CITY OF PACIFICA CITY COUNCIL AGENDA

MAYOR JIM VREELAND
MAYOR PRO TEM JULIE LANCELLE
COUNCILMEMBER CALVIN HINTON
COUNCILMEMBER SUE DIGRE
COUNCILMEMBER PETER DEJARNATT

CITY COUNCIL CHAMBERS 2212 BEACH BOULEVARD PACIFICA, CALIFORNIA 94044

June 23, 2008

www.cityofpacifica.org

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6:00 p.m. CLOSED SESSION

- 1. PURSUANT TO GOVERNMENT CODE SECTION 54956.9(b): Conference with legal counsel-anticipated litigation. One potential case.
- 2. PURSUANT TO GOVERNMENT CODE SECTION 54957.6 Conference with Labor Negotiator. Agency Negotiator: Ann Ritzma. Employee Organization: Battalion Chiefs Teamsters Local 856; Miscellaneous Employees Teamsters Local 856; Management Employees Teamsters Local 350; Wastewater Treatment Plant Employees Teamsters Local 856.

Call to Order Roll Call Salute to the Flag led by Councilmember DeJarnatt Commission Liaisons: Planning Commissioner Tom Clifford Closed Session Report:

JOINT CITY COUNCIL/FINANCING AUTHORITY JPA MEETING

CONSIDERATION

Conversion of Existing City of Pacifica General Fund Obligations - Series 2006 Certificates of 1. Participation from Auction Rate Period to Fixed Rate Period and Rate (Proposed action: Council Action Requested: 1) Resolution of the City Council of the City of Pacifica Approving, Authorizing and Directing Execution and Delivery by the City of Documentation (Including Amendments to Lease Financing Documents to and From the City of Pacifica, Certain Amendments to the Financing Documents. An Amended and Restated Trust Agreement and Related Documents and Instruments) in Connection with the Conversion of the Interest Rate for the Existing 2006 Certificates of Participation from the Auction Rate Period to a Fixed Rate Period and Fixed Rate, Funded by Certain Certificates of Participation, Approving the Form and Authorizing Distribution of an Official Statement in Connection Therewith and, as Necessary, in Connection with the Offering, Sale and Delivery of the Fixed Rate Certificates of Participation (2008 Conversion of 2006 Certificates), and Authorizing and Directing the Execution of Necessary Documents and Taking Certain Actions with Respect Thereto; Financing Authority JPA Action Requested 2) Resolution Approving, Authorizing and Directing the Execution and Delivery by the Corporation Certain Financing Documents in Connection with the Conversion of the Existing Auction Rate Period of the 2006 Certificates of Participation to a Fixed Rate Period and Fixed Rate)

CONSENT CALENDAR

Items on the consent calendar will be adopted by one motion unless a Councilmember or person in the audience requests, before the vote on the motion, to have an item discussed under the Consideration portion of the agenda. Time limit on comments is three minutes or less.

- 1. Approval of disbursements dated 05/30/08 to 06/06/08 in the amount of \$258,722.93 Regular and quick checks numbered 81710, and 120917 to 121085 (**Proposed action**: approve)
- 2. Approval of Minutes of Regular City Council Meeting of June 9, 2008 (Proposed action: approve)
- 3. Proclamation Lion Emil Kantola
- 4. Lease Agreement with Metro PCS for Cell Tower Site on City of Pacifica Property at 1220 Linda Mar Blvd. (Sanchez Art Center) (Proposed action: move to approve a lease agreement between the City of Pacifica and Metro PCS for a cell tower location at 1220 Linda Mar Boulevard and authorize the City Manager to execute the lease subject to minor modifications and adjustments as approved by the City Attorney)
- 5. Resolution Creating Administrative Fines for Violations of the Fireworks Ordinance (**Proposed action:** move to adopt the resolution next in order a resolution of the City Council of the City of Pacifica amending the Administrative Fine Ordinance)
- Resolution in Support of Water Conservation, Efficiency and Recycling Rather Than Increasing Diversions from the Tuolumne River (**Proposed action**: adopt the resolution next in order in support of water conservation, efficiency and recycling rather than increasing diversions from the Tuolumne River)
- 7. Approve Consultant Services Agreement between the City of Pacifica and CSG Consulting Engineers (CSG) for Construction Management and Inspection Services in Connection with the 2006 FEMA Repairs Beach Boulevard Rock Revetment and Seawall Repair Project (**Proposed action:** approve consultant services agreement between the City of Pacifica and CSG Consulting Engineers for construction management and inspection services in connection with the 2006 FEMA Repairs-Beach Boulevard Rock Revetment and Seawall Repair Project; approve additional budget authority in the amount of \$35,610.00 from the General Fund to be reimbursed by FEMA; authorize the City Manager to execute the agreement)

SPECIAL PRESENTATION

- State Budget Senator Leland Yee
- ❖ Coastside Scavenger Chris Porter Styrofoam Issues
- ❖ Proclamation Parks and Recreation Month

COUNCIL COMMUNICATIONS

The purpose of Council Communications is for Councilmembers to inform each other of items of potential interest to other Councilmembers, such as interagency meetings. Each councilmember is allotted three minutes.

ORAL COMMUNICATIONS

This portion of the Agenda is available for the public to address the City Council on any issue that is not on the Agenda. Any person wishing to address the Council shall be recognized by the Mayor during Oral Communications, provided, however, that during the Oral Communications portion of the agenda, only items not on the agenda for that meeting may be addressed. All remarks shall be addressed to the Council as a body and not to any member thereof. Councilmembers shall not enter into debate with speakers under Oral Communications. A maximum time of three minutes will be allowed for any speaker. Pursuant to Pacifica Municipal Code Title 2, Chapter 1, Section 2-1.118 any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the Council shall be called to order by the presiding officer

and, if such conduct continues, may, at the direction of the presiding officer, be ordered barred from further audience before the Council during the meeting.

PUBLIC HEARING

During public hearings, an applicant or their agent and appellants have ten minutes for their opening presentation and three minutes for rebuttal before the public hearing is closed. Members of the public are limited to three minutes.

None.

CONSIDERATION

- Resolution of the City Council of the City of Pacifica Authorizing Institution of Proceedings for the Issuance and Sale of Pension Obligation Bonds and Engaging Professional Services (**Proposed action**: adopt resolution next in order authorizing institution of proceedings for the issuance and sale of pension obligation bonds and engaging professional services)
- 9. Revisions of City Council Rules (**Proposed action**: adopt resolution)

ADJOURN TO JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

1. Roll Call

CONSENT

2. Approval of Minutes of Joint City Council/RDA meeting of May 27, 2008 (**Proposed action:** approve)

PUBLIC HEARING

Adoption of a Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan, Approval 3. of Site Development Permit, PSD-771-08, Use Permit, UP-990-08, Coastal Development Permit, CDP-303-08, (Subject to approval of an LCP Amendment by the Coastal Commission), Amendment to the Rockaway Beach Specific Plan to Allow Office Activity, and a Waiver of Specific Plan Development Provisions Regarding Parking and Floor Area Ratio (FAR) for a New Commercial Building at 270 Rockaway Beach Avenue; (APN 022-024-230 & 240) (Proposed action: 1) move that the City Council/Redevelopment Agency of the City of Pacifica ADOPT the attached resolution adopting the Mitigated Negative Declaration, Adopting the Mitigation Monitoring and Reporting Plan for a Commercial Building at 270 Rockaway Beach Avenue; 2) move that the City Council/Redevelopment Agency of the City of Pacifica APPROVE Site Development Permit, PSD-771-08, Use Permit UP-990-08, Coastal Development Permit, CDP-303-08, Amendment to the Rockaway Beach Specific Plan to Allow Office Activity, and a Waiver of Specific Plan Requirements Regarding Parking and Floor Area Ratio (F.A.R.) for the Construction of a Commercial Building at 270 Rockaway Beach Avenue, and Adopt the Findings and Conditions of Approval One (1) Through Forty-Two (42) Contained in the May 19, 2008 Planning Commission Staff Report and Incorporate All Maps and Testimony in the Record by Reference; 3) move that the City Council/Redevelopment Agency of the City of Pacifica ADOPT the Attached Resolution Approving an Amendment to the Rockaway Beach Specific Plan to Alter the Description of uses to Allow Office Uses; 4) move that the City Council/Redevelopment Agency of the City of Pacifica ADOPT the Attached Resolution Recommending Approval of a LCP Amendment for the Construction of a Commercial Building at 270 Rockaway Beach Avenue)

CONSIDERATION

4. Status of Projects in the Redevelopment Agency Area (Proposed action: informational only)

NOTICE: If you challenge a city's zoning, planning or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Judicial review of any city administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide assistance for disabled citizens upon at least 24 hours advance notice to the City Manager's Office (650) 738-7301, or send request via email to: o'connellk@ci.pacifica.ca.us If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

The Pacifica Municipal Code is available on line at the City's website (www.cityofpacifica.org); at the website, scroll down to find the Link.

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HOW TO REACH YOUR LEGISLATORS

- Governor Arnold Schwarzenegger, State Capitol Building, Sacramento CA 95814 (916) 445-2841
- State Senator Leland Yee, 400 So. El Camino Real, Ste. 630, San Mateo, CA 94402 (650) 340-8840
- Assemblymember Gene Mullin, 1528 So. El Camino Real, Ste 302, San Mateo CA 94402 (650) 341-4319
- Congresswoman Jackie Speier, 400 So. El Camino Real, Ste 410, San Mateo CA 94402 (650) 342-0300
- Senator Barbara Boxer, 1700 Montgomery Street, Ste 240, San Francisco CA 94111 (415) 403-0100
- Senator Dianne Feinstein, #1 Post Street, Ste 2450, San Francisco CA 94104 (415) 393-0710
- President George W. Bush, 1600 Pennsylvania Ave. NW, Washington DC 20500 (202) 456-1111

CITY OF PACIFICA FINANCING AUTHORITY AND CITY COUNCIL AGENDA SUMMARY REPORT JUNE 23, 2008

Financing Authority No. 1

SUBJECT:

Conversion of existing City of Pacifica General Fund Obligations – Series 2006 Certificates of Participation from Auction Rate Period to Fixed Rate Period and Rate

ORIGINATED BY:

City Manager Administrative Services

BACKGROUND/DISCUSSION:

In 2006, the City issued its 2006 Refunding Certificates to refinance three separate bond issues (Series 1999, 2000 and 2003) into one financing and to provide additional money for City Facility projects. This financing resulted in over \$1.07 million in savings to the City on its existing debt and allowed the City to borrow another \$2 million without increasing the annual debt service obligation. The financing was very successful and resulted in a net interest cost of 3.96%, approximately 75 basis points lower than other financings in the market at the same time.

The 2006 certificates were a synthetic fixed rate obligation composed of underlying variable rate securities coupled with an interest rate swap to hedge interest rate fluctuations. Interest rates on the Certificates are reset every 35 days by an Auction process. Additionally, the City's underlying "A" rated credit was wrapped by a bond insurance policy provided by Ambac Assurance Corporation to provide a "AAA" rating. Thus the Certificates were sold and remarketed based on the highest possible ratings.

Over the last several years Ambac and other traditional municipal debt insurers began to insure riskier asset backed securities ("ABSs"). These ABS's received their cash flow and repayment source from the underlying loans many of which were credit related. As a result of extreme disruption in the subprime lending and real estate markets, many of the bond insurers such as Ambac are seeing loses from the ABS's on which they provided credit. This has led to ratings downgrades of Ambac by Fitch Rating service from "AAA" to "AA." There is potential for further ratings change based on the ongoing credit crisis.

Additionally, with the credit and interest rate markets in disarray there has been a significant "flight to quality." This in evidenced by the unprecedented rally in United States Treasury obligations and a strong movement into high quality short-term obligations. This has caused many of the indices used in setting interest rates to move much lower. Additionally it has caused many buyers of Auction Rate Securities to sell their securities and move into Fixed Rate Securities.

This net result of the current volatile markets is that there is significantly less demand for the City's ARS. Thus the City's Certificates are resetting at higher interest rates than

expected. Additionally, due to a specific provision in the Certificate financing documents, the City's Auction Rate bonds are not being set at clearing levels. The provision specifies the maximum auction rate allowable as 125% of the "AA" Commercial Paper index. The end result of this is a failed auction, which could impact Pacifica's future borrowing capacity if not addressed.

At the City Council budget study sessions, staff presented the option of restructuring the 2006 COPS and including the funding for the Gas Tax projects (street repair and resurfacing). This action would stabilize the current COPS that are continuing to fail at auction due to the AMBAC insurance sub-prime issue and the general instability of the market. The inclusion of an additional \$2 million in the issue will allow the City to eliminate the negative cash balance in the Street Construction Fund (Fund 9).

FISCAL IMPACT:

The fiscal impact of converting the remaining \$15.725 million of the 2006 Certificates of Participation to a fixed rate period and fixed rate is the predictability and stability of the fixed rate (projected at the time of this staff report as 5%). As projected, over the life of the issue, the City should save approximately \$2 million.

DOCUMENTS ATTACHED:

Summary of legal documents

COUNCIL ACTION REQUESTED:

Adopt the following resolutions:

1) Resolution Of The City Council Of The City Of Pacifica Approving, Authorizing And Directing Execution And Delivery By The City Of Documentation (Including Amendments To Lease Financing Documents To And From The City Of Pacifica, Certain Amendments To The Financing Documents, An Amended And Restated Trust Agreement And Related Documents And Instruments) In Connection With The Conversion Of The Interest Rate For The Existing 2006 Certificates Of Participation From The Auction Rate Period To A Fixed Rate Period And Fixed Rate, Funded By Certain Certificates Of Participation, Approving The Form And Authorizing Distribution Of An Official Statement In Connection Therewith And, As Necessary, In Connection With The Offering, Sale And Delivery Of The Fixed Rate Certificates Of Participation (2008 Conversion Of 2006 Certificates), And Authorizing And Directing The Execution Of Necessary Documents And Taking Certain Actions With Respect Thereto

FINANCING AUTHORITY ACTION REQUESTED:

2) Resolution Approving, Authorizing And Directing The Execution And Delivery By The Corporation Certain Financing Documents In Connection With The Conversion Of The Existing Auction Rate Period Of The 2006 Certificates Of Participation To A Fixed Rate Period And Fixed Rate

SUMMARY OF LEGAL DOCUMENTS

Resolutions

Resolutions authorizing conversion of the Bonds and related items. There are two resolutions, one for consideration by the City and one for the Financing Authority.

Authority Authorizing Resolution – A resolution approving, authorizing and directing execution of certain installment sale financing documents and authorizing and directing certain actions with respect thereto in connection with the proposed certificate of participation issued.

City Authorizing Resolution – A resolution approving, authorizing and directing execution of certain supplemental installment sale financing documents in connection with a proposed conversion of certificate of participation issue, approving the form and authorizing the distribution of a preliminary reoffering memorandum statement, in connection with the reoffering and sale of certificates of participation, approving a certificate purchase agreement and authorizing certain actions with respect thereto.

Basic Legal Documents

Trust Agreement – This document sets forth the key terms and conditions for the bond issue. The agreement is between Deutsche Bank National Trust Company, as the Trustee, and the City.

First Amended and Restated Lease Agreement and First Amended and Restated Site Lease – These documents set forth the key terms and conditions for the lease of property between the City of Pacifica Financing Authority as lessor and the City of Pacifica as lessee.

Certificate Purchase Contract ("BPA") – Sets the terms and conditions for Nollenberger to convert the bonds on behalf of the City of Pacifica.

Preliminary Official Statement (POS) or Preliminary Reoffering Memorandum – This is the document that goes out to investors for reoffering of the bonds. Sets forth a summary of the bond structure, important aspects of the security, the City and outlines the risks involved in connection with investors' purchasing the bonds.

Notice Letter – letter informing Wells Fargo Bank of the conversion.

Certification – Certification by City Manager as to the rental of certain property between the City of Pacifica and the City of Pacifica Financing Authority.

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Certification – Certification by City Manager as to the rental of certain property between the City of Pacifica and the City of Pacifica Financing Authority.



Proclamation of the City of Pacifica

Agenda Item No. 3

LION EMIL KANTOLA

DISTRICT GOVERNOR 2008-09

WHEREAS, Lions Club International is the largest service club organization in the world with over a million members serving; and

WHEREAS, Lion Emil Kantola has been an active member of the Lions since 1984; and

WHEREAS, Lion Emil Kantola has served in various positions in his club as well as the District, and has received numerous awards such as Lion of the Year, several Governor's Appreciation Awards, Multiple District 4-Excellence Award, Lions Clubs International Leadership Award, Lions Clubs International President's Award and the Si Moyer-Rick Nuccitelli Award; and

WHEREAS, Lion Emil Kantola has received training at the USA-Canada Forum, and at the Senior Leadership Institute and has met all the qualifications to serve in this office of District Governor; and

WHEREAS, his experience and dedication to the Lions motto "We Serve" allow him to lead successfully throughout the year;

NOW, THEREFORE, BE IT RESOLVED, that I Jim Vreeland, Mayor, on behalf of the entire City Council congratulate Lion Emil Kantola as the newly elected District Governor and wish him continued success in all his endeavors.

DONE, this 23rd day of June, 2008

James M. Vreeland, Jr., Mayor



Agenda Item No. 4

SUBJECT:

Lease agreement with Metro PCS for cell tower site on City of Pacifica property at 1220 Linda Mar Blvd. (Sanchez Art Center)

ORIGINATED BY:

City Manager

DISCUSSION:

The City has been approached by Metro PCS for the use of a portion of the City property at 1220 Linda Mar Blvd. for a cell tower installation. The tower itself would be disguised as a flag pole and enclosed in a 10' by 20' enclosure. See the site plan attached to the proposed agreement.

The lease agreement has been reviewed and revised by the City Attorney and reflects standard conditions for this type of lease. It is anticipated that the monthly lease amount will be \$1,500 to \$2,000 depending on final negotiations. The initial term of the lease is five (5) years with provisions for extension of the term for four additional five year terms (20 years total).

The conditions surrounding the placement of the lease will be reviewed and approved by the normal planning process through the Planning Department. The permit will be subject to all of the standard conditions placed on similar facilities.

We are still in negotiations with Metro PCS and expect that the agreement will be finalized in July.

FISCAL IMPACT:

Additional annual revenue of \$18,000 to \$24,000.

ATTACHMENTS:

Lease agreement

COUNCIL ACTION REQUESTED:

Move to approve a lease agreement between the City of Pacifica and Metro PCS for a cell tower location at 1220 Linda Mar Boulevard and authorize the City Manager to execute the lease subject to minor modifications and adjustments as approved by the City Attorney.

Agenda Item No. 5

SUBJECT:

Resolution creating administrative fines for violations of the fireworks ordinance.

ORIGINATED BY:

Police Department

DISCUSSION:

In 2007, the City Council adopted an Administrative Citation Ordinance that established a process for imposing administrative/civil fines for violations of the Pacifica Municipal Code. The amount of the fine is to be set by resolution. These fines may be modified from time to time by resolution, provided they do not exceed the amounts set by the Administrative Citation Ordinance. The City Council adopted Resolution No. 27-2007 establishing an administrative/civil fine schedule.

The Council recently adopted an Ordinance related to the possession, sale, use and discharge of fireworks. Staff recommends amending the fine schedule to allow for increased fines for specified violations of this Fireworks Ordinance. In general, the recommended fines are \$200 for the first offense, \$400 for the second offense, and \$1000 for a third offense within a 12-month period of time. The exception is for the violation of Section 4-3.202(b) relating to possession of 25 pounds or less of illegal and dangerous fireworks, which has a fine of \$1000.00 per offense

FISCAL IMPACT:

No fiscal impact, except there may be increased revenue from the administrative fines.

ATTACHMENTS:

A Resolution of the City Council of the City of Pacifica amending the Administrative Citation Ordinance.

COUNCIL ACTION REQUESTED:

Motion to adopt the resolution next in order: A Resolution of the City Council of the City of Pacifica Amending the Administrative Fine Ordinance.

Agenda Item No. 6

SUBJECT:

A resolution in support of water conservation, efficiency and recycling rather than increasing diversions from the Tuolumne River.

ORIGINATED BY:

City Manager

DISCUSSION:

This resolution has been placed on the agenda at the request of the Tuolumne River Trust (TRT). The trust requested Pacifica's support in their efforts to limit additional diversion of water from the Tuolumne River into the Hetch Hetchy water system. The City of Pacifica, through North Coast County Water District (NCCWD), receives water from the Hetch Hetchy system.

Councilmembers Digre and DeJarnatt and staff from the City and NCCWD met with representatives from the TRT and discussed the issue and the proposed resolution. Subsequent to the meeting NCCWD worked with City staff to develop a resolution that accurately reflected the conservation measures that have already been undertaken in this community in order to minimize the need for additional water resources.

The NCCWD has a very excellent record in efforts to promote water conservation in the District and this program has been actively supported by the City of Pacifica. Some of the District efforts include public appearances at festivals and events such as the Fog Fest, water conservation educations programs in the schools, direct mailing about conservation to District customers, table tens in restaurants, appliance rebates and development of a recycled water project to irrigate the golf course and other areas.

FISCAL IMPACT:

No direct fiscal impact.

ATTACHMENTS:

Resolution

COUNCIL ACTION REQUESTED:

Move to adopt the resolution next in order in support of water conservation, efficiency and recycling rather than increasing diversions from the Tuolumne River.

Agenda Item No. 7

SUBJECT:

Approve Consultant Services Agreement between the City of Pacifica and CSG Consulting Engineers (CSG) for Construction Management and Inspection Services in connection with the 2006 FEMA Repairs-Beach Boulevard Rock Revetment and Seawall Repair Project.

ORIGINATED BY:

Engineering Division
Public Works Department

BACKGROUND/DISCUSSION:

On June 9, 2008, Council awarded Construction Contract to the apparent low bidder, Stoloski & Gonzalez, Inc., for the construction of the 2006 FEMA Repairs-Beach Boulevard Rock Revetment and Seawall Repair Project and authorized funding for the project in the amount of \$724,850.00. This amount includes staff's estimate for construction inspection and management in the amount \$24,000. However, due to nature of this project and how the construction and hours of work are dependent on the varying tide and surf conditions, the construction inspection and management proposal the City received exceeds the amount staff initially estimated. CSG's proposal is for \$59,610, which is less than 11% of the construction cost and well within the industry standard.

Construction inspection and management is fully reimbursable with FEMA. Therefore, staff recommends approval of the Consultant Services Agreement between the City of Pacifica and CSG Consulting Engineers for Construction Management Services in connection with the 2006 FEMA Repairs-Beach Boulevard Rock Revetment and Seawall Repair Project.

FISCAL IMPACT:

The revised project budget is as follows:

Previously Authorized Total Project Cost		\$724,850.00
Includes: Construction	\$560,680.00	
Contingency	\$140,170.00	
Construction Management	\$ 24,000,00	

Additional Construction Management and Inspection Cost	\$ 35,610.00
New Total Project Cost	\$760,460.00

Fiscal impact will be in the additional amount of \$35,610.00 from the General Fund to be reimbursed by FEMA.

Council Agenda Summary Report

Approve Consultant Services Agreement between the City of Pacifica and CSG Consulting Engineers (CSG) for Construction Management and Inspection Services in connection with the 2006 FEMA Repairs-Beach Boulevard Rock Revetment and Seawall Repair Project June 23, 2008 Page 2

DOCUMENTS ATTACHED:

Consultant Services Agreement Between the City of Pacifica and CSG Consulting Engineers for Construction Management and Inspection Services in connection with the 2006 FEMA Repairs-Beach Boulevard Rock Revetment and Seawall Repair Project

COUNCIL ACTION REQUESTED:

Approve Consultant Services Agreement Between the City of Pacifica and CSG Consulting Engineers for Construction Management and Inspection Services in connection with the 2006 FEMA Repairs-Beach Boulevard Rock Revetment and Seawall Repair Project; Approve Additional Budget Authority in the amount of \$35,610.00 from the General Fund to be reimbursed by FEMA; Authorize the City Manager to execute the Agreement.

Agenda Item No. 8

SUBJECT:

Resolution of the City Council of the City of Pacifica Authorizing institution of Proceedings for the Issuance and Sale of Pension Obligation Bonds and Engaging Professional Services.

ORIGINATED BY:

Administrative Services

BACKGROUND/DISCUSSION:

The City of Pacifica as with many other cities is a contracting member of the California Public Employee's Retirement System (CalPERS) and is obligated to make regular payments to fund the City's retirement system. At this time, the City carries an unfunded liability of \$30.2 million which is payable over the next 15 years. The City has been gradually paying off the unfunded liability to CalPERS through a CalPERS payment process that charges 7.8% interest. The City of Pacifica is proposing to restructure the unfunded liability by selling pension obligation bonds to private investors at a projected interest rate of 5-6 percent. The City will know the precise interest rate when the bonds go to market. Depending on interest rates, the City anticipates saving of approximately \$130,000 annually as well as the prepayment of normal costs. The budget savings will be used to fund the annual costs of unfunded post-retirement obligations as required under GASB 45.

FISCAL IMPACT:

Annual projected savings of approximately \$130,000.

DOCUMENTS ATTACHED:

 Resolution of the City Council of the City of Pacifica Authorizing Institution of Proceedings for the Issuance and Sale of Pension Obligation Bonds and Engaging Professional Services. Council Agenda Summary Report June 23, 2008

A Resolution of the City Council of the City of Pacifica Authorizing Institution of Proceedings for the Issuance and Sale of Pension Obligation Bonds and Engaging Professional Services.

Page 2

COUNCIL ACTION REQUESTED:

Adopt the resolution next in order Resolution of the City Council of the City of Pacifica Authorizing Institution of Proceedings for the Issuance and Sale of Pension Obligation Bonds and Engaging Professional Services.

Agenda Item No. 9

SUBJECT:

Revisions of City Council Rules

ORIGINATED BY:

City Attorney's Office

DISCUSSION:

The City Council rules and code of ethics contains a provision in Section 5 that restricts Councilmembers to a three-minute time limit for Council Communications unless additional time is granted by a majority of the City Council. This provision restricts the Councilmembers from fully sharing information relating to the City business with the full Council and with the community in a public forum. Attached is a proposed resolution that would eliminate that restriction.

FISCAL IMPACT:

None

ATTACHMENTS:

Resolution

COUNCIL ACTION REQUESTED:

Adopt Resolution

RESOL	LUTION	NO.	
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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA REVISING CITY COUNCIL RULES AND CODE OF ETHICS

WHEREAS, on March 14, 1994, the City Council adopted the City Council Rules and Code of Ethics; and

WHEREAS, on February 24, 1997, the City Council adopted Resolution No. 13-97, which revised the City Council Rules and Code of Ethics ("Revised Rules"); and

WHEREAS, the second paragraph of Section 5 of the Revised Rules states that "City Councilmembers will adhere to a three-minute time limit for Council Communications unless additional time is granted by a majority of the City Council"; and

WHEREAS, this limitation unduly restricts the ability of the legislative body to convey important information regarding public business to the community and to the full Council in a public forum;

WHEREAS, the City Council has reviewed this second paragraph of Section 5 and desires to eliminate it;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pacifica that the Second Revised City Council Rules and Code of Ethics attached hereto as Attachment 1 are adopted.

Passed and adopted at a meeting of the City Council of the City of Pacifica held on the 23rd day of June 2008, by the following vote:

AYES, Councilmembers: NOES, Councilmembers: ABSENT, Councilmembers: ABSTAIN, Councilmembers:

	James M. Vreeland, Jr., Mayor
APPROVED AS TO FORM:	ATTEST
Cecilia M. Quick, City Attorney	Kathy O'Connell, City Clerk

CITY OF PACIFICA COUNCIL AGENDA/REDEVELOPMENT AGENCY AGENDA SUMMARY REPORT June 23, 2008

RDA Item No. 3

SUBJECT:

Adoption of a Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan, Approval of Site Development Permit, PSD-771-08, Use Permit, UP-990-08, Coastal Development Permit, CDP-303-08 (subject to approval of an LCP Amendment by the Coastal Commission), Amendment to the Rockaway Beach Specific Plan to allow office activity, and a waiver of Specific Plan development provisions regarding parking and floor area ratio (FAR) for a new commercial building at 270 Rockaway Beach Avenue; (APN 022-024-230 & -240).

ORIGINATED BY:

Planning and Economic Development Department

DISCUSSION:

On May 19, 2008, the Planning Commission recommended City Council/Redevelopment Agency approval of the requested permits including an amendment to the Rockaway Beach Specific Plan to allow office activity, and a waiver of Specific Plan requirements regarding parking and Floor Area Ratio (F.A.R.), for the construction of a commercial building at the 270 Rockaway Beach Avenue. The Commission fully supported the proposal and members of the community also spoke in favor of this project during the proceedings. A letter in support of the project from the owner of the Holiday Inn Express was also received after the Planning Commission meeting (see attached). The Planning Commission staff report and minutes are attached. It should also be noted that approval of an amendment to the Local Coastal Program Land Use Plan to allow office activity would be required by the Coastal Commission. The permits would not be effective until the LCP amendment has been approved.

As mentioned above, the applicant proposes to develop the subject property with a three story building consisting of approximately 11,667 square feet of subterranean garage area and three levels of commercial area (retail/office) totaling approximately 19,533 square feet of gross floor area. Building height would be approximately 35 feet. There will be 3,540 square feet of deck area and 1,637 square feet of landscaping.

The subterranean garage would provide 29 parking spaces. Parking for 10 vehicles is also proposed in front of the building along Old Country Road. Stairways, garbage disposal, recycling, and utility areas will also be provided within the garage area. The 6,364 square foot first level would contain six separate retail spaces, lobby, three bathrooms, storage area, stairways, and an elevator. The size of the retail spaces would range between 465 to 947 square feet. The second floor would accommodate four separate office units, retail space, three

bathrooms, storage area, and 447 square feet of deck area. The size of the office units would be 1,147, 1,074, 807 and 613 square feet, respectively. The retail space would contain 970 square feet of floor area. The third floor would contain six separate office units, three bathrooms, storage area, and 271 square feet of deck area. The size of the office units would range between 1,147 to 613 square feet. A 1,590 square foot coffee shop with deck area is also proposed on the upper third floor which is on a split level. The proposed building would also feature a roof deck. An elevator and stairways would provide access to the upper floor levels. Building design features include wood frame construction, wood shingles, cement plaster or stucco, stone veneer, wood siding, custom ornamental forged iron guardrails and balusters, trellis and awnings, slate roofing, natural wood corbels, etc.

For the West Rockaway Beach planning area, two height standards are specified. Two stories are 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 a two-story structure; and (2) will provide an increase in public open space over and above that which would have normally been provided.

View corridors to the ocean are already interrupted by the existing Pacifica Motor Inn Motel, which has a maximum height of 48 feet and the Holiday Inn Express motel, which is approximately 40 feet in height. Both motels abut the subject site. The existing two story building is approximately 26 feet in height. In contrast, the proposed building would have a height of approximately 35 feet. The additional height would not adversely affect scenic vistas. The project would not block scenic vistas from publicly accessible areas or from other existing development. Further, the project is not visible from the Linda Mar and Pedro Point neighborhoods. The project is mainly visible from a small portion of Highway 1 and from small segments of Fassler Avenue, Rockaway Beach Avenue and Roberts Road.

The proposed building design is consistent in scale, massing and height with that of the immediately surrounding buildings especially with the two large 3-story motels (Holiday Inn Express and Pacifica Motor Inn) that abut the site on the south and west sides. The massing of the proposed building is further broken up and enhanced by the use of projections, recesses and architectural details which provide relief and variety. Additionally, the proposed building incorporates architectural elements from some of the adjacent buildings. The proposal would not substantially degrade the visual character or quality of the site and its surroundings. Proposed exterior features include slate roofing, wood shingles, stucco siding, exterior natural stone veneer, natural custom wood corbels and exterior trellis and awning improvements. The project will be sufficiently landscaped, meeting City standards and adding interest to the streetscape. In addition, the applicant provided a San Mateo Countywide Sustainable Buildings Checklist of green building elements that will be incorporated into the project. A condition of approval will require that the applicant apply those green building elements from the checklist to the project to the maximum extent feasible.

In terms of public open space, the project would provide an increase in public open space over and above that which would have normally been provided. Seating and landscaping areas would be provided for general public outdoor use along Rockaway Beach Avenue and Old County Road.

The proposal meets most of the development standards for the C-1 (Neighborhood Commercial) Zoning District. No minimum setbacks are required in the C-1 zone unless established as part of the Site Development Permit. However, the proposal would not meet the minimum on-site parking requirements and the Floor Area Ratio (F.A.R.) specified in the Rockaway Beach Specific Plan. In addition, the Specific Plan designation for the site is Visitor Commercial which does not allow office uses. The proposed office uses, however, would be located above the ground floor area and would add balance to existing commercial activity.

The General Plan and Local Coastal Plan narratives for Rockaway Beach further state that "The focus for future development in Rockaway Beach should be commercial development emphasizing visitor-serving commercial uses, such as hotels, restaurants, and retail shops, that will take advantage of the neighborhood's coastal location. Although visitor-serving uses should be predominate, a mixture of some local-serving businesses, such as offices and personal service establishment will complement the area and meet community needs." The proposed use would contain a mix of businesses, visitor-serving uses on the first floor, office uses and a coffee shop on the upper floors.

Along similar lines, Coastal Act Policy 8 states that "The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry." The proposed use would include some visitor-serving retail, thus conforming to this policy. Office use is also included, but as this site has been vacant for years, the office use is not displacing any candidates for visitor-serving commercial recreational facilities.

The Specific Plan permits a maximum floor area to lot area ratio (FAR) of 65% for this area. In comparison the applicant proposes twice this amount, 138%, which would require a waiver to the Specific Plan requirements. Considering that the project, in terms of proposed use and design, is consistent with the Specific Plan objectives and the site is constrained due to its size, and location, staff considers the waiver reasonable. The overall goal of the Specific 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. The proposal would create retail and office space which should help stimulate the economic health and tax base of the City. Other projects in the Redevelopment Area including, Holiday Inn Express (166%), Pacific Motor Inn (103%), 400 Old County Road (111%), 446 Old County Road (129%), and 225 Rockaway Beach (130%) were all granted FAR waivers. As indicated above, two of these uses abut the subject property, Holiday Inn Express and Pacifica Motor Inn.

In terms of parking, the proposal requires 65 on-site parking spaces per Rockaway Beach Specific Plan standards, one space per 300 square feet of gross leaseable area for retail and office use. The proposed commercial development would generate new parking demand, yet will provide 39 parking spaces resulting in a shortfall of spaces. An ordinance adopted by the Redevelopment Agency in 1986 allows an in-lieu fee to be paid for each parking space that cannot be provided on-site in the Rockaway Beach Redevelopment Area. In order to assist in

Redevelopment activities, the in-lieu parking fee payment allows the use of public parking in considering parking requirements on private property. Currently, the fee is set at \$3,000 per space for a total of \$78,000 that will be required to be paid prior to the issuance of the building permit if the project is approved. Staff also recommends that as a condition of approval the applicant be required to implement a lease restriction requiring tenants/employees to utilize outer parking areas, freeing-up convenient, centralized spaces for customers and other local businesses. Tenants and/or their employees will be required to park in either the public parking lots located at the south end of Old County Road.

A parking analysis was also done by the applicant's consultant, RKH Civil and Transportation Engineering taking into consideration that the peak parking demands for the individual uses do not all occur at the same time of the day and that the retail and restaurant uses will "capture" a percentage of demand from on-site and existing near-by uses. The analysis indicates a peak parking demand of 67 spaces. The required parking for the project is actually 65 spaces not 67 as indicated in the report done by RKH. The development would be providing 39 on-site spaces. The unmet demand would be accommodated in other existing public parking facilities in the West Rockaway Beach area, and on Old County Road directly across from the site 17 existing spaces would also be available. Staff also conducted a parking analysis. The analysis provided by the applicant's consultant indicates a peak parking demand of 67 spaces (office use- 35 spaces, retail uses- 19 spaces, and coffee shop- 17 spaces). The parking peak demand occurs as follows:

Office Uses -- 10:00 AM to 11:00 AM Retail Uses -- 12:00 PM to 1:00 PM Coffee Shop -- 11:00AM to 1:00 PM

The parking surveys were conducted during the peak parking demand to determine if there is adequate parking capacity for the proposed project within the immediate vicinity. It was found that adequate parking exists across from the site, at the beach parking lot located to the south and at the city parking lot located to the north on Old County Road.

Results of the parking survey are as follows:

Date	Time	Location	Total Spaces	Spaces Available
01/17/08 01/30/08 02/01/08 02/02/08	9:20AM 11:00AM 12:00PM 1:15PM	Parking area across from	n site 17	17 17 16 17
01/17/08 01/30/08 02/01/08 02/02/08	9:20AM 11:00AM 12:00PM 1:15PM	Beach Parking to the sou	uth 59	52 54 49 44
01/17/08	9:20AM	City Parking Lot – Old Co	ounty 58	33

01/30/08	11:00AM	27
02/01/08	12:00PM	35
02/02/08	1:15PM	16

The proposed project would also be located directly south from the Farmer's Market that operates from May to November on Wednesday afternoons from 2:30 PM to 6:30 PM. The actual location of the Farmer's Market is between 446 Old County Road and the entrance to the City-owned parking lot. As mentioned above, the peak parking demand for the different uses is between 10:00 AM to 1:00 PM. Because the peak parking demand for the project will not occur during the hours of the Farmer's Market, the project will not significantly impact parking demand during the hours of the Farmers Market. It should also be noted that parking for 7 bicycles would be provided on-site.

The applicant's consultant, RKH Civil and Transportation Engineering, prepared a Traffic Impact Analysis for the Old County Commercial Development. This report was peer reviewed by Hexagon Transportation Consultants and subsequently revised by RKH. The study area included two intersections on State Route 1 (SR 1)(Fassler Avenue/Rockaway Beach and SR 1 and Reina Del Mar Avenue) and examined such elements as traffic counts, site traffic projections, trip distribution patterns, project trip assignments, site access and intersection levels of service (LOS). LOS categories describe traffic flow conditions and range from A through F, with LOS A describing the best, free-flowing traffic conditions and LOS E and F describing unstable and/or forced traffic conditions, limited operating speeds and/or maneuverability and the occurrence of stoppages and/or delays. In the case of a LOS F the delay would be 60 seconds or more. The City of Pacifica currently considers intersections operating at a LOS E or F to be unacceptable. The City of Pacifica concludes that a project has a significant traffic impact for signalized intersections in Pacifica, if for any peak hour:

- The level of service at the intersection degrades from an acceptable LOS D or better under background conditions to an unacceptable LOS E or F under project conditions, or
- The intersection is already operating at an unacceptable LOS E and the addition of project traffic causes both the critical-movement delay at the intersection to increase by two (2) or more seconds and the demand-to-capacity ratio (V/C) to increase by more than 0.010, or
- The intersection is already operating at an unacceptable LOS F and the addition of project traffic causes both the critical-movement delay at the intersection to increase by one (1) or more seconds and the demand-to-capacity ratio to increase by more than 0.010.

The existing conditions on SR 1 are such that during AM (7-9AM) and PM (4-6PM) peak hours, motorists are faced with heavy traffic and congestion. Two intersections; the intersection at Reina Del Mar Avenue and SR1 and the intersection at Fassler Avenue and SR1, are particularly congested and currently operate at unacceptable Levels of Service during at least one peak hour period. During AM peak hours both of the above referenced intersections

operate at LOS F which is considered unacceptable. During PM peak hours the SR1/Fassler Avenue/Rockaway Beach intersection operates at LOS C, which is acceptable, while the Reina Del Mar/SR1 intersection operates at an unacceptable LOS E/F. The AM peak hour delays are related to northbound traffic and the PM peak hour delays affect southbound traffic. The project is expected to generate 37 additional vehicle trips during AM peak period and 43 new vehicle trips during the PM peak period but no change in any LOS is anticipated as a result of the project and additional traffic volume at affected intersections would be nominal. Both the RKH Draft Traffic Study and the Hexagon conducted peer review concluded that the project would not have a significant adverse project or cumulative traffic impact because the project would increase delays only minimally and the addition of project traffic at the study intersections would result in delay and volume-to-capacity ratio increases that fall below the thresholds of significance. Therefore, based on the City's level of service standard and thresholds of significance, the project would not cause a significant impact on traffic at these intersections.

The traffic reports also concluded that traffic associated with access to the site would not result in any safety hazards or traffic concerns. Likewise, based on its knowledge of traffic patterns near the project site, including the non-signalized intersection at Old County Road and Rockaway Beach Avenue, the Pacifica Engineering Department concluded that the project would not result in any safety hazards or significant traffic impacts on such roads or intersections.

Environmental Review:

In summary, the Mitigated Draft Negative Declaration found that the environmental impacts associated with this project can be mitigated and reduced to less than significant levels. In particular, the Mitigated Negative Declaration found that hydrology, noise, aesthetics, and cultural resources will have less than significant impacts provided mitigation measures are incorporated. Below is a summary of some of the environmental issues associated with the proposed project.

a) <u>Hydrology and Water Quality</u> - The project would actually result in a reduction (865 square feet) of impermeable surfaces. Because the project will be creating or replacing over 10,000 square feet of impervious surface (12,438 square feet), it is subject to Provision C.3 of the San Mateo Countywide STOPPP which requires that existing stormwater runoff levels be maintained by incorporating site design and source control measures as well as storm water treatment BMPs to protect water quality.

The project will be connected to existing improved drainage facilities which include curbs, gutters and storm drains that eventually reach the ocean. The streets and storm drain currently accommodate surface drainage and the additional drainage created by the development would be minimal. According to Wastewater Department staff, the project will not result in additional stormwater runoff that will exceed the capacity of the existing storm water drainage systems. Additionally, a condition of approval will require that the developer submit hydrology calculations for a 100-year storm that demonstrate that the site runoff will not impact existing drainage. Further, the geotechnical report prepared for this project addressed hydrology issues and identified features to be included as part of the project to minimize hydrology impacts. All of the

geotechnical report's hydrology recommendations will be incorporated into the project as conditions of approval. According to the geotechnical report, it is anticipated that the basement retaining wall will require water withdrawal by sump pump that will drain to the city storm drain that eventually reaches the ocean. As a condition of approval, the applicant/developer would be required to design the drainage sump pump to the satisfaction of the City Engineer. The sump pump will be a permanent pump for collecting any possible seepage generated by the retaining wall subdrains. Another condition of approval will require the applicant to install a grease and oil separator in the underground garage area for treatment of all runoff to reduce the levels of vehicular pollutants entering the creeks and ocean.

- b) Noise Construction noise will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. The hotel guests staying at the hotels adjacent to the proposal would be affected by the construction noise. The construction noise, however, would be short-term. According to the owner of the Holiday Inn Express which is located directly south of the proposal, there is no actual time when the guests are typically in their rooms. Checkout time, however, is at 12:00 PM. The City of Pacifica's Noise Ordinance regulates construction activities for any project for which a building permit is required within the City of Pacifica. The construction hours are 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays and Sundays. Mitigation measures will require compressors and other small stationary equipment to be shielded and equipment exhaust will need to face away from noise-sensitive buildings, and regular equipment maintenance and mufflers will be required on all construction equipment to control noise.
- c) <u>Aesthetics</u> There are specific scenic vistas designated in the Pacifica General Plan such as Highway 1. The project is located adjacent and visible from Highway 1.

Additionally, Coastal Act Policy No. 24 requires that "the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to, and along, the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality of visually degraded areas." The project may impair or eliminate private coastal views from nearby existing residential structures, in much the same way that the view of others further inland is altered by the presence of those homes. The project's aesthetic impacts are considered less than significant because the project will not have a substantial adverse effect on a scenic vista, will not damage scenic resources, will not degrade the existing visual character or quality of the site and its surrounding and with implementation of the proposed mitigation, and will not create substantial light or glare that would adversely affect day or nighttime views in the area. Furthermore, the alteration of private views is consistent with the effect of development in urban Pacifica and is consistent with the General Plan.

The proposed building design is consistent in scale, massing or height with that of the immediately surrounding buildings especially with the two large 3-story motels (Holiday Inn Express and Pacifica Motor Inn) that abut the site on the south and west sides. The proposal would not substantially degrade the visual character or quality of the site and its surroundings. Proposed exterior features include steeped pitch roofs, slate roofing, stucco siding, exterior

natural stone veneer, natural custom wood corbels and exterior trellis improvements. The project will be sufficiently landscaped, meeting City standards and adding interest to the streetscape.

The future construction of a three-story commercial building with underground parking would include indoor lighting, and outdoor lighting for safety purposes, that would be visible from a distance. As a mitigation measure, outdoor lighting would need to be designed to minimize glare and spillover to surrounding properties. Regarding daytime glare, the future construction of a three-story commercial building will be required to use non-mirrored glass to minimize daytime glare as a mitigation measure.

d) <u>Cultural Resources</u> - There are no known cultural, historic, or archeological resources within the project vicinity or on the project site itself. The project site does not contain any significant paleontological resources or unique geological features. No known human remains are known to be interred on this site. The proposed project site is currently developed as the former Horizons Grill Restaurant. The building is not on the National Register or California Register of Historic Places. The site was originally developed prior to the City's incorporation in 1957 and was extensively remodeled in 1991.

Given that the site has previously been developed, no impacts to cultural resources are expected, either to historic resources, archeological resources, paleontological resources or human remains. However, the mitigation measure contained in the attached Mitigated Negative Declaration will ensure that impacts will be minimized in the unlikely event of disturbing underground artifacts or human remains.

Staff considers the proposed commercial development to be consistent with the overall plan objectives defined in the Rockaway Beach Specific Plan. Specifically, the project expands additional visitor-serving, commercial/office activity as part of an integrated development pattern. The Specific Plan designation for the site is visitor commercial which does not allow office uses. However, the proposed office uses would be located above the ground floor area and would add balance to existing commercial activity. The overall goal of the Specific 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.

FISCAL IMPACTS:

If approved, increased tax revenues could result from the proposed project.

ATTACHMENTS:

- a. Planning Commission Staff Report, May 19, 2008 (without attachments)
- b. Planning Commission Minutes, May 19, 2008
- c. Letter from Radha Patel dated May 29, 2008
- d. Mitigated Negative Declaration
- e. Resolution (Adoption of Mitigated Negative Declaration) and Mitigation, Monitoring and

Reporting Plan

- f. Resolution (Amending Rockaway Beach Specific Plan to allow office uses)
- g. Resolution (Recommending Approval of a Coastal Development Permit)
- h. San Mateo Countywide Sustainable Buildings Checklist
- i. Photosimulations
- i. Plans and Elevations

COUNCIL ACTION REQUESTED:

- Move that the City Council/Redevelopment Agency of the City of Pacifica ADOPT the attached resolution adopting the Mitigated Negative Declaration, Adopting the Mitigation Monitoring and Reporting Plan for a commercial building at 270 Rockaway Beach Avenue.
- 2. Move that the City Council/Redevelopment Agency of the City of Pacifica APPROVE Site Development Permit, PSD-771-08, Use Permit, UP-990-08, Coastal Development Permit, CDP-303-08, Amendment to the Rockaway Beach Specific Plan to allow office activity, and a waiver of Specific Plan requirements regarding parking and Floor Area Ratio (F.A.R.) for the construction of a commercial building at 270 Rockaway Beach Avenue, and adopt the findings and conditions of approval one (1) though forty-two (42) contained in the May 19, 2008 Planning Commission Staff Report and incorporate all maps and testimony into the record by reference.
- 3. Move that the City Council/Redevelopment Agency of the City of Pacifica **ADOPT** the attached resolution approving an amendment to the Rockaway Beach Specific Plan to alter the description of uses to allow office uses.
- 4. Move that the City Council/Redevelopment Agency of the City of Pacifica **ADOPT** the attached resolution recommending approval of a LCP amendment for the construction of a commercial building at 270 Rockaway Beach Avenue.

CITY OF PACIFICA COUNCIL/REDEVELOPMENT AGENCY AGENDA SUMMARY REPORT June 23, 2008

RDA Item No. 4

SUBJECT:

Status of Projects within the Rockaway Beach Redevelopment Area

ORIGINATED BY:

Planning and Economic Development Department

DISCUSSION:

The purpose of this report is to provide an update on the status of development projects within the Rockaway Beach Redevelopment area. Aside from the current proposal at 270 Rockaway Beach Avenue for a three-story commercial development, to date, no other formal proposals have been filed for development in the Rockaway Beach Redevelopment area.

However, there has been two recent study sessions. A study session was held on September 17, 2007 for a 16 guest room addition to the existing 38 room Holiday Inn Express located at 519 Nick Gust Way. On May 5, 2008 a study session was held for a 14 room addition and conversion of an existing suite into two guest rooms to the existing 42 room Pacifica Motor Inn located at 200 Rockaway Beach Avenue. As mentioned above, no formal applications have been file.

FISCAL IMPACTS:

None

ATTACHMENTS:

None

COUNCIL ACTION REQUESTED:

None