

RECORDING REQUESTED BY:

City of Pacifica
170 Santa Maria Ave.
Pacifica, California 94044

AND WHEN RECORDED MAIL TO:

City of Pacifica
Community Development Department
170 Santa Maria Ave.
Pacifica, California 94044
Tel: (650) 738-7341

Space Above Reserved for Recorder's Use Only

DEED RESTRICTION FOR JUNIOR ACCESSORY DWELLING UNIT

Property Owner, _____
("Property Owner") is the present owner of that certain real property located in the City of Pacifica, San Mateo County, State of California, which is more particularly described in EXHIBIT A attached hereto and incorporated by this reference ("Property"). Property Owner has applied to the City of Pacifica Building Permit No. _____ ("Permit") for approval to construct and develop a Junior Accessory Dwelling Unit ("JADU", as defined in Pacifica Municipal Code section 9-4.452(h)) on the Property. Sections 9-4.454 et seq. of Chapter of Title 9 (Planning and Zoning) of the Pacifica Municipal Code sets forth certain conditions on the construction and/or conversion, occupancy and use of JADUs, and requires, among other things, the recordation of a deed restriction. Therefore, Property Owner now desires to execute and have recorded this Deed Restriction for JADU in accordance with the Pacifica Municipal Code.

1. No Separate Sale. The JADU shall not be sold independently from the single-family residence (also referred to herein as the "Existing Primary Unit") on the Property and the lot may not be subdivided so as to create separate legal lots for the Existing Primary Unit and the JADU.

2. Binding on Successors. The restrictions herein shall run with the land and are binding upon any successor in ownership of the property, who shall be subject to all obligations of Property Owner. Lack of compliance may result in legal action against the Property Owner or their successor.

3. Size and Features of JADU. The size and features of the JADU shall meet the standards of Pacifica Municipal Code section 9-4.454 (as may be renumbered) as it exists as of the date of the recordation of this JADU Deed Restriction.

4. Proof of Compliance. The City of Pacifica shall have the right at any time to request and have the Property Owner provide such information deemed necessary by the City to confirm compliance with the restrictions set forth in Pacifica Municipal Code section 9-4.454.

By signing this Deed Restriction, the Property Owner acknowledges the obligations and restrictions contained herein and the regulations contained in Pacifica Municipal Code section 9-4.454 relating to JADUs.

Property Owner

Property Owner

Print name as it appears on the property deed

Print name as it appears on the property deed

Date

Date

Approved by City of Pacifica, a municipal corporation

Signature

Print Name, Title

Date

[ALL SIGNATURES MUST BE NOTARIZED]

Exhibit A
Legal Description