superior Court in and for the County of San Mateo, File No. 5620, recorded April 28, 1932 in Book 566 at page 82 of Official Records of San Mateo County, thence leaving said point on the shoreline and running North 20°03'15" East 236.6 feet; thence South 86°30' East 627 feet; thence North 27°30' East 1247.4 feet to a point on the southerly line, said point being North 66°03'16"

West distance 382.72 feet from an iron pipe set in concrete; thence South $66^{\circ}03'16''$ East 71 feet more or less along said southerly line; thence leaving said line South $39^{\circ}28'22''$ East 77.50 feet, more or less, to the Northwest line of San Marlo Esplanade; said point being North $66^{\circ}10'$ West 260.72 feet from an iron pipe set in concrete at the Northwest corner of Block 7, and shown on the Amended and Supplemental Map of Rockaway, filed November 18, 1907 in Book 5 of Maps at page 44 Official Records of San Mateo County; thence North $5^{\circ}30'$ West 57.95 feet to a point located on the property line of that certain tract of land described in the Deed from the Ideal Cement Company to the Ocean Shore Sanitary District, dated April 2, 1954 and recorded in Book 2611 of Official Records, at page 68; thence leaving said line North $5^{\circ}30'$ West 2016.09 feet; thence South $88^{\circ}01'51''$ East 3022 feet, more or less, to the Westerly property line of Highway No. 1; thence South $10^{\circ}55'07''$ East 101.40 feet; thence South $31^{\circ}07'49''$ West 410.27 feet; thence South $38^{\circ}35'50''$ West 397.94 feet; thence South $62^{\circ}21'43''$ East 23.36 feet; thence South $43^{\circ}37'11''$ West 45.31 feet, thence southwesterly along a curve to the right with a radius of 1975 feet through an angle of $5^{\circ}03'48''$ an arc distance of 174.53 feet, thence South $48^{\circ}40'59''$ West 271.83 feet; thence southwesterly along a curve to the right with a radius of 5975 feet through an angle of $5^{\circ}20'04''$ an arc distance of 556.29 feet to a point which is the Southwest corner of the tract of land granted by Ideal Cement Company to the State of California by Deed dated October 7, 1963, recorded in book 4603 of Official Records at page 469, Records of San Mateo County, California; thence South $35^{\circ}58'57''$ East 114.65 feet; thence South $52^{\circ}24'17''$ West 1184.09 feet (Deed #83021668 Bearing South $52^{\circ}24'17''$ W, CalTrans Right-of-Way Record Map Bearing South $51^{\circ}09'W$) to Westerly

right-of-way line of State Highway No. 1 thence South $65^{\circ}18'30''$ East 11.17 feet; thence as shown on State of California Right-of-Way Map R509.21, South $51^{\circ}09'$ West 589.91 feet; thence south $51^{\circ}09'$ West 400 feet, thence South $62^{\circ}32'20''$ West 382.02 feet; thence South $19^{\circ}38'15''$ West 385.50 feet; thence South $29^{\circ}18'50''$ West 398.44 feet; (crossing the State of California Right-of-Way at State Highway 1 centerline station 556 + 36.81 as shown on Right-of-Way Record Map R509.21); thence South $2^{\circ}07'57''$ East 435.43 feet; thence continuing along said Westerly line of said State Highway 1 on a curve to the left tangent to the last mentioned course, having a radius of 1550 feet thru an angle of $2^{\circ}53'24''$ an arc distance of 78.18 feet, continuing Southerly along said highway line and along said curve of 1550 foot radius an arc distance of 122.71 feet thru a central angle of $4^{\circ}32'09''$ and South $7^{\circ}16'25''$ East 94.08 feet to the Northeasterly corner of property conveyed by Deed from Egidio Maracci, et ux, to Joe Delucchi, et al, dated August 18, 1944 and recorded October 17, 1944 in Book 1136 of Official Records at page 47; thence along the Northeasterly boundary of land so conveyed North $56^{\circ}17'$ West to the Ordinary High Tide Line of the Pacific Ocean; thence Westerly and Northerly along said Ordinary High Tide Line to the point of commencement.

Appendix C

**FIVE YEAR IMPLEMENTATION PLAN
(2010-2014)**

**FOR THE ROCKAWAY BEACH
REDEVELOPMENT PROJECT**

Pacifica Redevelopment Agency

December 2009

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**FIVE-YEAR IMPLEMENTATION PLAN (2010-2014)
FOR THE ROCKAWAY BEACH REDEVELOPMENT PROJECT**

I. INTRODUCTION

In accordance with Section 33490 of the Community Redevelopment Law ("CRL"), beginning in 1995 redevelopment agencies have been required to adopt an implementation plan for each redevelopment project every five years. The Pacifica Redevelopment Agency ("Agency") adopted prior implementation plans for fiscal years 1995-1999, 2000-2004, and 2005-2009 and must adopt its fourth Five-Year Implementation Plan for the Rockaway Beach Project for fiscal years 2010-2014 (the "Implementation Plan").

In summary, the Implementation Plan is required to include the following:

- A description of the Agency's specific goals and objectives, specific programs (including any potential projects), and estimated expenditures for the project area for the next five years. See Sections III, IV and V.
- An explanation of how these goals, objectives, programs and expenditures will eliminate blight within the project area or implement the housing requirements of the CRL. See Section VI.
- A housing component addressing the Agency's low and moderate income housing fund (including the income category and age proportional spending requirements, and a report on certain actual affordable housing data for the 2005-2009 Implementation Plan); inclusionary housing production obligations; and replacement housing obligations. See Section VII.
- A component identifying the expiration of certain redevelopment plan time limits. See Section II.B.

A public hearing must be held on this Implementation Plan prior to its adoption by the Agency. In addition, between two and three years after its adoption, a public hearing is required to review the Rockaway Beach Redevelopment Plan and this Implementation Plan in order to evaluate the progress of the Rockaway Beach Redevelopment Project.

This Implementation Plan is a multi-year program planning document rather than a specific project document. Its purposes are to plan the redevelopment program activities the Agency intends to undertake during the five-year period that will meet the Agency's goals and objectives of eliminating blight, stimulating private investment and economic development, and increasing, preserving and improving low and moderate income housing, which will comply with the Agency's housing requirements under the CRL.

II. BACKGROUND AND TIME LIMITS OF THE PROJECT AREA

A. Background

The Rockaway Beach Redevelopment Plan ("Redevelopment Plan") was adopted on July 14, 1986, and consists of 147.5 acres ("Project Area"). There are three distinct areas of the Project Area generally described as follows: the Headlands, West Rockaway Beach and the Quarry. A map of the Rockaway Project Area is attached as Exhibit A.

The general goals and objectives of the Redevelopment Plan are: to eliminate blight conditions; to revitalize the West Rockaway Beach and Quarry areas so that they become efficient and attractive centers for visitor-serving commercial, office and retail activity; to improve the access for vehicles and pedestrians to the Project Area in order to stimulate economic development and provide adequate access and public improvements to open spaces, such as the Headlands; and to increase, improve or preserve the supply of low and moderate income housing in the community.

To date, the Agency's redevelopment activities have resulted in the completion of visitor-serving commercial and office uses; three hotels; a new off-street parking lot, improvements to existing parking areas; new streets, curbs and gutters in the West Rockaway Beach area; redevelopment of the "Clock Tower" project; improvements to the "Surfer's Parking Lot" including renovation of the old changing room; a new ADA accessible pedestrian walkway from West Rockaway Beach over the Headlands connecting with Pacifica State Beach; a new wastewater treatment plant; and the restoration of wetlands and Calera Creek. In addition, the Agency assisted in preserving the Oceanview Apartments, an affordable senior housing project outside the Project Area that was going to be converted to market housing, through acquisition and transfer to a non-profit organization.

Remaining blight conditions within the Project Area include: deteriorated and dilapidated structures, inadequate recreation/open space, depreciated values and impaired investments, inadequate circulation and accessibility, and deteriorated or inadequate utilities and public improvements.

Due to the Agency's existing indebtedness incurred to undertake the completed projects and redevelopment activities described above, at this time and during this Implementation Plan period, the Agency is very limited on the amount of tax increment funds available to undertake additional projects. Therefore, it is anticipated that the majority of the proposed projects and programs described in this Implementation Plan will be subject to the Agency's ability to obtain financing.

B. Expiration of Redevelopment Plan Time Limits

Effectiveness Limit	Debt Incurrence Limit	Debt Repayment	Eminent Domain Limit
7/14/2021*	N/A-Expired	7/14/2031*	5/24/2011

*SB1045 and SB1096 Ordinances are planned to be adopted that will extend these time limits 3 years as permitted under the CRL due to three years of mandatory ERAF payments.

III. FIVE-YEAR GOALS AND OBJECTIVES

The goals and objectives for redevelopment of the Project Area over the five years covered by this Implementation Plan are: (1) to continue to eliminate blight conditions; (2) to continue those improvements necessary to revitalize the West Rockaway Beach and Quarry areas; (3) to continue to improve the access for vehicles and pedestrians to the Project Area and provide adequate access and public improvements to open spaces; and (4) to continue to increase, improve or preserve the supply of low and moderate income housing in the community.

IV. PROPOSED FIVE-YEAR PROGRAMS

A. Public Improvement Program

The purpose of this program is to provide those infrastructure and other public improvements necessary to provide safe vehicular and pedestrian access and circulation, adequate utilities, safe and adequate recreational facilities, and adequate public open space and parking. Agency activities under this program may include: street improvements, such as road reconstruction, sidewalks, curbs and gutters; traffic signals; lighting; landscaping and pedestrian amenities; and parking improvements.

It should be noted, however, that the Agency does not currently have any available non-housing tax increment funds for this program. Therefore, the ability of the Agency to undertake any projects under this program will be subject to the Agency obtaining financing.

B. Housing Programs

The purpose of this program is to assist in providing decent, safe and sanitary housing within the community and, in particular, to assist in increasing, improving and preserving affordable housing for low and moderate income persons throughout the community. This program may include the provision of incentives, when necessary, to property owners, developers or investors to develop new low and moderate income housing within the community and, if needed, to provide incentives to property owners of existing housing to participate in this program by agreeing to restrict their rents to an "affordable rent," as well as to improve and preserve existing affordable housing. Examples of the types of activities the Agency may undertake under this program include: acquisition of property to assemble adequate sized parcels for development of housing sites; site clearance and preparation costs; the provision of certain public improvements; the provision of grants, loans or subsidies as may be required and as permitted under the CRL; the purchase of affordability covenants to restrict the price or rental of

dwelling units; and the purchase of existing housing for conversion to affordable rental or sale units.

V. REVENUE SOURCES AND ESTIMATED PROPOSED PROGRAM EXPENDITURES

The primary source of revenue available to the Agency for its programs and projects has been and will continue to be property tax increment. Tax increment is created by the increases in assessed value of properties in a project area after adoption of a redevelopment plan due to change of ownership, rehabilitation or new construction. Other potential revenue sources for the Agency's programs that may be available to the Agency include Community Development Block Grant Funds and state and federal programs (e.g., HOME Program, CFHA Program, etc.).

The Agency's estimated expenditures for the five-year period of this Implementation Plan are set forth below. It should be noted, however, that the expenditures do not reflect the Supplemental Education Revenue Augmentation Fund (SERAF) payments that may be required in accordance with AB 26 4x. The legality of the SERAF payments imposed by AB 26 4x is being challenged.

Program	Estimated Expenditures (2010-2014)
Public Improvement Program	\$0*
Housing Programs	0*
Debt Service: Non-Housing	1,631,955
Debt Service: Housing	85,000
Intergovernmental Expenses (Payments to Affected Taxing Entities, County fees/charges for tax collection)	129,500
Agency Administration	110,500
Total Estimated Expenditures	\$1,956,955

*No expenditures are projected for these programs because there are currently no available funds and the Agency does not anticipate having sufficient tax increment funds during this Implementation Plan period for these programs, especially in light of the Agency's potential obligation to make the Supplemental Education Revenue Augmentation Fund (SERAF) payments that may be required in accordance with AB 26 4x. However, these programs are still listed in the event the Agency is able to obtain other financing for any of these program activities.

VI. EXPLANATION OF HOW THE GOALS AND OBJECTIVES, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHT WITHIN THE PROJECT AREA OR IMPLEMENT THE HOUSING REQUIREMENTS

Each of the programs described in this Section VI and the expenditures described in Section V will either assist in the elimination of blight conditions in the Project Area or will address the Agency's housing requirements under the CRL. The chart below indicates the linkage between the Rockaway Beach Redevelopment Project goals and objectives, the five-year programs/expenditures, and either the blight conditions that will be alleviated or eliminated, or the CRL housing requirement that will be implemented as a result of the programs.

Five-Year Goals and Objectives and Five-Year Programs/Expenditures Link to Elimination of Blight Conditions or Implementation of CRL Housing Requirements

Five-Year Goals and Objectives	Five-Year Programs/Expenditures	Blight Conditions to be Alleviated or Eliminated in Project Area or Implementation of CRL Housing Requirements
Continue to eliminate blight conditions	Public Improvement Program Housing Program	Deteriorated and dilapidated structures Depreciated values & impaired investments Deteriorated/inadequate utilities Inadequate public Improvements Inadequate parking and open spaces
Continue those improvements necessary to revitalize the West Rockaway Beach and Quarry areas	Public Improvement Program	Deteriorated/inadequate utilities Inadequate public improvements Inadequate parking Depreciated values & impaired investments
Continue to improve the access for vehicles and pedestrians to the Project Area and provide adequate access and public improvements to open spaces	Public Improvement Program	Inadequate recreation/open spaces Deteriorated/inadequate utilities Inadequate public improvements Inadequate parking
Continue to increase, improve and preserve affordable low- and moderate- income housing in the community	Housing Program	Deteriorated & dilapidated structures Depreciated values & impaired investments Implements CRL housing requirements

VII. HOUSING REQUIREMENTS

This portion of the Implementation Plan addresses the Agency's housing requirements under the CRL and sets forth the Agency's plan for meeting its housing obligations. The Agency is required to: (1) deposit at least 20% of its tax increment monies in a Low and Moderate-Income Housing Fund (the "Housing Fund") for the purpose of increasing, improving or preserving the community's supply of affordable low and moderate-income housing, and spend the Housing Fund monies for very low and low-income housing units in proportion to the need as determined by the regional housing needs assessment and for those age groups under 65 in proportion to the community's population as determined by the most recent census; (2) provide that 15% of all new or substantially rehabilitated housing units developed within the Project Area by entities other than the Agency and 30% of all new or substantially rehabilitated housing units developed by the Agency be available at an affordable housing cost to persons of low and moderate-income for the longest feasible time ("Inclusionary Housing"); and (3) provide that whenever a low or moderate-income housing dwelling unit is destroyed or removed as part of a redevelopment project, such unit will be replaced within four years of its destruction or removal ("Replacement Housing"). Each of these three Agency housing requirement components is addressed below.

A. Low and Moderate Income Housing Fund Requirements

This component of the Implementation Plan is required to include the following:

- The estimated amount of monies in the Housing Fund as of 07/01/2009 and the estimated amount of monies to be deposited in the Housing Fund in each fiscal year of this Implementation Plan's five-year period (2010-2014).

The information is shown in Table 1 below.

- An estimate of the number of new units to be assisted with Housing Fund monies and the estimated annual expenditure of Housing Fund monies for these units for the five-year period (2010-2014).

There are no new units estimated to be assisted with Housing Fund monies during this Implementation Plan's five-year period.

- An estimate of the number of rehabilitated units to be assisted with Housing Fund monies and the estimated annual expenditure of Housing Fund monies for this assistance for the five-year period (2010-2014).

There are no units estimated to be rehabilitated using Housing Fund monies during this Implementation Plan's five-year period.

- The estimated number of price-restricted units to be assisted with Housing Fund monies and the estimated annual expenditure of Housing Fund monies for this assistance for the five-year period (2010-2014).

There are no additional units projected to be price-restricted during this Implementation Plan's five-year period, however, there are estimated Housing Fund expenditures during this Implementation Plan's five-year period to pay existing debt for price-restricted units that were provided in previous years. See Table 2.

- A report of the actual affordable housing proportional expenditures for the previous Implementation Plan (fiscal years 2005-2009).

This information is contained in subparagraph 2 below.

- A description of how the proposed Housing Fund expenditures will be in compliance with the proportional spending requirements over the 2005-2019 fifteen-year compliance period ("Compliance Period"). (Pursuant to CRL Section 33334.4(c), the Compliance Period is 15 years instead of 10 years because the Agency's aggregate Housing Fund deposits during the first five years of the Compliance period were less than \$2,000,000.)

This information is contained in subparagraph 3 below.

1. Housing Fund Deposits, Units and Expenditures

Table 1: Estimated Annual Deposits to Affordable Housing Fund for 2010-2014 Plan Period and Current Balance

Year	Amount
2009/10	\$62,000
2010/11	62,000
2011/12	62,000
2012/13	62,000
2013/14	62,000
Total Deposits	\$310,000
Current Balance as of 7/1/09	32,392
Total	\$342,392

**Table 2: Estimated Price-Restricted Units and Annual Expenditures
for 2010-2014 Plan Period**

Year	Estimated Price-Restricted Units	Estimated Expenditures*
2009/10	0	\$ 17,000
2010/11	0	17,000
2011/12	0	17,000
2012/13	0	17,000
2013/14	0	17,000
Total	0	\$85,000

*These expenditures are for repayment of a City loan incurred in 2000 to assist in preserving the affordability of the low and very low income senior Oceanview Apartments Project.

**2. Actual Proportional Income and Age Affordable Housing Report for
Previous Implementation Plan (2005-2009)**

The purpose of this component of the Implementation Plan is to report on the actual Housing Fund income and age proportional expenditures for the previous Implementation Plan period (2005-2009). This component is required to include the following:

- The amount of Housing Fund moneys used to assist extremely low, very low and low-income households.

The only Housing Fund expenditures in the previous Implementation Plan were for repayment of debt incurred for the Oceanview Senior Housing Project approved in 2000 (prior to the effective date of the proportional spending requirements); therefore, these expenditures are not subject to the proportional spending requirements. For informational purposes, Table 3 below sets forth how these expenditures have been allocated by income category, however, they are not applicable for purposes of determining compliance with the proportional spending requirements.

- The number, location and level of affordability of units newly constructed with locally controlled government assistance, and without Agency assistance, that are required to be affordable to and occupied by persons of extremely low, very low and low-income persons for at least 55 years for rental housing or 45 years for homeownership housing.

There were none.

- The amount of Housing Fund moneys used to assist housing units available to households under age 65, and the number, location, and level of affordability of those units.

As noted above, the only Housing Fund expenditures in the previous Implementation Plan were for repayment of debt incurred for the Oceanview Senior Housing Project approved in 2000 (prior to the effective date of the proportional spending requirements); therefore, these expenditures are not subject to the proportional spending requirements. For informational purposes, Table 4 below sets forth how these expenditures have been allocated by age category, however, they are not applicable for purposes of determining compliance with the proportional spending requirements.

Table 3: Actual Amount of Housing Fund Expenditures in Prior Implementation Plan Period (2005-2009)

Income Level	Actual Expenditures
Extremely/Very Low Income	\$16,481
Low Income	68,326
Moderate Income	0
Total	\$82,407

Table 4: Amount of Housing Fund Expenditures for Housing Units Available to Persons and Families under Age 65 in Prior Implementation Period (2005-2009)

Age Category	Actual Expenditures
Under 65	\$0
Over 65	82,407
Total	\$82,407

3. Description of How the Proposed Housing Fund Expenditures Will Be in Compliance with the Proportional Spending Requirements over the 2005-2019 Fifteen-Year Compliance Period

Commencing January 1, 2002, Housing Fund monies are required to: (1) assist housing for persons in the very low and low-income categories in amounts at least equal to the City's regional share of the proportional need for those income categories over the Compliance Period; and (2) assist housing available to persons and families under 65 years of age in amounts at least equal to the proportion of low-income households under 65 years of age bears to the total number of low-income households of the community as reported in the latest U.S. census.

As stated in subparagraph 2 above, the only Housing Fund expenditures in the first five years of the Compliance Period were for repayment of debt incurred for the Oceanview Senior Housing Project, which was approved in 2000 (prior to the effective date of the proportional spending requirements); therefore, those expenditures are not subject to the proportional spending requirements. Similarly, the only Housing Fund expenditures estimated for this Implementation Plan period are also for repayment of debt for the Oceanview Senior Housing Project, therefore, these expenditures are also not subject to the proportional spending requirements. However, for informational purposes only, Table 5 below sets forth the City's

regional share proportional housing need by income and Table 6 shows how this Implementation Plan's expenditures have been allocated by income category. In addition, Table 7 below sets forth the City's proportional need of lower income households by age category. Since the Housing Fund expenditures were all for the Oceanview Senior Housing Project, all the units were for persons 65 and over.

Table 5: Regional Housing Need Requirement by Income

Income Level	Units Needed*	Percentage
Very Low Income	63	At least 39%
Low Income	45	At least 28%
Moderate Income	53	No more than 33%
Total	161	100%

*Source: City Housing Element (Proposed 2009 Update)

Table 6: Estimated Housing Fund Expenditure for Each Income Group for 2010-2014 Plan Period

Year	Very Low	Low	Moderate	Total
2009/2010	\$3,400	\$13,600	\$ 0	\$17,000
2010/2011	3,400	13,600	0	17,000
2011/2012	3,400	13,600	0	17,000
2013/2014	3,400	13,600	0	17,000
2014/2015	3,400	13,600	0	17,000
Total	\$17,000	\$68,000	\$ 0	\$85,000
Percentage	20%	80%	0%	100%

Note: The expenditures are for the Oceanview Apartments Senior Housing Project, not specific units within the Housing Project. The Housing Project is required to have 80% of the units available for low income seniors and 20% of the units available to very low income seniors; therefore, the Agency's allocation by income level uses those same percentages.

Table 7: Proportional Age Housing Fund Requirements

Age Category	Number of Households	Percentage of Households
Lower-income households under 65	77,753	70%
Lower-Income households 65 and over	33,427	30%
Total Lower-income Households	111,180	100%

*Sources: U.S. Census American Community Survey from 2006-2008 for Age of Householder by Household Income for San Mateo County (Table B19037); City Housing Element for determining average household size of community; Section 6932 of title 25 of Cal.Code Regs. for determining lower income amounts for the average household size for San Mateo County.

The Agency has began to accumulate Housing Funds in excess of the amount needed to pay for the existing debt on the Oceanview Senior Housing Project, but does not anticipate having sufficient funds to assist in providing other low and moderate income housing units during this Implementation Plan period. During the last five years of the Compliance Period (2015-2019), the Agency will require that any housing projects assisted with the Housing Fund meet the income and age proportional spending requirements as set forth in Tables 5 and 7 above.

B. Inclusionary Housing Requirements

The Agency does not presently have and currently does not anticipate having any Inclusionary Housing requirements because to date there have been no new or substantially rehabilitated units in the Project Area, the Agency cannot reasonably estimate the number of potential new or substantially rehabilitated units to be constructed in the Project Area, and the Agency does not plan on constructing any new units or substantially rehabilitating any units itself outside the Project Area. This is due to the following facts: (1) there is only one vacant area within the Quarry Area portion of the Project Area that could accommodate new residential units, however, it is zoned C-3-x which only allows residential uses with a public vote; (2) in 2006 a proposal for residential development was put to a public vote and was rejected, to date there have been no new applications for residential development in the Quarry Area, and if any applications for a residential development project are received, the project shall be subject to approval by public vote; and (3) although the Agency plans on using Housing Fund monies to assist in increasing, improving, and preserving low- and moderate-income housing outside the Project Area, it does not anticipate developing new units or substantially rehabilitating any units itself inside or outside the Project Area.

In the event any application for a residential development project within the Quarry Area is received that is approved by public vote, the Agency will require such project to meet the Agency's inclusionary housing requirements as set forth in the CRL.

C. Replacement Housing Requirements

The Agency does not presently have and does not anticipate having any replacement housing requirements because it has not removed and has no intention to remove any low or moderate income dwelling units.

EXHIBIT A

[Insert Map of Project Area]

Exhibit A

**CITY OF PACIFICA
REDEVELOPMENT AGENCY**

IMPLEMENTATION PLAN

for the

ROCKAWAY BEACH REDEVELOPMENT PROJECT

Prepared by

City of Pacifica
Redevelopment Agency

June 2000

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IMPLEMENTATION PLAN
for the
ROCKAWAY BEACH AREA REDEVELOPMENT PROJECT

I. INTRODUCTION

Section 33490 of the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires redevelopment agencies to adopt an implementation plan every five years, beginning in 1994, for each redevelopment project area. The implementation plan must describe the agency's specific goals and objectives for the project area; the specific programs, including potential projects, to be carried out in the project area; the estimated expenditures to be made during the period covered by the plan; and an explanation of how the goals, objectives, programs, potential projects and estimated expenditures will eliminate blight within the project area. The implementation plan must also describe how the agency will implement its obligations to replace, increase, improve, preserve and maintain low- and moderate-income housing.

In accordance with the provisions of Section 33490 of the Community Redevelopment Law, the Redevelopment Agency of the City of Pacifica (the "Agency") has prepared this Implementation Plan for the Rockaway Beach Redevelopment Project for the five-year period commencing with the adoption of this Implementation Plan and continuing through fiscal year 2003-2004.

II. REDEVELOPMENT COMPONENT

A. Historical Background and Restatement of Blighting Conditions

The Agency adopted the Redevelopment Plan (the "Redevelopment Plan") for the Rockaway Beach Redevelopment Project (the "Project") by Ordinance No. 467-86 on July 14, 1986. The Redevelopment Plan was subsequently amended on April 10, 1995 by Ordinance No. 625-C.S. and on May 24, 1999 by Ordinance No. 666-C.S.

The Project Area

The Rockaway Beach Redevelopment Project Area boundaries lie entirely within the City of Pacifica. The Project Area includes approximately 140 acres and is bounded by the Mori Point property on the north, Pacifica State Beach to the south, Highway 1 to the east, and the Pacific Ocean to the west.

Blighting Conditions

At the time of adoption of the Redevelopment Plan, the Agency, in its Report to the City Council, defined the types of conditions and characteristics found in a "blighted area" in very specific terms, as indicated by the following sections of the Community Redevelopment Law:

Section 33030: "It is found and declared that there exist in many communities blighted areas which constitute either physical, social, or economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of such communities and of the state.

"A blighted area is one which is characterized by one or more of those conditions set forth in Sections 33031 or 33032, causing a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social, or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone."

Section 33031: "A blighted area is characterized by the existence of buildings and structures, used or intended to be used for living, commercial, industrial, or other purposes, or any combination of such uses, which are unfit or unsafe to occupy for such purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime because of any one or a combination of the following factors...:

"(e) Age, obsolescence, deterioration, dilapidation, mixed character, or shifting of uses."

Section 33032: "A blighted area is characterized by properties which suffer from economic dislocation, deterioration, or disuse because of one or more of the following factors which cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical, social, or economic burden on the community which cannot reasonably be reversed or eliminated by private enterprise acting alone:

"(a) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

"(b) The existence of inadequate public improvements, public facilities, and open spaces, which cannot be remedied by private or governmental action without redevelopment.

"(c) A prevalence of depreciated values, impaired investments, and social and economic maladjustment."

The field survey of the Project Area conducted in December 1985, January 1986, and April 1986 identified and documented existing physical, social, and economic conditions prevalent in the community. For purposes of this description the Project Area has been divided into three subareas: the Headlands, West Rockaway Beach, and the Quarry.

The Headlands, which consists of a meadow and rocky point covering approximately 22 acres of land and lying generally between Highway 1 and the Pacific Ocean, south of West Rockaway Beach. The Headlands subarea was found to suffer primarily from inadequate access and inadequate public improvements.

West Rockaway Beach, which consists of a commercial and residential area covering approximately 8.5 acres of land and lying generally between Highway 1 and the Pacific Ocean, south of San Mario Way and north of a line crossing the southerly termini of Nick Gust Way and Old County Road.

The West Rockaway Beach subarea was found to suffer primarily from physical deterioration and dilapidation, inadequate public improvements, inadequate access and economic depression.

The Quarry, which consists of the former quarry area covering approximately 117 acres of land and lying generally between Highway 1 and the Pacific Ocean to the north of West Rockaway Beach. The Quarry subarea was found to suffer primarily from the need for hillside reclamation, inadequate access and inadequate public improvements.

To alleviate the blighting conditions discussed above, the major goals of the Redevelopment Plan are:

1. To vitalize the West Rockaway Beach and Quarry areas so that they become efficient and attractive centers for visitor-serving commercial, office and retail activity; and
2. To improve the access for vehicles and pedestrians into the Project Area.

B. Major Projects Undertaken and Completed by the Agency: Description of How Each Project Has Helped to Alleviate Blight

1. Completed Projects

Development of Sites A and B in the West Rockaway Beach Area (Activity Area Two in the Project Area) includes visitor-serving commercial and office uses, development of hotels (Days Inn, Holiday Inn Express) and completion of the Lighthouse Hotel, construction of a new off-street parking lot, improvements to existing parking areas, demolition and replacement of deteriorated and dilapidated residential structures with commercial/hotel uses, a new pedestrian bridge over Rockaway Creek, improvements to the public parking facility in the northwest corner of the West Rockaway Beach Area, and the addition of new streets, curbs, and gutters throughout the West Rockaway Beach Area.

Blight Alleviation: These projects have helped alleviate many of the blighting conditions identified on pages II-8 through II-24 of the City's "Report on the Redevelopment Plan for the Rockaway Beach Redevelopment Agency" (June, 1986). Specifically, these projects have helped to alleviate such blight conditions as inadequate parcelization; old, obsolete, and dilapidated uses and structures; inadequate public facilities, public improvements, and open space; and economic maladjustment and depreciated values.

2. Planned and Ongoing Projects

Current projects include a new office building at the corner of San Mario Way and Old County Road and a new ADA accessible pedestrian walkway from West Rockaway Beach over the Headlands connecting with Pacifica State Beach.

Blight Alleviation: These projects will help improve public facilities and provide additional access to open space areas.

The City is also in the process of constructing a new Wastewater Treatment Plant on a portion of the Quarry area, due for completion in the spring of 2000. The project includes restoration of wetlands and Calera Creek.

Blight Alleviation: This project will help provide necessary infrastructure for future development of the remainder of the Quarry and access to open space areas via trails along the wetlands/Calera Creek.

C. Agency Goals and Objectives; Remaining Blight

The Agency's goals and objectives for redevelopment of the Project Area over the five years covered by this Implementation Plan will emphasize removing the following blight conditions:

1. Lack of Public Improvements

The Quarry and Headlands lack any type of improved streets, public utilities, curbs, gutters, or drains. These improvements will need to be made before significant new growth can occur in the area. The Headlands has some open spaces in the form of the Headlands meadow and beach, but lack of access and inadequate parking facilities make it difficult for visitors or members of the community to take advantage of these open space opportunities.

2. Inadequate Access and Traffic Circulation

Traffic circulation inadequacies in the Quarry are related primarily to poor access from Highway 1. The only roads providing access to the Quarry are dirt roads and these are not conducive to visitor-serving development in the area. The Headlands has no direct access.

D. Implementation Plan Programs, Potential Projects and Estimated Expenditures

The specific programs, including potential projects, to be undertaken by the Agency within the Project Area over the next five years and the estimated expenditures therefor, are set forth in this Part D.

1. Debt Repayment

Planned debt service on any outstanding bonds is zero.

2. Proposed Projects

The major project planned for the next five years is development of the Quarry with "Rockaway Beach Town Square". The project is conceptual at this stage, but will include Big Box retail, assorted other smaller retail uses, restaurants, multiplex theatre, hotel/conference center, office space above retail (with some housing above a possibility), and public uses such as amphitheater and town square.

Blight Alleviation: The project will help to eliminate blight by providing public improvements and facilities, improved access to open space, improved traffic circulation, off-street parking, aesthetic improvements to a scarred and unattractive abandoned quarry site, and improved property values.

3. Disposition of Agency-Owned Properties

No sites are presently owned by the Agency for the purpose of future development, nor does the Agency plan to acquire any property for future development.

4. Projected Five-Year Expenditure Plan

Table 1 shows an estimate of project funds available for projects within the Rockaway Beach Redevelopment Project during the next five years. A projected five-year expenditure plan for the projects listed above is \$2 million (Section 108 loan).

TABLE 1
PROJECTED FIVE-YEAR EXPENDITURE PLAN
ROCKAWAY BEACH REDEVELOPMENT PROJECT

	FY 1999-00	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04
Gross Tax Increment Revenue:	\$116,800	\$128,480	\$141,300	\$155,400	\$310,800
Less:					
20% Set-Aside	\$ 23,360	\$ 25,696	\$ 28,260	\$ 31,080	\$ 62,160
Pass-Through Payments	\$1,916	\$2,108	\$2,318	\$2,550	\$5,100
Administration Fees	\$54,350	\$57,067	\$59,920	\$62,916	\$66,062
TOTAL NET TAX INCREMENT AVAILABLE FOR PROJECTS	\$37,174	\$43,609	\$50,802	\$58,854	\$177,478

III. HOUSING COMPONENT

A. Implementation Plan Requirements

This Housing Component of the Implementation Plan for the Rockaway Beach Redevelopment Project is the complement to the Redevelopment Component for the Project Area. Together, the two components constitute the Implementation Plan required by Section 33490 of the Community Redevelopment Law. The Implementation Plan sets forth the Agency's goals and objectives, projects and expenditures for the Project over the five-year period commencing in July 2000.

This Housing Component of the Implementation Plan presents the Agency's intended program for the Project that deals with the expenditure of funds and other activities related to the production of housing affordable to persons and families of low- and moderate income. Low- and moderate-income is defined in the Community Redevelopment Law by reference to Section 50093 of the Health and Safety Code, which specifies the following income levels:

1. Moderate-Income: 80 to 120 percent of the median income for the applicable household size.

2. Low-Income: 50 to 80 percent of the median income for the applicable household size.
3. Very Low Income: Less than 50 percent of the median income for the applicable household size.

Section 33071 of the Community Redevelopment Law specifies that, in addition to the removal of blight, a fundamental purpose of redevelopment is to expand the supply of low- and moderate-income housing. In furtherance of this purpose, the Community Redevelopment Law contains numerous provisions to guide redevelopment agency activities related to low- and moderate-income housing. These provisions fall into three major categories:

1. Production and/or replacement of low- and moderate-income housing, depending upon activities undertaken by an agency within its project areas;
2. Set aside and expenditure of specified amounts of tax increment revenue for the purpose of increasing, improving, and preserving a community's supply of low- and moderate-income housing; and
3. Preparation of reports on how an agency has met or will meet its obligations with regard to the first two categories discussed above.

This Housing Component fulfills part of the Agency's obligation under category 3, above. Its mandated contents address how the Agency's plans for the Project Area will achieve fulfillment of its obligations in categories 1 and 2, above, as follows:

Production and/or Replacement of Housing

1. Production of low and moderate-income housing units in a number equal to 30 percent of all new and substantially rehabilitated dwelling units developed by the Agency, not less than 50 percent of which shall be available at affordable housing cost to very low income households (Section 33413(b)(1)).
2. Production of low and moderate-income housing units in a number equal to 15 percent of all new and substantially rehabilitated dwelling units developed within the Project Area under the jurisdiction of the Agency by entities or persons other than the Agency, not less than 40 percent of which shall be available at affordable housing cost to very low income households (Section 33413(b)(2)).
3. Identification of locations suitable for replacement housing units rehabilitated, developed or constructed pursuant to Section 33413(a) if the destruction or removal of low- and moderate-income units will result from a project contained in the Implementation Plan.

Set-Aside and Expenditure of Tax Increment for Housing Purposes

1. The set-aside of 20 percent of tax increment in project areas adopted on or after January 1, 1977.
2. The proportional expenditure of housing funds on low and very low income housing as needed and unmet by other governmental programs.
3. The transfer of housing funds to other entities producing housing in the community.

Finally, the Housing Component must provide the following information:

1. An indication of housing activity that has occurred in the Project Area.
2. Estimates of the balances and deposits into the Low and Moderate-Income Housing Fund created to hold the set-aside of tax increment.
3. A housing program providing estimates of units to be assisted during each of the five years covered by this Implementation Plan and identifying expenditures from the Housing Fund.
4. Estimates of housing units that will be produced in the Project Area for each of the various income categories.

Definitions

• Affordable Housing Cost. The maximum amount of household income that may be assigned to housing costs shall not exceed the following for the identified income group:

- (1) For very low income households, the product of 30 percent times 50 percent of the area median income adjusted for household size;
- (2) For low income households, the product of 30 percent times 70 percent of the area median income adjusted for household size; and
- (3) For moderate-income households, the product of 35 percent times 110 percent of the area median income adjusted for household size.

• Developed by the Agency. As used in Section 33413 of the Community Redevelopment Law and in this Implementation Plan, "developed by the Agency," means the circumstance in which the Agency has contracted directly for the construction or rehabilitation of the residential units. In this limited circumstance, the Agency will usually own and operate the residential units. In the more common situation where the Agency enters into agreements and provides assistance for the development or rehabilitation of residential units by a developer or other entity, the units are "developed by public or private entities or persons other than the Agency."

- Very Low Income Household. A household whose gross income is 50 percent or below the area median income (adjusted for household size).
- Low Income Household. A household whose gross income is 51 percent to 80 percent of the area median income (adjusted for household size).
- Moderate-Income Household. A household whose gross income is 81 percent to 120 percent of the area median income (adjusted for household size).
- New Dwelling Units. Dwelling units for which the final certificate of occupancy is issued after the date of adoption of the amendment to the Redevelopment Plan.
- Substantially Rehabilitated Dwelling Units. Either: (1) substantially rehabilitated multifamily rented dwelling units with three or more units; or (2) substantially rehabilitated, with Agency assistance, single family dwelling units with one or two units.
- Substantial Rehabilitation. Rehabilitation, the value of which constitutes at least 25 percent of the after-rehabilitation value of the dwelling, including the land value.

B. Low and Moderate-Income Housing Fund Monies

The amount currently available in the Low and Moderate-Income Housing Fund for the Project and the estimated amounts that will be deposited in the Low and Moderate-Income Housing Fund during the five years covered by this Implementation Plan are as follows:

Balance at Beginning of Fiscal Year 1999-00:	\$ 339,531*
Deposit During Fiscal Year 1999-00:	\$ 23,360
Deposit During Fiscal Year 2000-01:	\$ 25,696
Deposit During Fiscal Year 2001-02:	\$ 28,260
Deposit During Fiscal Year 2002-03:	\$ 31,080
Deposit During Fiscal Year 2003-04:	\$ <u>62,160</u>
TOTAL	\$ 510,087
TOTAL AFTER PURCHASE OF OCEAN- VIEW SENIOR HOUSING PROJECT	\$ 170,556

*to be spent on the Oceanview Senior Housing purchase

C. Actual and Anticipated Housing Activity

A total of 0 housing units have been developed in the Project Area since adoption of the Redevelopment Plan in 1986.

The only remaining vacant land in the Project Area with the potential for residential development is the Pacifica Quarry. There are approximately 67 acres, 36 of which are developable, according to the approved Reclamation Plan. The Quarry is zoned C-3x. The "x" means that a public vote is required for any residential development. Because the Quarry is not zoned for residential development, and given the uncertain outcome of any public vote, no further residential construction in the Project Area is anticipated. Table 2 shows the existing vacant and underutilized acreage within the Project Area identified for future residential development and the estimated potential units for each site based on existing or anticipated density ranges.

TABLE 2
MAXIMUM NEW CONSTRUCTION/ RESIDENTIAL BUILDOUT

SITE	VACANT OR UNDER-DEVELOPED ACRES	ESTIMATED BUILDOUT
Miscellaneous Sites	0	0

Based on the restrictive zoning, the Agency estimates the number of substantially rehabilitated or price-restricted residential units to be developed or purchased within the Project Area during the next 10 years and over the life of the Redevelopment Plan as follows:

• 1999-2009:	<u>0</u>
• Over Life of Redevelopment Plan:	<u>0</u>

However, the Agency estimates the number of substantially rehabilitated or price-restricted units to be assisted during each of the next five years within the community, as well as the amount of money from the Low- and Moderate-Income Housing Fund for that assistance, as follows:

TABLE 3
SUBSTANTIALLY REHABILITATED OR PRICE-RESTRICTED
UNIT PRODUCTION BY YEAR

SITE	1999-2000 (Number of Agency-Assisted Units/ Total Estimated Agency Expenditure)	2000-2001 (Number of Agency-Assisted Units/ Total Estimated Agency Expenditure)	2001-2002 (Number of Agency-Assisted Units/ Total Estimated Agency Expenditure)	2002-2003 (Number of Agency-Assisted Units/ Total Estimated Agency Expenditure)	2003-2004 (Number of Agency-Assisted Units/ Total Estimated Agency Expenditure)	2004-2009 (Number of Agency-Assisted Units/ Total Estimated Agency Expenditure)
Miscellaneous Sites	0 Units \$0	100 Units \$339,531	4 Units \$49,000	2 Units \$21,556	8 Units \$100,000	25 Units \$350,000

The Agency proposes to implement its obligations to increase, improve and/or preserve the City's low- and moderate-income housing in accordance with the provisions of Sections 33334.2 and 33334.4 of the Community Redevelopment Law by utilizing one or more of the following programs:

- Develop program for establishment of Housing Fund from tax increment revenues to increase and improve low and moderate-income housing.
- The City should inventory City-owned land that may be appropriate for development of affordable housing. If City-owned property is sold at market-rate, all or a portion of the funds generated should be placed in a housing fund. School district property that has been declared surplus should be designated for residential development, unless otherwise needed for park purposes. Inclusion of affordable units should be encouraged.
- Promote the Density Bonus Ordinance in all new multifamily residential development. Encourage a mix of rental and owner housing types, including senior, low-income, moderate, and above moderate-income.
- Provide incentives for inclusion of affordable units in new residential development.
- Promote the reverse Annuity Mortgage program. The program allows senior homeowners to transform the equity they have in their homes into regular monthly income.

At the present time, one potential project, acquisition of the Oceanview Senior Housing project, has been identified for assistance by the Agency. The City will spend \$339,531 of its housing funds to help acquire this project and preserve 100 units for low-income seniors.

D. Housing Production Requirements

1. Low- and Moderate-Income Units

The Agency is required to comply with the housing unit production requirement of the Community Redevelopment Law found in Section 33413(b). As discussed above, subparagraph (1) of this section requires that 30 percent of all housing units developed by the Agency be affordable to low- and moderate-income persons. The Agency has not been and does not anticipate that it will be the developer of any housing units in the Project Area and, therefore, has created no need to develop low- and moderate-income units pursuant to Section 33413(b)(1).

There have been 0 units developed in the Project Area by entities or persons other than the Agency. As a result, the Agency is not obligated to create low- and moderate-income housing under Section 33413(b)(2) of the Community Redevelopment Law. Subparagraph (2) requires that 15 percent of all housing developed in a project area be low- and moderate-income housing. Of these low- and moderate-income units, 40 percent must be affordable to persons and families of very low income. As

a result of the residential construction activity in the Project Area, the Agency must develop or cause the development of the following numbers of low- and moderate-income units:

TABLE 4
REQUIRED AND PROJECTED LOW- AND MODERATE-INCOME UNITS

Income Level	Total Affordable Unit Requirement	Required Affordable Units Provided	Required Additional Unit Obligation	Projected Units to be Provided Over Next 10 Years	Projected Units to be Provided Over Life of Redevelopment Plan
Very Low	0	0	0	39	79
Low/Moderate	0	0	0	100	140
TOTAL	0	0	0	139	219

2. Substantial Rehabilitation

a. Single Family

The Agency has assisted with the substantial rehabilitation of 0 single-family residential units through the CDBG Housing Rehabilitation Program. The Agency estimates that during the next 10 years, 16 single-family units will be substantially rehabilitated.

b. Multi-Family

No substantial rehabilitation of existing multi-family units has occurred. The Agency estimates that during the next 10 years, 116 multi-family units will be substantially rehabilitated, including the 100 units from the Oceanview Senior Housing purchase.

3. Replacement Housing Obligations

The Agency is also required to meet replacement housing obligations pursuant to Section 33413(a), replacing on a one-for-one basis all units removed from the low and moderate-income housing stock because of Agency activities. As there has not been any dwelling units removed from the Project Area, and there is no plan to remove any dwelling units from the Project Area, there is no replacement housing requirements that currently applies to the Agency.

IMPLEMENTATION PLAN
FOR THE
ROCKAWAY BEACH REDEVELOPMENT PROJECT
(Fiscal Years 1994-95 Through 1998-99)

Redevelopment Agency of the City of Pacifica

IMPLEMENTATION PLAN
for the
ROCKAWAY BEACH REDEVELOPMENT PROJECT
(Fiscal Years 1994-95 Through 1998-99)

I INTRODUCTION

As part of the Community Redevelopment Law Reform Act of 1993 (enacted as Chapter 942 of the Statutes of 1993 and commonly referred to as "AB 1290"), redevelopment agencies are now required to adopt a 5-year implementation plan for each redevelopment project pursuant to Section 33490 of the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.).

The implementation plan must describe specific goals and objectives for the project area, the specific programs, including potential projects, to be carried out in the project area, the estimated expenditures to be made during the five years covered by the plan and an explanation of how the goals, objectives, programs, potential projects and estimated expenditures will eliminate blight within the project area. The implementation plan must also describe how the agency will implement its obligations to replace, increase, improve, preserve and maintain low- and moderate-income housing.

In accordance with the provisions of Section 33490 of the Community Redevelopment Law, the Redevelopment Agency of the City of Pacifica (the "Agency") has prepared this Implementation Plan for the Rockaway Beach Redevelopment Project for the five-year period commencing with Fiscal Year 1994-95 and continuing through Fiscal Year 1998-99.

II HISTORICAL BACKGROUND

A. Adoption of Rockaway Beach Redevelopment Plan: Rockaway Beach Project Area Conditions

The Redevelopment Plan (the "Redevelopment Plan") for the Rockaway Beach Redevelopment Project (the "Project") was adopted by the City Council of the City of Pacifica on July 14, 1986, by Ordinance No. 467-86. At the time of adoption of the Redevelopment Plan, the City Council found that the Project Area suffered from numerous blighting conditions:

"a. Economic maladjustment, deterioration, depreciated values or impaired investments resulting from blighting physical, social, and economic conditions.

"b. The ineffective, uneconomic and unproductive use of land due to the existence of lots of inappropriate size, and configuration.

"c. The continuing problem of access, circulation and parking.

"d. The existence of inadequate public improvements, public facilities, open spaces and utilities which cannot be remedied by private or governmental action without redevelopment.

"e. The existence of residential and commercial structures characterized by age, obsolescence, deterioration, dilapidation, and mixed and shifting uses." (Ordinance No. 467-86, Section I.)

These blighting conditions were more particularly described and documented in the Agency's Report on the Redevelopment Plan prepared in June 1986. As noted in the Agency's Report, the Project Area encompasses three generally distinct subareas:

1. The Headlands which consists of a beach, meadow and rocky point covering approximately 22 acres of land and lying generally between Highway 1 and the Pacific Ocean, south of West Rockaway Beach. The Headlands subarea was found to suffer primarily from inadequate access and inadequate public improvements.

2. West Rockaway Beach which consists of a commercial and residential area covering approximately 8.5 acres of land and lying generally between Highway 1 and the Pacific Ocean, south of San Marlo Way and north of a line crossing the southerly terminus of Maitland Road and Old County Road. The West Rockaway Beach subarea was found to suffer primarily from physical deterioration and dilapidation, inadequate public improvements, inadequate access and economic depression.

3. The Quarry which consists of the former quarry area covering approximately 117 acres of land and lying generally between Highway 1 and the Pacific Ocean to the north of West Rockaway Beach. The Quarry subarea was found to suffer primarily from the need for hillside reclamation, inadequate access and inadequate public improvements.

B. Goals of Rockaway Beach Redevelopment Plan

In order to alleviate these blighting conditions, the Redevelopment Plan was designed to achieve two major goals:

- "First, the Plan seeks to vitalize the West Rockaway Beach and quarry areas so that they become efficient and attractive centers for visitor-serving commercial, office and retail activity."
- "Second, the Plan is intended to improve the access for vehicles and pedestrians into the Project Area." (Redevelopment Plan, Part IV.A.)

C. Implementing Activities of the Agency which have been Completed

In implementation of the goals of the Redevelopment Plan following its adoption by the City Council, the Redevelopment Agency of the City of Pacifica (the "Agency") has undertaken and completed several project activities, including:

1. The improvement of property bordering Highway 1 at and to the north of Rockaway Beach Avenue as a buffer between Highway 1 and the West Rockaway Beach subarea. The property was built up and landscaped to prevent haphazard and dangerous ingress into the West Rockaway Beach subarea over the property by autos exiting Highway 1, and to enhance Rockaway Beach Avenue as the prominent entrance into the subarea. In addition, the Rockaway Beach Directory Sign was installed at the corner of Rockaway Beach Avenue and Old County Road and is used to identify the businesses located in this subarea.
2. The improvement of Rockaway Beach Avenue, including the construction and installation of on-street diagonal parking spaces, sidewalks, curbs, gutters, street trees, street lighting and the San Marlo Esplanade Plaza overlooking the ocean at the western terminus of Rockaway Beach Avenue.
3. The improvement of property along the western boundary of Dondee Way, north of Rockaway Beach Avenue, for visitor-serving commercial, office and retail uses, including the development of approximately 13,000 square feet of space and the construction and installation of a landscaped plaza.
4. The provision of two public parking lots located generally between Old County Road and Dondee Way on the east and west, and between San Marlo Way and Rockaway Beach Avenue on the north and south.

These activities have partially addressed Project Area blighting conditions. While these activities have made inroads toward remedying blighting conditions within the Project Area, significant blight remains to be addressed.

III. IMPLEMENTATION PLAN GOALS AND OBJECTIVES

The Agency's goals and objectives for redevelopment of the Project Area over the five years covered by this Implementation Plan will emphasize the following:

- The continued revitalization of the West Rockaway Beach subarea as an efficient and attractive center for visitor-serving commercial, office and retail activity; and
- The continued improvement of access and the provision of needed public improvements in all portions of the Project Area.

The accomplishment of these goals and objectives will eliminate blight within the Project Area by stimulating new and continued investment in the Project Area, by causing the productive use of land within the Project Area, and by remedying access, circulation and parking problems and other public improvement inadequacies.

IV. IMPLEMENTATION PLAN PROGRAMS, POTENTIAL PROJECTS AND ESTIMATED EXPENDITURES

The specific programs, including potential projects, to be undertaken by the Agency within the Project Area over the next five years, and the estimated expenditures therefor, are set forth in this Part IV. None of the potential projects described herein will result in the destruction or removal of dwelling units occupied by low or moderate income households and, therefore, no replacement housing discussion has been included.

A. Commercial/Office/Retail Development (Site A)

The Agency is presently negotiating an agreement for development of the property fronting Rockaway Beach Avenue between Dondee Way and Old County Road, commonly referred to as "Site A." The development is proposed to include a two-story building containing approximately 18,000 square feet of space for visitor-serving commercial, office and retail uses, as well as the provision of sixty (60) parking spaces in the near term, with in-lieu parking fees to be paid in the future. Except with respect to the construction of the pedestrian bridge described in Section IV.B. below, the Agency does not anticipate that it will expend any funds in connection with this development.

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FROM PACIFICA ATTORNEY

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Blight Alleviation: This property is presently owned by the Agency and is vacant. The development of the property will put it to productive use for uses desired and permitted by the Redevelopment Plan, and will serve to stimulate other new investment and reinvestment in the Project Area.

B. Rockaway Creek Pedestrian Bridge

In connection with the development of the Site A property described in Section IV.A. above, the Agency proposes to construct a pedestrian bridge across Rockaway Creek generally in a line with the southern terminus of Maitland Road to provide access between the West Rockaway Beach subarea and the Headlands. The Agency has proposed to construct the bridge so long as the cost is not in excess of \$37,500. The funds for construction would be obtained from the land sale proceeds obtained by the Agency from the sale of the Site A property.

Blight Alleviation: The construction of the pedestrian bridge will remedy existing Project Area access problems by allowing pedestrian traffic between the West Rockaway Beach subarea and the Headlands. The pedestrian bridge would also serve to connect to a pedestrian walkway which the City has proposed to construct across the Headlands allowing access into and through the Headlands from Rockaway Beach to Pacifica State Beach.

C. Development of Other Agency-Owned Property

Also in connection with the development of the Site A property described in Section IV.A. above, the Agency proposes to sell for development a parcel of real property located generally on the east side of Dondee Way, south of San Marlo Way and opposite the City public parking lot. The Agency proposes that this property be developed for uses permitted in the Redevelopment Plan and subject to an Owner Participation Agreement to be entered into between the Agency and the proposed developer.

Blight Alleviation: This property is presently owned by the Agency and is vacant. As with the Site A property, the development of the property will put it to productive use for uses desired and permitted by the Redevelopment Plan, and will serve to stimulate other new investment and reinvestment in the Project Area.

D. Maitland Road Improvements

The Agency proposes to construct street paving on Maitland Road between Rockaway Beach Avenue and the southerly terminus of Maitland Road. The Agency estimates that it will expend approximately \$25,000-\$50,000 in connection with this project.

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Blight Alleviation: The improvement of Maitland Road will remedy existing public improvement inadequacies and serve to improve access within the Project Area.

B. Affordable Housing Program (Low and Moderate Income Housing Fund)

1. Low and Moderate Income Housing Fund Monies

The amount currently available in the Low and Moderate Income Housing Fund for the Rockaway Beach Redevelopment Project and the estimated amounts which will be deposited in the Low and Moderate Income Housing Fund during the five years covered by this Implementation Plan are as follows:

Balance at Beginning of Fiscal Year 1994-95:	\$170,383
Deposit During Fiscal Year 1994-95:	\$ 20,000
Deposit During Fiscal Year 1995-96:	\$ 20,000
Deposit During Fiscal Year 1996-97:	\$ 20,000
Deposit During Fiscal Year 1997-98:	\$ 23,200
Deposit During Fiscal Year 1998-99:	\$ 23,600
TOTAL	<u>\$217,243</u>

Update figures

2. Low and Moderate Income Housing Development

During the development of certain improvements within the Project Area, three low income housing units were removed. It is the intention of the Agency to replace these units on a one-for-one basis. Because the Project Area contains limited residential land, the Agency anticipates providing these units in a location outside the Project Area but within the City of Pacifica city limits. These units will be financed by a combination of the use of monies from the Low and Moderate Income Housing Fund, available grants and homeowner contributions. The City presently owns land which may be suitable for such housing or the Agency

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may seek to acquire other land. If possible, an owner-occupied, limited equity program would be established to develop these permanently affordable housing units.

During the next two years, monies from the Low and Moderate Income Housing Fund are proposed to be used to provide project management and predesign activities to identify appropriate housing sites and available funding for the three residential units. Housing Fund monies will be used for architectural and engineering design for the designated housing projects during the next year. Construction would be started after the third year of this Implementation Plan and home occupation would be targeted for the fifth year of this Implementation Plan.

A preliminary budget for the housing program is as follows:

Year	Activity	Expense
94-95	None	\$0
95-96	Predesign	\$15,000
96-97	Design	\$50,000
97-98	Construction	\$175,000
98-99	Completion and Move-In	\$75,000

V. INCLUSIONARY HOUSING COMPLIANCE PLAN

A. Legal Requirements

Section 33413(b) of the Community Redevelopment Law requires that

"(1) At least 30 percent of all new and substantially rehabilitated dwelling units developed by an agency shall be available at affordable housing cost to persons and families of low or moderate income. Not less than 50 percent of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

"(2) (A) (i) At least 15 percent of all new and substantially rehabilitated dwelling units developed within a project area under the jurisdiction of an agency by public or private entities or persons other than the agency shall be available at affordable housing cost to persons and families of low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to very low income households."

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That section further requires that each redevelopment agency adopt, as part of the implementation plan for each redevelopment project, a plan to assure compliance with the requirements of the section every 10 years. The plan is to be consistent with the community's housing element and is to be reviewed and amended, if necessary, at least every five years in conjunction with either the housing element cycle or the implementation cycle.

B. Definitions

- Affordable Housing Cost. The maximum amount of household income that may be assigned to housing costs shall not exceed the following for the identified income group:
 - (1) For very low income households, the product of 30 percent times 50 percent of the area median income adjusted for household size;
 - (2) For low income households, the product of 30 percent times 70 percent of the area median income adjusted for household size; and
 - (3) For moderate income households, the product of 35 percent times 110 percent of the area median income adjusted for household size.
- Developed by the Agency. As used in Section 33413 of the Community Redevelopment Law and in this Implementation Plan, "developed by the Agency" means the circumstance in which the Agency has contracted directly for the construction or rehabilitation of the residential units. In this limited circumstance, the Agency will usually own and operate the residential units. In the more common situation where the Agency enters into agreements and provides assistance for the development or rehabilitation of residential units by a developer or other entity, the units are "developed by public or private entities or persons other than the Agency."
- Very Low Income Household. A household whose gross income is 50 percent or below the area median income (adjusted for household size).
- Low Income Household. A household whose gross income is 51 percent to 80 percent of the area median income (adjusted for household size).

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- Moderate Income Household. A household whose gross income is 81 percent to 120 percent of the area median income (adjusted for household size).
- New Dwelling Units. Dwelling units for which the final certificate of occupancy is issued after the date of adoption of the Redevelopment Plan.
- Substantially Rehabilitated Dwelling Units. Either: (1) substantially rehabilitated multifamily rented dwelling units with three or more units; or (2) substantially rehabilitated, with Agency assistance, single family dwelling units with one or two units.
- Substantial Rehabilitation. Rehabilitation, the value of which constitutes at least 25 percent of the after-rehabilitation value of the dwelling, including the land value.

C. Project Area Compliance

Since adoption of the Redevelopment Plan in 1986, no new housing construction or rehabilitation has occurred within the Project Area, and the potential for future new housing development within the Project Area is limited. Residential use is designated for only a small portion of the Project Area, as part of the Mixed-Use designation for the area in West Rockaway Beach bounded generally by Rockaway Beach Avenue, Dondee Way, San Marlo Way and Old County Road, and, given this limitation, the Agency does not anticipate the construction of any new housing within the Project Area.

As set forth in Part IV of this Implementation Plan, the Agency proposes to cause the development of three residential units, two of which will be available at affordable housing cost to persons or families of low income and one of which will be available at affordable housing cost to persons or families at or below moderate income. These units would be outside the Project Area boundaries, but within the city limits. This is the only anticipated housing development to which inclusionary housing requirements would apply and the requirements will be more than satisfied by the proposed housing development.

RESOLUTION NO. 1-95**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF
PACIFICA APPROVING AND ADOPTING THE IMPLEMENTATION
FOR THE ROCKAWAY BEACH REDEVELOPMENT PROJECT**

WHEREAS, Section 33490 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) provides that each agency that has adopted a redevelopment plan prior to December 31, 1993 shall adopt, after a public hearing, an implementation plan that shall contain the specific goals and objectives of the agency for the project area; the specific programs, including potential projects; and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the project area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Development Law pertaining to low and moderate income housing; and

WHEREAS, the Redevelopment Plan for the Rockaway Beach Redevelopment Project was adopted by the City Council of the City of Pacifica on July 14, 1986 by Ordinance No. 467-86; and

WHEREAS, pursuant to the provisions of Section 33490 of the Community Redevelopment Law, the Redevelopment Agency of the City of Pacifica (the "Agency") prepared a proposed Implementation Plan (the "Implementation Plan") for the Rockaway Beach Redevelopment Project (the "project"); and

WHEREAS, as required by Section 33490 of the Community Redevelopment Law, a public hearing was held by the Agency on May 22, 1995, in the City Council Chambers, 2212 Beach Boulevard, Pacifica, California, to consider and act on the adoption of the Implementation Plan, and the testimony of all persons interested in the matter was heard; and

WHEREAS, notice of the public hearing was published in the Pacifica Tribune once a week for four successive weeks and publication was completed not less than ten days prior to the public hearing as required by Section 33490 of the Community Redevelopment Law; and

WHEREAS, notice of the public hearing was posted in at least four permanent places within the project area for a period of three weeks and posting was completed not less than ten days prior to the public hearing as required by Section 33490 of the Community Redevelopment Law; and

WHEREAS, the proposed Implementation Plan, together with all information pertaining thereto, was made available for public inspection prior to the public hearing; and

WHEREAS, the Agency has reviewed and considered the proposed Implementation Plan;

NOW, THEREFORE, the Redevelopment Agency of the City of Pacifica does resolve as follows:

Section 1. The Agency hereby approves and adopts the Implementation Plan for the Rockaway Beach Redevelopment Project.

* * * * *

Passed and adopted at a meeting of the Redevelopment Agency of the City of Pacifica held on the 22nd day of May, 1995 by the following vote:

Ayes, Agency Members:	Edminster, Gonsalves, Castelli, Gotelli, and Chair Carr
Noes, Agency Members:	None
Absent, Agency Members:	None
Abstain, Agency Members:	None

Barbara A. Carr
Barbara A. Carr, Chair

ATTEST:

Charles J. English
Charles J. English, Executive Director

Appendix D

PARCELS OWNED BY THE CITY OF PACIFICA - RDA AREA ONLY
As of June 30, 2011

ITEM #	APN (Parcel #) LOCATION	SIZE	IMPROVEMENTS	DEED CARD INFORMATION			Dept. (1)	Cost (2)	PURCHASE PRICE/VALUE	COMMENTS
				Card #/Deed Date	Rec #/Date	Vol/Pages				
38	022-021-650 Corner of Dondee/Maitland	.01 1/4 acres	Acre under redevelopment Rockaway beach area	No deed card	90-158124; 12/4/90		GF	C	\$ 20,430.00	Cost value by referring to item #40
39	022-027-050 Dondee Way Parking lot	3,000 s.f.	Developed as parking lot	#4-S7; 5/14/87	87-099178; 6/25/87		RD	A	\$ 25,212.25	-per title insurance
40	022-027-060 Dondee Way Parking lot	6,000 s.f.	Developed as parking lot	#1-90; 3/22/90	90042645; 3/30/90		RD	H	\$ 200,995.00	-purchase price per deed (incl. all fees)
41	022-027-080 Dondee Way Parking lot	2,500 s.f.	Developed as parking lot	#3-90; 7/20/90	90097064; 7/20/90		RD	H	\$ 138,600.00	-purchase price per appraisal contract
43	022-027-200 Dondee Way Parking lot	5,500 s.f.	Developed as parking lot	#7-S9; 12/7/89	89176730; 12/29/89		RD	A	\$ 224,773.60	-per title insurance
45	022-027-220 County Rd. parking lot	12,160 s.f. or .28 acres	Developed as parking lot	#4-S1; 7/12/90	33583AS; 4/13/81		RD	C	\$ 151,250.00	Calculated based on item #46
46	022-027-240 County Rd. parking lot	6,000 s.f.	Developed as parking lot	#6-S1	85609AS; 9/8/81		RD	H	\$ 75,000.00	Per City Council Resolution #38-81

Totals: All Departments

\$ 836,260.85

22-2



TIDE AREA

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ITEM #	APN (Parcel #) LOCATION	SIZE	IMPROVEMENTS
38	022-021-650 Corner of Dondee/Mattiand	0.14 acres	Area under redevelopment Rockaway beach area
39	022-027-080 Dondee Way Parking lot	3,000 s.f.	Developed as parking lot.
40	022-027-090 Dondee Way Parking lot	6,000 s.f.	Developed as parking lot.
41	022-027-080 Dondee Way Parking lot	2,500 s.f.	Developed as parking lot.
43	022-027-200 Dondee Way Parking lot	5,500 s.f.	Developed as parking lot.
45	022-027-220 County Rd. parking lot	12,100 s.f. or 28 acres	Developed as parking lot.
46	022-027-240 County Rd. parking lot	6,000 s.f.	Developed as parking lot.

ROCKAWAY BEACH AMEND. & SUPP. RSM 5/44



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **City of Pacifica Redevelopment Successor Agency**

Date Finding of Completion Received: April 26, 2013

Date Oversight Board Approved LRPMP: June 19, 2013

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Not Applicable. The Long-Range Property Management Plan complies with all requirements of the Redevelopment Dissolution Statutes.

Agency Contact Information

Name:	Ann Ritzma	Name:	Rafael Mandelman
Title:	Administrative Services Director	Title:	Successor Agency Legal Counsel
Phone:	(650) 738-7300	Phone:	(510) 273-8780
Email:	ritzmaa@ci.pacifica.ca.us	Email:	rmandelman@bwslaw.com
Date:	June 19, 2013	Date:	June 19, 2013

Department of Finance Local Government Unit Use OnlyDETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____