

## RESOLUTION NO. 23-2020

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA INCREASING THE IN-LIEU PARKING FACILITIES FEE FOR THE ROCKAWAY BEACH SPECIFIC PLAN AREA

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**WHEREAS**, in February 1986, the City of Pacifica Redevelopment Agency (“Agency”) adopted a Specific Plan for the Rockaway Beach Redevelopment Project Area; and

**WHEREAS**, Resolution No. 17-86 was adopted on December 8, 1986 and established a fee of \$3,000 per in-lieu parking space and this figure could be increased or decreased by the Agency based on further cost experience; and

**WHEREAS**, the City incorporated the Rockaway Beach Parking In-Lieu Fee into section 3-13.02(d)(6) of the City’s Municipal Code; and

**WHEREAS**, the City has continued to collect the parking in-lieu fee of \$3,000 per parking space and the Rockaway Beach Parking In-Lieu Fee account has grown; and

**WHEREAS**, the Rockaway Beach Specific Plan envisions the construction of the Rockaway Beach Parking Structure on Old County Road on a City-owned lot; and

**WHEREAS**, the Rockaway Beach Parking In-Lieu Fee would be used for the design and construction of the proposed parking structure; and

**WHEREAS**, staff contracted with Watry Design, an architecture/engineering firm specializing in the design and construction of parking structures, to analyze the existing lot and prepare a Parking Structure Feasibility Study, which determined an above-grade, three-story, four level parking structure providing 117 parking structure would be an above-grade could be constructed at an approximate total cost of \$10,154,799 (\$86,793/space), which includes design, construction, and construction management, and

**WHEREAS**, the proposed parking structure spaces would support approximately 29,250 gross square feet of net rentable retail floor area, which equates to a parking ratio of 1 space for each 250 square feet; and

**WHEREAS**, no other funding sources, besides the Rockaway Beach In-Lieu Parking Facilities Fee, are identified to support this project and the current parking in-lieu fee is too low and is received sporadically, thus it will take years for the City to start this project; and

**WHEREAS**, the City finds that a parking in-lieu fee provides the ability to fund public parking strategies when considering parking requirements on private property and would assist in development/redevelopment activities; and

**WHEREAS**, the City contracted with Willdan Financial Services to assist with the parking in-lieu fee update study and calculated a new parking in-lieu fee of \$88,529, which includes a 2% administrative cost of \$1,736 and staff has determined that this amount is a reasonable amount given the cost to construct the parking structure in the current location; and

**WHEREAS**, the calculated new parking in lieu fee could become a deterrent to new development or redevelopment and slow the growth of the area if compared to other local jurisdictions for development; and

**WHEREAS**, staff recommends a lower parking in-lieu fee of \$40,260 per space, to provide flexibility, especially for small lot development, and stimulates real estate development; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Pacifica as follows:

1. For properties listed in the Rockaway Beach Specific Plan area, as shown on Figure 1, attached hereto, the Rockaway Beach In-Lieu Parking Facilities Fee ("Fee") shall be increased from \$3,000 to \$40,260 per in lieu parking space and may be hereafter increased or decreased by the City based on the costs of the recommended parking improvements. This increased Fee of \$40,260 shall not apply to any project for which an application was filed with the Planning Department prior to the date of adoption of this resolution.
2. Council finds that the new Fee of \$40,260 per space, which is the average of parking in-lieu fee based on the data and the approximate cost of constructing a parking space in an above-grade parking structure is a reasonable fee based on the fee update study attached hereto and the approximate cost of constructing a parking space in an above-grade parking structure.
3. The City, at its sole determination, shall allow, modify, or deny the requested parking in-lieu fee based on the particular circumstances surrounding the individual case. The City approval of a parking in-lieu fee request is a discretionary act.
4. The Rockaway Beach Parking In-Lieu Fee shall be subject to construction cost increases due to inflation on July 1<sup>st</sup> of each year, beginning April 2020 (CCI = 12,816.67), the fee shall be increased on the basis of the Construction Cost Index (CCI) in the San Francisco Bay Area, published in the issue of the Engineering News Record (ENR) by McGraw-Hill Publishing Company.

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**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Pacifica, California, held on the 27<sup>th</sup> day of April 2020, by the following vote:

**AYES**, Councilmembers: Martin, Beckmeyer, Vaterlaus, O'Neill

**NOES**, Councilmembers: None.

**ABSENT**, Councilmembers: Bier.

**ABSTAIN**, Councilmembers: None.

*deirdre martin*

deirdre martin (Apr 30, 2020)

Deirdre Martin, Mayor

ATTEST:

*Sarah Coffey*

Sarah Coffey, City Clerk

APPROVED AS TO FORM:

*Michelle Marchetta Kenyon*

Michelle Marchetta Kenyon, City Attorney








# ResolutionNo23-2020\_ParkingIn-Lieu\_Rockaway Beach\_Approved

Final Audit Report

2020-04-30

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