

RESOLUTION NO. 25-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA
ESTABLISHING A PARKING IN-LIEU FEE FOR THE
SHARP PARK SPECIFIC PLAN AREA**

WHEREAS, the City would like to implement a parking in lieu fee in different areas of the City to build parking facilities within the different neighborhoods/districts; and

WHEREAS, the City is preparing the Sharp Park Specific Plan and the planning area is approximately 104 acres in size, where most of the area surrounds Palmetto Avenue and is bounded by Beach Boulevard to the west, Paloma Avenue to the north, Clarendon Road and Lakeside Avenue to the south, and Highway 1 to the east, with some adjacent areas of potential change east of Highway 1, including the Eureka Square Shopping Center; 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 Sharp Park Specific Plan includes a parking demand study and will likely include parking strategies such as public parking lots or structures to address parking needs in the area; and

WHEREAS, the City contracted with Willdan Financial Services to assist with the parking in-lieu fee update study for Rockaway Beach 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, Staff also surveyed a number of cities in the Bay Area that have parking in-lieu fees and determined that the average parking in-lieu fee is \$40,260 and that the calculated new parking in lieu fee of \$88,259 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 therefore staff recommended the parking in-lieu fee for Rockaway Beach be increased to \$40,260; and

WHEREAS, on April 27, 2020, City Council adopted Resolution No. 23-2020 to increase the Rockaway Beach Parking In-Lieu Facilities Fee from \$3,000 to \$40,260; and

WHEREAS, Willdan Financial Services reviewed the Sharp Park Specific Plan area and potential centralized parking options and believes that the analysis of the Rockaway Beach parking in-lieu fee also applies to the Sharp Park Specific Plan area; and

WHEREAS, the size of the expected parking garage in the Sharp Park Specific Plan area

and Rockaway Beach would be similar construction costs and should be roughly the same (both geography and local conditions are the same), and therefore, the cost per parking space will be roughly the same; and

WHEREAS, because the City elected a fee level at less than half of what the actual cost of parking for Rockaway Beach, the City can also set the Sharp Park Specific Plan Parking In-Lieu Fee at or around that same level as the Rockaway Beach Parking In-Lieu Facilities Fee; and

WHEREAS, when the Sharp Park Specific Plan parking recommendations are completed, staff will review them and prepare any necessary feasibility studies to calculate the cost of the public parking improvements based on the Specific Plan and staff will present the proposed adjusted calculated fee to City Council and recommend any necessary adjustments to the Sharp Park Specific Plan Parking In-Lieu Fee; and

WHEREAS, staff recommends a parking in-lieu fee of \$40,260 per space based on the average of parking in-lieu fee based the data above and the cost of construction for a parking space.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pacifica that a Sharp Park Specific Plan Parking In-Lieu Fee is hereby established as follows:

1. The Sharp Park Specific Plan Parking In-Lieu Fee ("Fee") shall be \$40,260 per in lieu parking space and shall apply to properties listed in the Sharp Park Specific Plan area, as shown on Figure 1 attached hereto. This Fee may be hereafter increased or decreased by the City based on the costs of the recommended parking improvements. This Fee 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 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 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 Fee shall be subject to construction cost increases due to inflation on July 1st 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 11th day of May 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 (May 28, 2020 18:40 PDT)

Deirdre Martin, Mayor

ATTEST:

Sarah Coffey

Sarah Coffey, City Clerk

APPROVED AS TO FORM:

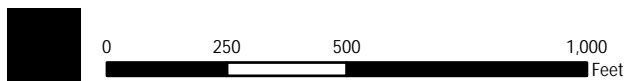
Michelle Marchetta Kenyon

Michelle Marchetta Kenyon, City Attorney

Figure 1: Sharp Park Specific Plan Area



Source: City of Pacifica, 2019; San Mateo County, 2019; Dyett & Bhatia, 2019.











ResolutionNo25-2020_ParkingIn-Lieu_SharpPark-Approved

Final Audit Report

2020-05-29

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