



REDEVELOPMENT PLAN

SAN BRUNO REDEVELOPMENT PROJECT

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REDEVELOPMENT PLAN FOR THE SAN BRUNO REDEVELOPMENT PROJECT

I. [SECTION 100] INTRODUCTION

A. [SECTION 101] PROJECT HISTORY

In November 1997 the Business Economic Development Committee of the City Council for the City of San Bruno recommended that the City study the feasibility of a redevelopment project to:

- Revitalize certain areas in San Bruno that exhibit both physical and economic blight;
- Stimulate private investment in San Bruno's commercial areas; and,
- Promote the conservation and enhancement of residential neighborhoods.

The San Bruno Redevelopment Agency commissioned a Feasibility Report to recommend the boundaries of a redevelopment survey area, evaluate the area's eligibility for redevelopment, identify potential funding sources, and recommend improvement projects. The Report was published in August 1998 and proposed a redevelopment survey area comprising approximately 784 acres, consisting primarily of commercial, industrial, and residential properties located east of El Camino Real. The Report also proposed inclusion of a Navy facility and the environs of the Skycrest Shopping Center.

The City Council adopted the survey area on August 10, 1998. The Planning Commission selected a Project Area that was coterminous with the boundaries of the survey area and approved the Preliminary Plan for Redevelopment on September 21, 1998. A Project Area Committee was formed in November 1998 to provide feedback on proposed project activities impacting residents and businesses in the Project Area.

B. [SECTION 102] GENERAL

This is the Redevelopment Plan for the San Bruno Redevelopment Project (the "Project") in the City of San Bruno (the "City"), County of San Mateo, State of California. The San Bruno Redevelopment Agency (the "Agency") prepared this Plan pursuant to the Community Redevelopment Law of the State of California (The "CRL") (Health and Safety Code, Section 33000 et seq.) and all applicable local codes and ordinances. Statutory changes enacted after adoption of this Plan, which are applicable to the Agency, the Project, or the Plan, shall supersede the requirements of the Plan, whether or not the Plan is formally amended to reflect such changes.

The Plan sets forth the Agency's powers, duties, and obligations to implement the redevelopment program for the Project Area. The Plan does not constitute a specific plan for the Project Area or set priorities for specific projects. Rather, the Plan provides a framework and process for

preparing specific redevelopment proposals, establishing priorities, and proposing solutions for specific problem areas.

II. [SECTION 200] THE PROJECT AREA

A. [SECTION 201] BOUNDARY AND LEGAL DESCRIPTION

The boundaries of the Project Area are shown on the Redevelopment Plan Map (the "Map") attached as Appendix A and are described in the Legal Description of the Project Area attached as Appendix B. The Project Area includes the following properties:

- The predominantly commercial areas along San Bruno Avenue in Downtown San Bruno, and on El Camino Real, Montgomery Avenue, and the Tanforan Park Shopping Center.
- Residential neighborhoods of Fifth Addition, Belle Air Park, San Bruno Park, and Lomita Park.
- The residential/industrial mixed use area bounded by San Mateo Avenue, Highway 380, the Southern Pacific Railroad (CalTrain) tracks, and Tanforan Avenue.
- The Navy facility. The Skycrest Shopping Center and adjacent commercial areas.

B. [SECTION 202] INFLUENCES ON THE PROJECT AREA

The City's land use patterns emerged before zoning and other controls were established in 1940. Early subdivisions often disregarded physical characteristics and planning principles, resulting in small, narrow home sites, oddly shaped parcels, and low-lying areas subject to flooding. As land uses changed, properties were developed at inappropriate scale and size and were often incompatible with remaining residential uses. Streets are often misaligned and do not provide the hierarchy of routes that is needed to establish natural circulation patterns through neighborhoods. Railroad tracks and some very narrow rights of way exacerbate traffic circulation problems. Over time these characteristics contributed to a decline in property values in the Project Area relative to the rest of the City and to a pattern of inadequate maintenance and repair.

III. [SECTION 300] PROPOSED REDEVELOPMENT ACTIVITIES

A. [SECTION 301] REDEVELOPMENT GOALS AND OBJECTIVES

The Agency proposes to alleviate physical and economic blighting conditions in the Project Area by improving the area's economic base and preserving and enhancing residential neighborhoods.

Physical conditions of blight include deficient or deteriorated buildings, factors that inhibit proper use of buildings or lots, incompatible land uses, substandard lots, and hazardous materials sites. Economic blighting conditions include deteriorated or poorly maintained commercial properties, vacant or boarded up commercial buildings, commercial buildings with marginal occupancy, and deteriorated, neglected, or poorly maintained residences. Economic indicators of blight also include residential overcrowding, depreciated property values and declining retail sales. More detailed information regarding blighted conditions in the Project Area is contained in the Preliminary Report, adopted by the Agency on March 8, 1999.

The Project goals and objectives include, but are not necessarily limited to, the following:

1. Area-wide Goals

- Alleviate physical and economic blighting conditions within the Project Area.
- Implement the goals and policies of the City's General Plan.
- Mitigate conditions that contribute to soil and groundwater contamination.
- Beautify and enhance the Project Area
- Improve transportation and traffic circulation throughout the Project Area through improved intersections, traffic controls and signage, underpasses, bicycle routes, and mass transit shelters.
- Create safe and convenient pedestrian and bicycle circulation.
- Assist private property owners in rehabilitating their properties.
- Preserve and create civic, cultural, and educational facilities and amenities as a catalyst for area revitalization.
- Upgrade, modernize, and expand public infrastructure including improvements to water, sewer, and storm drainage systems.
- Upgrade and expand recreational areas and open space.
- Expand and improve the community's supply of low and moderate income housing by using redevelopment project housing set-aside funds.

2. Revitalize Commercial Areas

- Use business retention, expansion and attraction programs, along with a coordinated shopping promotion effort, to revitalize commercial zones in the Project Area.
- Improve and enhance San Bruno's major shopping areas, including San Mateo Avenue, El Camino Real, San Bruno Avenue, and Tanforan Park.
- Assist in forming and operating a Downtown Association to promote Downtown San Bruno.
- Preserve and enhance the ethnically diverse character of businesses on San Mateo Avenue.
- Assist in rehabilitating commercial building and improving facades.

- Develop a plan to reuse the Navy facility, including opportunities for residential, office, and hotel uses.
- Increase off-street parking, including surface lots and multi-story structures.
- Improve vehicular and pedestrian access to commercial areas and enhance gateway entrances.
- Plan coordinated transit service and facilities for Downtown San Bruno.
- Participate in developing a multimodal transit corridor that will improve access to the Project Area.
- Explore the feasibility of intensified commercial uses adjacent to the BART station.
- Capitalize on the Project Area's location near San Francisco International Airport by, among other things, encouraging the expansion and improvement of lodging, conference, and meeting facilities.

3. Conserve Residential Areas

- Create neighborhood conservation areas to preserve, protect, and enhance established residential districts in the Project Area. A more complete description of the Agency's goals with regard to residential areas is included in the Residential Conservation Policy attached hereto as Appendix C. The Residential Conservation Areas are defined in Appendix C.
- Eminent Domain shall not be used in the Residential Conservation Areas.
- Provide incentives for rehabilitated and improved housing.
- Improve the public open space, infrastructure, and facilities that serve the Project Area's residents.
- Reduce traffic intrusion into residential neighborhoods.
- Improve parks and recreational opportunities for the Project Area's youth.
- Improve streets and storm drainage.
- Provide easier and safer access to major thoroughfares.

B. [SECTION 302] GENERALLY AUTHORIZED AGENCY ACTIVITIES

The Agency is authorized to use all of the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, unless otherwise expressly limited by this Plan. Specifically, the Agency may:

1. Acquire and dispose of property in the Project Area as needed to accomplish the purposes of the Plan within the guidelines established in the Plan.
2. Manage property under the ownership and control of the Agency.
3. Demolish or remove buildings and improvements owned by the Agency.

4. Install, construct, expand, repair, or reconstruct streets, utilities, and other public infrastructure.
5. Act jointly with private parties and/or other public agencies to redevelop property in the Project Area according to the Plan.
6. Acquire and rehabilitate property for resale.
7. Work with property owners in the Project Area to rehabilitate structures and other improvements.
8. Rehabilitate, develop, or construct low and moderate income housing within the Project Area and/or the City.

Additionally, the Agency shall:

1. Provide reasonable opportunities to property owners in the Project Area to participate in the redevelopment process, consistent with the Plan and rules adopted by the Agency.
2. Provide relocation assistance to persons displaced by redevelopment activities in the Project Area.
3. Exercise the Agency's best efforts to provide for relocation of businesses displaced by redevelopment activities to comparable business locations within the City of San Bruno.
4. Require the recording of property restrictions and covenants running with the land to assure that future owners of property in the Project Area will continue to comply with the requirements of the Plan.

C. [SECTION 303] OWNER PARTICIPATION AND BUSINESS REENTRY

1. [Section 303.1] Agency Rules

The provisions of this Section shall be implemented according to the Owner Participation and Business Reentry Preference Rules adopted by the Agency (the "Rules"). When there is a conflict between the provisions for owner participation and reentry preference in the Plan and the provisions in the Rules, the provisions in the Plan shall prevail.

2. [Section 303.2] Owner Participation in Redevelopment

The Agency will extend to owners of real property in the Project Area a reasonable opportunity to participate in redevelopment of the property. Owner participation projects must conform to the Plan and the Rules.

An owner may participate by remaining in substantially the same location and retaining and redeveloping all or portions of the property. An owner may also purchase adjacent property to redevelop together with the property retained. A property owner may affiliate with another person or entity to jointly propose an owner participation project.

Participation opportunities will necessarily be limited by factors relating to implementation of the Plan, such as the elimination of certain land uses, the alteration of public streets and other rights of way, the relocation of public utilities and public services, the need to assemble parcels for public or private projects, and similar changes associated with redevelopment projects. The Agency will also consider factors relating to the owner's ability to successfully carry out the proposed redevelopment. These factors include the ability to finance the proposed project, experience with similar projects, and the overall feasibility of the proposal.

3. [Section 303.3] Participation Agreements

The Agency may require, as a condition to participating in redevelopment of the Project Area, that the owner enter into a binding agreement with the Agency. The Participation Agreement will obligate the owner to acquire, dispose of, rehabilitate, redevelop, and use the property consistent with the Plan and will impose other conditions as agreed by the owner and the Agency.

The provisions of the Plan are applicable to all public and private property in the Project Area, whether or not an owner enters into a Participation Agreement with the Agency.

4. [Section 303.4] Business Reentry Preference

Businesses displaced from property within the Project Area by redevelopment activities shall be granted a reasonable preference to reestablish on redeveloped sites in the Project Area. Businesses seeking to reenter the Project Area must meet the requirements of the Plan and comply with the Rules adopted by the Agency.

Whenever a business will be displaced from property within the Project Area by redevelopment activities, the Agency will determine whether the business wishes to relocate directly to an already redeveloped property within the Project Area or would rather reenter the Project Area at a later time after other property has been redeveloped.

If the business wishes to relocate directly to an already redeveloped property within the Project Area, the Agency will use its relocation assistance program to provide the necessary aid. However, the business must meet the criteria established in the Agency's Rules in order to be referred to a particular redeveloped property. Those criteria include the business' compatibility with the uses planned for the property and the desired character of the redevelopment, and the business' ability to pay the lease rate or purchase price.

If the business prefers to wait and reenter the Project Area after other property has been redeveloped, the Agency will keep the business information on file and will contact the business when such property becomes available. The business will not be eligible for the Agency's relocation assistance program to aid its move back into the Project Area. However, the business will be extended a preference for reentry in the form of Agency notification when appropriate redeveloped sites become available.

D. [SECTION 304] COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to participate in planning and implementing the Project. The Agency shall seek their aid and cooperation and shall attempt to coordinate the Project with their activities, to accomplish the Project purposes and promote the public health, safety and welfare.

The Agency may enter into agreements with public bodies and other persons when such agreements are necessary or convenient to the exercise of Agency powers and the purposes of the Project. Such agreements may include, without limitation, Agency participation in establishing joint powers authorities. The Agency recognizes that conversion of the Navy property from federal ownership may result in certain impacts upon other local public agencies, including the County of San Mateo. The Agency and/or City may enter into agreements with such public bodies to address potential concerns regarding this conversion.

The Agency is prohibited by law from acquiring real property owned by public bodies without their consent. The Agency shall, however, seek the cooperation of all public bodies that own or acquire property within the Project Area. The Agency will extend to any public body that owns property in the Project Area an opportunity to participate in redevelopment if that public body agrees to enter into a Participation Agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

E. [SECTION 305] PROPERTY ACQUISITION

The Agency may, within the Project Area or for redevelopment purposes, purchase, lease, obtain an option upon, acquire by gift, grant, bequest, devise, or otherwise, any real or personal property, any interest in property, and any improvements on it, including repurchase of developed property previously owned by the Agency.

The Agency is authorized to employ its power of eminent domain to acquire property within the Project Area. Eminent domain is restricted to areas outside the Residential Conservation Areas. Then it is to be used only as a last resort after public hearings. In addition, eminent domain shall not be used on properties on the west side of the 900 block of 2nd Ave if an occupant is a senior citizen, per San Mateo County standard, at the time of Plan adoption. No condemnation proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the adoption of the Plan. This time limitation may be extended only by amendment of the Plan.

Without the consent of the owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to agree to participate in redevelopment by executing a Participation Agreement. The Agency shall not acquire, without the owner's consent, property to

be retained pursuant to a Participation Agreement, so long as the owner fully performs the Agreement.

F. [SECTION 306] PAYMENTS IN LIEU OF TAXES

The Agency may in any year during which it owns property in the Project Area that is tax exempt pay directly to the City, County, or other taxing entity, 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, a payment in lieu of such tax. The amount of the in lieu payment may not exceed the amount the taxing entity would have received if the property had not been tax exempt.

G. [SECTION 307] PROPERTY MANAGEMENT

Property owned by the Agency shall be under the Agency's management and control. The Agency may rent or lease such property pending its disposition for redevelopment and may adopt property management policies.

H. [SECTION 308] RELOCATION OF PERSONS AND BUSINESSES DISPLACED BY THE PROJECT

1. [Section 308.1] General

The Agency shall establish relocation rules to guide assistance and payments to persons and businesses displaced by Project activities. The rules shall comply with the requirements of the Relocation Assistance and Real Property Acquisition Guidelines adopted by the California Department of Housing and Community Development (Cal. Code Regs., title 25, Section 6000 et seq.) (the "State Guidelines"). The Agency shall prepare a feasible method for relocating persons to be displaced from housing in the Project Area and local nonprofit organizations to be displaced from facilities actually used for such purposes in the Project Area. The Agency may use funds derived from any public or private source to carry out the purposes of this Section 308.

The Agency shall establish a grievance procedure for persons or businesses that are dissatisfied with the relocation assistance or payments provided. In order to resolve grievances, the Mayor shall appoint a five (5) member Appeals Board pursuant to Health and Safety Code Section 33417.5. The Appeals Board shall be composed of two (2) PAC or former PAC members, two (2) persons living or owning property in the Project Area, and one (1) member appointed at large by the Mayor.

2. [Section 308.2] Relocation Plan

Before proceeding with any activity that will displace more than fifteen residents or five businesses, the Agency shall prepare a Relocation Plan and submit it to the City Council for approval. The Relocation Plan shall include the information required in Section 6038 of the State

Guidelines and shall be consistent with the housing element of the City's General Plan. The Agency shall provide public notice of the Relocation Plan and make copies of such Plan available upon request.

3. [Section 308.3] Assistance in Finding Other Locations

The Agency shall provide assistance to persons and businesses displaced by Project activities in locating suitable replacement property. The assistance to be provided is described in the Agency's relocation rules, which shall be made available to individuals and businesses before any displacements occur, and in no case less than 90 days before any scheduled displacement. If there is any conflict between the Agency's rules and the State Guidelines, the State Guidelines shall control.

No eligible person or business owner shall be required to move from his or her dwelling or business location unless within a reasonable period of time prior to displacement comparable replacement dwellings or place of business is available. Replacement dwellings shall be made available in the City of San Bruno if the eligible person requests. The Agency shall notify any eligible person of this requirement in writing.

4. [Section 308.4] Displaced Persons of Low and Moderate Income

The Agency's method or plan for relocation shall provide that no persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

If suitable housing units are not available in the City for low- and moderate-income persons and families who will be displaced from the Project Area, the City Council shall assure that sufficient land is made available for such housing. The Agency may direct or cause the development, rehabilitation or construction of such housing within the City, both inside and outside of the Project Area, as needed to correct the deficiency in housing for displaced low- and moderate-income persons and families.

Whenever all or any portion of the Project is developed with low- or moderate-income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low or moderate income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing.

5. [Section 308.5] Relocation Payments

The Agency shall make fair and reasonable relocation payments as prescribed by the State Guidelines and the Agency's relocation rules and regulations. If there is any conflict between the

Agency's rules and regulations and the State Guidelines, the State Guidelines shall control. The Agency may exceed the maximum payments established in the State Guidelines in accordance with Agency policy establishing the requirements and conditions for providing excess payments.

I. [SECTION 309] PUBLIC IMPROVEMENTS, AND SITE PREPARATION

1. [Section 309.1] Demolition and Clearance

The Agency is authorized to demolish and clear or move buildings, structures, and other improvements from any real property it owns in the Project Area as it determines necessary or convenient to carry out the purposes of the Plan.

2. [Section 309.2] Removal of Graffiti

The Agency may take any actions within the Project Area that the Agency determines are necessary to remove graffiti from public or private property upon making a finding that, because of the magnitude and severity of the graffiti within the Project Area, the action is necessary to effectuate the purposes of the Plan and that the action will assist with the elimination of blight.

3. [Section 309.3] Public Improvements

Subject to the requirements of Health and Safety Code Section 33445, the Agency is authorized to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the Project Area. Such payments are subject to the City Council's finding all of the following:

1. That the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the public improvement is located;
2. That no other reasonable means of financing the buildings, facilities, structures, or other improvements are available to the City; and,
3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Project Area or provide housing for low- or moderate-income persons, and is consistent with the Implementation Plan for the Project.

Such determinations by the Agency and the City Council shall be final and conclusive. Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement set forth in Appendix D.

When the value of the land or the cost of the installation and construction of the public improvement has been or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under

which it agrees to reimburse the City or other public corporation for all or part of the value of the land or all or part of the cost of the building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the Redevelopment Project for the Project Area, which indebtedness may be made payable out of tax increment funds, or out of any other available funds.

In a case where the land has been or will be acquired by, or the cost of the installation and construction of the building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City, the contract may be made with, and the reimbursement may be made payable to, the City.

Before the Agency commits to use tax increment funds to pay all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in conformity with Health and Safety Code Section 33679.

The Agency shall not pay for the normal maintenance or operations of buildings, facilities, structures, or other improvements that are publicly owned. The Agency shall not use tax increment funds to pay for, either directly or indirectly, the construction or rehabilitation of a building that is, or that will be, used as a city hall or county administration building, except as permitted by the Community Redevelopment Law.

4. [Section 309.4] Financing of Facilities or Capital Equipment

Within the Project Area and as part of a development or rehabilitation agreement for property that will be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices. Before entering into an agreement providing for such assistance, the Agency shall find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

5. [Section 309.5] Preparation of Building Sites

Subject to the limitations contained herein, the Agency is authorized to develop as a building site any real property owned or acquired by it. In connection with such development it may cause, provide or undertake or make provision with other agencies for the installation, or construction of streets, utilities, parks, playgrounds and other public improvements necessary for carrying out the Plan in the Project Area.

The Agency may construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial, or other uses contemplated by Plan.

Without the prior consent of the City Council, the Agency may not develop a site for industrial or commercial use so as to provide streets, sidewalks, utilities, or other improvements that an owner or operator of the site would otherwise be obliged to provide. In giving consent, the City Council shall make a finding that providing such improvements is necessary to effectuate the purposes of the Plan.

Pursuant to Health and Safety Code Section 33426.5, the Agency shall not provide any form of direct assistance to the following:

- An automobile dealership that will be or is on a parcel of land that has not previously been developed for urban use.
- A development that will be or is on a parcel of land of five acres or more that has not previously been developed for urban use and that will, when developed, generate sales or use tax pursuant to Revenue and Taxation Code Section 7200 et seq., unless the principal permitted use of the development is office, hotel, manufacturing, or industrial.
- A development or business, either directly or indirectly, for the acquisition, construction, improvement, rehabilitation, or replacement of property that is or would be used for gambling or gaming of any kind whatsoever including, but not limited to, casinos, gaming clubs, bingo operations, or any facility wherein banked or percentage games, any form of gambling device, or lotteries, other than the California State Lottery, are or will be played.

6. [Section 309.6] Hazardous Waste

The Agency may take any actions that it determines are necessary and that are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under, or from property within the Project Area, whether the Agency owns that property or not, subject to provisions contained in Health and Safety Code Section 33454 et seq., commonly referred to as the Polanco Act.

J. [SECTION 310] PROPERTY DISPOSITION AND DEVELOPMENT

1. [Section 310.1] Real Property Disposition

The Agency may, within the Project Area or for purposes of redevelopment, sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage, deed of trust, or otherwise, or otherwise dispose of any real property or any interest in property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer through a public bid procedure, but only after noticed public hearing.

Before any of the Agency's property that was acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to the Plan, the sale or lease shall first be approved by the City Council by resolution after public hearing in conformance with Health and Safety Code Section 33433.

The Agency shall lease or sell all real property acquired by it in the Project Area, except that it may transfer property to the City or other public body for any amount of consideration or without requiring any consideration at all.

The Agency shall obligate persons purchasing or leasing property from the Agency to use the property for the purpose designated in the Plan, to begin redevelopment within a reasonable period of time, to comply with the covenants, conditions, or restrictions that the Agency deems necessary to prevent speculation or excess profit taking in undeveloped land, including right of reverter to the Agency, and to comply with other conditions that the Agency deems necessary to carry out the purposes of the Plan.

2. [Section 310.2] Disposition and Development Documents

The Agency may enter into agreements for the lease or sale and development of real property in the Project Area. Such agreements shall contain provisions as needed to prevent speculation in the property and to ensure that development is carried out in a timely manner pursuant to the Plan.

Every sale, lease, or other conveyance of real property owned by the Agency shall be conditioned on compliance with the Plan, the zoning ordinance governing the property, and any conditions imposed by the Agency through agreements, declarations of restrictions, conditional use permits, or other means. The Agency may require the recording of any document pertaining to the sale, lease, or other conveyance, or to the use of such property. Conveyance documents may create rights of reversion in favor of the Agency or other provisions deemed necessary to carry out the purposes of the Plan.

3. [Section 310.3] Nondiscrimination Provisions

All real property acquired or disposed of by the Agency shall be subject to nondiscrimination provisions. Disposition and Development Agreements and Owner Participation Agreements shall obligate the lessee or purchaser to refrain from restricting the rental, sale, or lease of the property on the basis of race, color, religion, marital status, ancestry, national origin, gender, sexual orientation, disability and age of any person. All deeds, leases or contracts that the Agency proposes to enter into for the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of any land in the Project shall include express provisions in substantially the form set forth in Health and Safety Code Section 33436.

4. [Section 310.4] Development Plans

All development plans, whether public or private, shall be processed in the manner provided by applicable City codes. In addition, all development in the Project Area must comply with City and Agency review procedures.

5. [Section 310.5] Personal Property Disposition

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

K. [SECTION 311] REHABILITATION, CONSERVATION AND MOVING OF STRUCTURES

1. [Section 311.1] Rehabilitation and Conservation

The Agency is authorized to acquire property within the Project Area for rehabilitation and resale, as needed to further the purposes of the Plan. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation, or the Agency shall publish an annual report in a local newspaper of general circulation listing any rehabilitated property held by the Agency in excess of such one-year period, stating the reasons such property remains unsold and indicating plans for its disposition.

The Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Project Area. The Agency shall not loan funds for the rehabilitation or conservation of properties that are not structurally or economically feasible, or that do not further the purposes of the Plan. The Agency may adopt standards for the rehabilitation of properties within the Project Area and may condition loans of rehabilitation funds on compliance with such standards.

The Agency shall render an annual report to the Legislature setting forth in detail its rehabilitation activities; including expenditure of public funds, number and kinds of units rehabilitated, and disposition of rehabilitated units.

2. [Section 311.2] Moving of Structures

As needed to carry out the purposes of the Plan and when economically and structurally feasible, the Agency is authorized to move or cause to be moved any structure or building that is owned by the Agency to a location within or outside the Project Area.

L. [SECTION 312] LOW- AND MODERATE-INCOME HOUSING

1. [Section 312.1] Use of Tax Increment Funds to Increase, Improve, and Preserve the Supply of Affordable Housing

The Agency shall use not less than 20 percent of all taxes allocated to it pursuant to Health and Safety Code Section 33670 for the purposes of increasing, improving, and preserving the

community's supply of low- and moderate-income housing available at affordable housing cost to persons and families of low or moderate income and very low income. The definitions contained in Health and Safety Code Sections 50052.5 ("affordable housing cost"), 50079.5 ("lower-income households"), 50093 ("persons and families of low or moderate income"), and 50105 ("very low income households") shall apply to these requirements.

The funds for these purposes shall be held in a separate Low- and Moderate-Income Housing Fund (the "Fund") until used. Any interest earned by the Fund and any repayments or other income to the Agency for loans, advances, or grants, of any kind from the Fund, shall accrue to and be deposited in, the Fund and may only be used in the manner prescribed for the Fund.

The Agency shall, to the maximum extent possible, use the Fund to defray the costs of production, improvement, and preservation of low- and moderate-income housing. The Agency shall not spend amounts for planning and general administrative activities that are disproportionate to the amount actually spent for the costs of production, improvement, or preservation of that housing. The Agency shall determine annually that the planning and administrative expenses are necessary for the production, improvement, or preservation of low- and moderate-income housing.

The Agency may use these housing funds inside or outside the Project Area, but may use the funds outside the Project Area only upon a resolution of the Agency and the City Council that the use will be of benefit to the Project. The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 312.2 herein. Expenditures or obligations incurred by the Agency pursuant to this Section shall constitute an indebtedness of the Project.

In carrying out the purposes of this Section, the Agency may exercise any or all of its powers, including the following:

1. Acquire real property or building sites;
2. Improve real property or building sites with onsite or offsite improvements, but only if either (a) the improvements are made as part of a program which results in the new construction or rehabilitation of affordable housing units for low- or moderate-income persons who are directly benefited by the improvements or (b) the Agency finds that the improvements are necessary to eliminate a specific condition that jeopardizes the health or safety of existing low- or moderate-income residents;
3. Donate real property to private or public persons or entities;
4. Finance insurance premiums;
5. Acquire, rehabilitate, and construct buildings or structures;
6. Provide subsidies to, or for the benefit of, very low income households, low income households, or persons and families of low to moderate income to the extent those households cannot obtain housing at affordable costs on the open market;
7. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges;

8. Maintain the community's supply of mobile homes;
9. Preserve the availability to lower income households of affordable housing units in housing developments that are assisted or subsidized by public entities and that are threatened with imminent conversion to market rates; and,
10. From the low and moderate income housing fund or any other source, the Agency may provide Down Payment Grants or Loans to very low, low and moderate-income households. The Agency may work with the Project Area Committee (if one exists at the time) to formulate this program. This program may include assistance to emergency personnel, teachers, and other persons who provide essential community services. This program may include the Peace Officers Purchase of Principal Residence as defined in Health and Safety Code Section 33334.21.

2. [Section 312.2] Replacement Housing

The Agency shall comply with the requirements herein below whenever 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 a redevelopment project subject to a written agreement with the Agency or where financial assistance has been provided by the Agency.

The Agency shall, within four years of the 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 that have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the Agency's territorial jurisdiction.

When dwelling units are destroyed or removed, 75 percent of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low-income households, lower-income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units.

Replacement Housing Plan. Not less than 30 days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market, the Agency shall adopt by resolution a Replacement Housing Plan. For a reasonable time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of such Plan for review and comment by the Project Area Committee, if any, other public agencies, and the general public.

The Replacement Housing Plan shall include (1) the general location of replacement housing to be provided, (2) an adequate means of financing such housing, (3) a finding that the replacement housing either does not require the approval of the voters pursuant to Article 34 of the California Constitution, or that such approval has been obtained, (4) the number of dwelling units housing persons and families of low or moderate income to be provided, and (5) the timetable for meeting relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose

replacement is required but for which no Replacement Housing Plan has been prepared, shall not be destroyed or removed from the low- and moderate-income housing market until the Agency has adopted a Replacement Housing Plan.

Nothing in this Section shall prevent the Agency from destroying or removing from the low- and moderate-income housing market a dwelling unit that the Agency owns and that is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a Replacement Housing Plan with respect to such dwelling unit.

3. [Section 312.3] Inclusionary Requirements for New or Rehabilitated Dwelling Units Within the Project Area

At least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) 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.

At least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within the Project Area 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 forty percent (40%) 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.

To satisfy these inclusionary requirements, the Agency may cause, by regulation or agreement, to be available at affordable housing costs to persons and families of low or moderate income or to very low-income households, as applicable, two units outside the Project Area for each unit that otherwise would have had to be available inside the Project Area. The Agency may also aggregate new or substantially rehabilitated dwelling units in one or more Project Areas, provided that the Agency finds, based on substantial evidence, after a public hearing, that the aggregation will not cause or exacerbate racial, ethnic, or economic segregation.

As an alternative means of meeting these inclusionary requirements, the Agency may purchase or otherwise acquire or cause by regulation or agreement the purchase or other acquisition of, long-term affordability covenants on multifamily units that restrict the cost of renting or purchasing those units. To be eligible, the units must be multifamily units that either: (1) are not presently available at affordable housing cost to persons and families of low or very low-income households, as applicable; or (2) are units that are presently available at affordable housing cost to this same group of persons or families, but are units that the Agency finds, based upon substantial evidence, after a public hearing, cannot reasonably be expected to remain affordable to this same group of persons or families. The Agency shall require the affordability covenants to be maintained on dwelling units at affordable housing cost for not less than 30 years.

The Agency may not use affordability covenants to provide more than 50% of the affordable housing units to be made available. Not less than 50% of the units made available through the use of long-term affordability covenants shall be available at affordable housing cost to, and occupied by, very low-income households.

These inclusionary requirements apply independently of the requirements for replacement housing.

Inclusionary Housing Plan. The Agency, as part of the implementation plan required by Health and Safety Code Section 33490, shall adopt a plan to comply with the requirements of subparagraph 33413(b) of the Health and Safety Code governing inclusionary requirements for new and rehabilitated dwelling units. The purpose of the plan shall be to implement the requirement to make 15% of housing developed in the Project Area available to moderate and low and very low income persons as defined by state law. The plan shall be consistent with, and may be included within, the City's housing element of its General Plan.

The plan for inclusionary housing shall be reviewed and, if necessary, amended at least every five years in conjunction with either the housing element cycle or the Plan implementation cycle. The plan shall ensure that the inclusionary requirements are met every 10 years. If the inclusionary requirements are not met by the end of each 10-year period, the Agency shall meet these goals on an annual basis until the requirements for the 10-year period are met. If the Agency has exceeded the requirements within the 10-year period, the Agency may count the units that exceed the requirement in order to meet the requirements during the next 10-year period.

4. [Section 312.4] Duration of Affordability

The Agency shall require that the aggregate number of affordable replacement dwelling units provided and other affordable dwelling units rehabilitated, developed, or constructed remain available at affordable housing cost to persons and families of low-income, moderate-income, and very low-income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period of the land use controls established by the Plan, except to the extent a longer period of time may be required by other provisions of law.

All new or substantially rehabilitated dwelling units developed or otherwise assisted with moneys from the Low- and Moderate-Income Housing Fund shall remain available at affordable housing costs to persons and families of low or moderate income and very low-income households for the longest feasible time, but not for less than fifteen years for rental units and 10 years for owner-occupied units, except to the extent a longer period of time may be required by other provisions of law. The Agency shall require the recording in the Office of the County Recorder of covenants or restrictions implementing this requirement for each parcel or unit of real property subject to this requirement. Notwithstanding any other provision of law, the covenants or restrictions shall run with the land and shall be enforceable by the Agency or the City against the original owner and successors in interest.

5. [Section 312.5] Monitoring Affordable Housing

The Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to any provisions of the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The information on income and family size shall be supplied by the tenant in a certified statement on a form provided by the Agency.

M. [SECTION 313] IMPLEMENTATION PLANS

Pursuant to subparagraph 33352(c) of the Health and Safety Code, the Agency has prepared an initial Implementation Plan that describes specific goals and objectives of the Agency, specific projects proposed by the Agency, including a program of actions and expenditures proposed to be made within the first five years of the Redevelopment Plan, and a description of how these projects will improve or alleviate the conditions of blight in the Project Area.

The Agency shall, after a public hearing, adopt an Implementation Plan every five years commencing with the fifth year after adoption of the Redevelopment Plan. The Agency may adopt Implementation Plans that include more than one Project Area. The Implementation Plan shall, as appropriate, include a plan for satisfying inclusionary housing requirements pursuant to the Plan.

The Agency shall, at least once within the five-year term of the Implementation Plan, conduct a public hearing after providing the notice required by subparagraph 33490(d) of the Health and Safety Code and hear testimony of all interested parties for the purpose of reviewing the Redevelopment Plan and the corresponding Implementation Plan and evaluating the progress of the Project. The hearing shall take place no earlier than two years and no later than three years after the adoption of the Implementation Plan.

IV. [SECTION 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [SECTION 401] CONFORMITY WITH THE CITY'S GENERAL PLAN

The land uses to be permitted with the Project Area shall conform to the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented by City ordinances and other laws.

B. [SECTION 402] REDEVELOPMENT PLAN MAP

Appendix A illustrates the Project Area boundaries. It is intended that the permitted land uses and land use standards set forth in the General Plans now or as hereafter amended shall be permitted land uses and land use standards governing the applicable portions of the Project Area under this Plan.

C. [SECTION 403] DESIGNATED LAND USES

The permitted land uses illustrated in the Land Use Map attached as Appendix E are drawn from the applicable provisions of the General Plan of the City of San Bruno in effect at the time of the adoption of this Plan, and shall be deemed to be automatically modified as the permitted land use(s) in the applicable General Plan may be revised from time to time, in order to maintain conformance of this Plan with the General Plan.

D. [SECTION 404] OTHER LAND USES

1. [Section 404.1] Public Rights-of-Way

The public street system in the Project Area shall be developed in accordance with the General Plan of the City, as amended from time to time, and street design standards as adopted by the City Council.

Streets and alleys may be widened, altered, abandoned, repaired, or closed as necessary for property development of the Project.

It is contemplated that the Agency will construct, or aid in the construction of, certain streets designated in the Plan which are not now constructed or which may require further widening or improvement. The public rights-of-way may 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. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or erected.

2. [Section 404.2] Other Public, Semi-Public, Institutional and Non-Profit Uses

Parking, open space, public and semi-public uses may be interspersed with other uses in any area.

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, parking facilities, libraries, educational, fraternal, employee, philanthropic, and charitable institutions, utilities, multi-modal transit facilities, and facilities of other similar purposes, associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such

other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

E. [SECTION 405] INTERIM USES

The Agency is authorized to use or permit the use of any real property in the Project Area, pending its ultimate development pursuant to the Plan, for interim uses that do not conform to the uses permitted in the Plan. Such interim uses shall comply with all applicable City codes.

F. [SECTION 406] NONCONFORMING USES

The Agency is authorized to permit an existing use that does not conform to the provisions of the Plan to remain in an existing structure that is in good condition, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area and abatement of such nonconforming use is not required by applicable City codes. The Agency may authorize additions, alterations, repairs or other improvements to nonconforming properties when the Agency determines that such repairs or improvements would be compatible with surrounding uses and are permitted under applicable City codes.

The Agency may require the owner of a nonconforming property to record a covenant imposing reasonable restrictions on the property, as the Agency deems necessary to protect the Project.

G. [SECTION 407] CONFORMING USES

The Agency may, at its sole and absolute discretion, determine that some properties within the Project Area already meet the requirements of the Plan. The Agency may issue certificates of conformance for such properties, evidencing that the owners may remain as owners of conforming properties without entering into a Participation Agreement with the Agency, so long as such owners continue to operate, use, and maintain such properties in conformity with the Plan.

The Agency may require the owner of a conforming property to enter into a Participation Agreement if the owner wishes to (1) construct any additional improvements or substantially alter or modify existing structures on such conforming property; or (2) acquire additional property within the Project Area.

H. [SECTION 408] GENERAL CONTROLS AND LIMITATIONS

All real property in the Project Area is hereby made subject to the controls and requirements of the Plan. No real property shall be developed, rehabilitated, or otherwise improved after the effective date of the ordinance adopting the Plan, except in conformance with the provisions of the Plan.

1. [Section 408.1] Construction Controls

All construction undertaken in the Project Area shall comply with applicable state and local laws and regulations. The Agency may adopt additional performance and development standards to control and direct construction in the Project Area, including property rehabilitation standards and design standards.

2. [Section 408.2] Parking and Loading

The parking and loading requirements are those set forth in the General Plan and the City Zoning Code. The Agency is authorized to establish additional parking and loading requirements.

3. [Section 408.3] Buildings of Historic Significance

The Agency is authorized to study the issue of historic buildings and adopt a program to implement preservation and rehabilitation of structures of historic significance.

4. [Section 408.4] Rehabilitation and Retention of Properties

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved, buildings and structures in the Project Area. Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered reconstructed, or rehabilitated in such manner that it will meet the following requirements: (i) be safe and sound in all physical respects, and (ii) be attractive in appearance and not detrimental to the surrounding areas. Property rehabilitation standards for the rehabilitation of existing buildings and site improvements may be established by the Agency but must be not less than the minimum requirements of the City or County.

5. [Section 408.5] Limit on the Number of Buildings

Except as set forth in other sections of this Plan and to the extent that limitations are hereby imposed, the number of buildings in the Project Area that may be expected upon completion of the Project may be regulated by the Agency, and shall not exceed the limitations set forth in the General Plan and the City Zoning Code, or applicable federal, state and local statutes, ordinances and regulations, as amended from time to time

6. [Section 408.6] Number of Dwelling Units

The approximate number of dwelling units located within the Project Area is 3,190.

7. [Section 408.7] Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan and to the extent that limitations are hereby imposed, the type, size, height, and number of buildings in the Project Area that may be expected upon completion of the Project may be regulated by the Agency, and shall not exceed

the limitations set forth in the General Plan and the City's Zoning Codes or applicable federal, state and local statutes, ordinances and regulations, as amended from time to time.

8. [Section 408.8] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area will be the total of all areas that will be in the public rights-of-way, the public grounds, and space around buildings, and all other outdoor areas not permitted through limits on land covered by this Plan to be covered by this Plan to be covered by buildings.

In all areas sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

9. [Section 408.9] Signs

All signs shall be subject to the provisions of the City's Zoning Codes, and any applicable municipal codes, as amended from time to time.

10. [Section 408.10] Utilities

The Agency shall require that all utilities be placed underground when physically, legally and economically feasible.

11. [Section 408.11] Incompatible Uses

No use or structure that in the Agency's determination would, because of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding uses or structures shall be permitted in any part of the Project Area.

12. [Section 408.12] Subdivision of Parcels

No parcels in the Project Area shall be consolidated, subdivided or re-subdivided without the Agency's approval. The Agency shall establish reasonable procedures and requirements for obtaining such approval.

13. [Section 408.13] Minor Variations

The Agency is authorized to permit minor variations from the limits, restrictions, standards, and controls established pursuant to the Plan. In authorizing such variations, the Agency shall consider whether:

- The application of certain limits, restrictions, standards, or controls would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

- There are exceptional circumstances or conditions relating to the property or the planned development that are not generally shared with other properties subject to the same limits, restrictions, standards, and controls.
- The variation sought will not create a material detriment to the public welfare or injure property or improvements in the area.
- The variation sought will not be contrary to the Plan's objectives.

The Agency shall not grant any variation that permits other than a minor departure from the limits, restrictions, standards, and controls applicable to the property. In granting such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency shall not supersede any other approval required pursuant to City codes and ordinances.

I. [SECTION 409] DESIGN GUIDELINES

The Agency is authorized to establish guidelines and standards for, among other things, building heights, site coverage, setbacks, landscaping, building design, signage, circulation, and parking, which are more restrictive than the generally applicable codes and regulations. The Agency shall establish such guidelines and standards as it deems necessary for proper development and use of private and public property within the Project Area pursuant to the Plan. The Agency may establish guidelines and standards through its approval of projects designated as exemplary, adoption of general standards by resolution, or adoption of one or more Design Guides.

No new improvement shall be constructed and no existing improvement shall be substantially modified, repaired, or rehabilitated until the Agency approves in writing the architectural, landscape, and site plans for the project. One of the Project's objectives is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and architectural quality of the Project Area. The Agency shall not approve any project plans that do not comply with the Redevelopment Plan.

J. [SECTION 410] BUILDING PERMITS

The Agency is authorized to establish building permit application procedures in addition to those generally required by the City. The City shall issue a building permit only after the applicant has obtained the necessary approvals from the Agency and has demonstrated compliance with the provisions of the Plan, any Design Guide adopted by the Agency, any restrictions or controls established by the Agency, and any applicable agreement.

The City shall not issue any building permit in the Project Area for the construction of any new structure or any addition, construction, moving, conversion or alteration to an existing structure, or preparation of any site, or the installation of any physical improvement, including grading and landscaping, until the applicant has complied with all pertinent procedures established by the Agency.

V. [SECTION 500] METHODS OF FINANCING THE PROJECT

A. [SECTION 501] GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHODS

The Agency is authorized to finance the Project with tax increment funds; interest income; Agency bonds; donations; loans from private financial institutions; proceeds from the lease or sale of Agency-owned property; owner participant or developer loans; use or transient occupancy taxes; participation in development; or with financial assistance from the City of San Bruno, San Mateo County, the State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out the Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. The principal amount of bonds representing tax allocation bonded indebtedness issued pursuant to Health and Safety Code Section 33460, et seq. that can be outstanding at any one time shall be limited to \$200,000,000.00. Such limit shall not be changed except by amending this Plan.

Public transit sales tax funds and gas tax funds or other legally available funds from the state and county may be used for street improvements and public transit facilities.

The City Council may appropriate to the Agency such amounts as the City Council deems necessary for the administrative expenses and overhead of the Agency. The money appropriated may be paid to the Agency as a grant to defray the expenses and overhead, or as a loan to be repaid upon such terms and conditions as the City Council may provide. In addition to the common understanding and usual interpretation of the term, "administrative expense" includes, but is not limited to, expenses of redevelopment planning and dissemination of redevelopment information. The City may also provide additional assistance in the form of bonds, loans, grants, and in-kind assistance.

B. [SECTION 502] TAX INCREMENT FUNDS

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

- (a) That portion of the taxes that 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 Area as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior

to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid; and

(b) Except as provided in paragraph (c) below, that portion of the levied taxes each year in excess of that 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, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. When the 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 Area shall be paid to the respective taxing agencies as taxes on all other property are paid.

(c) That portion of the taxes in excess of the amount identified in paragraph (a) that are attributable to a tax rate levied by a taxing agency 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 or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

The total amount of tax increment funds allocated and paid to the Agency pursuant to this Section shall not exceed \$550,000,000.00 over the life of the Plan.

The Agency is authorized to irrevocably pledge tax increment funds for the payment of the principal of and interest on any advance of moneys, loans, or any indebtedness incurred (whether funded, refunded, assumed, or otherwise) to finance or refinance, in whole or in part, the Project.

1. [Section 502.1] Payments to Taxing Entities

Commencing with the first fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, including the City if the City elects to receive a payment, an amount equal to 25 percent of the tax increments received by the Agency after the amount required to be deposited in the Low- and Moderate-Income Housing Fund has been deducted. In any fiscal year in which the Agency receives tax increments, the City may elect to receive the amount authorized by this paragraph.

Commencing with the 11th fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid during the previous ten fiscal years and after deducting the amount allocated to the Low- and Moderate-Income Housing Fund, an amount equal to 21 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the first adjusted base year

assessed value. The first adjusted base year assessed value is the assessed value of the Project Area in the 10th fiscal year in which the Agency receives tax increment revenues.

Commencing with the 31st fiscal year in which the Agency receives tax increments and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities, other than the City, in addition to the amounts paid during the preceding 30 fiscal years and after deducting the amount allocated to the Low- and Moderate-Income Housing Fund, an amount equal to 14 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds the second adjusted base year assessed value. The second adjusted base year assessed value is the assessed value of the Project Area in the 30th fiscal year in which the Agency receives tax increment revenues.

Prior to incurring any loans, bonds, or other indebtedness, except loans or advances from the City, the Agency may subordinate to the loans, bonds or other indebtedness the amount required to be paid to an affected taxing entity, provided that the affected taxing entity has approved these subordinations. At the time the Agency requests an affected taxing entity to subordinate the amount to be paid to it, the Agency shall provide the affected taxing entity with substantial evidence that sufficient funds will be available to pay both the debt service and the payments required, when due.

Notwithstanding any other provision of law, the Agency may make payments from tax increment funds to an affected taxing entity that is a state water supply contractor in accordance with the provisions of Health and Safety Code Section 33607.8.

The payments to be made hereunder are the exclusive payments that are required to be made by the Agency to affected taxing entities during the term of the Plan. The Agency shall reduce its payments to an affected taxing entity by any amount the Agency has paid, directly or indirectly, pursuant to Health and Safety Code Section 33445, 33445.5, 33445.6, 33446, or any other provision of law for, or in connection with, a public facility in the Project Area owned or leased by that affected taxing entity. Any reduction in the Agency's payment to a school district, community college district, or county office of education, or for special education, shall comply with the applicable requirements of Health and Safety Code Section 33607.5.

C. [SECTION 503] AGENCY BONDS

The Agency is authorized to issue bonds and expend the proceeds from their sale in carrying out the Plan. The Agency shall use the funds allocated to pay the principal and interest on such bonds as it becomes due and payable.

The bonds and other obligations of the Agency are not a debt of the City, the State, or any of its political subdivisions and are not payable out of any funds or assets other than those of the Agency; and such bonds and other obligations shall so state on their face. Neither do the bonds constitute debt for the purposes of constitutional or statutory debt limitations or restrictions.

D. [SECTION 504] TIME LIMIT ON ESTABLISHING INDEBTEDNESS

The Agency shall not establish loans, advances, and indebtedness to be paid with tax increment funds to finance in whole or in part the Project, beyond a date that is twenty years from the date of adoption of the Plan. Provided, that the Agency may incur debt to be paid from the Low- and Moderate-Income Housing Fund or establish more debt in order to fulfill the Agency's obligation to provide replacement housing pursuant to Health and Safety Code Section 33413.

No loans, advances, or indebtedness to be repaid from the allocation of taxes shall be established or incurred by the Agency beyond this twenty-year time limitation, unless the Agency extends this limitation by amending the Plan. The Agency may amend the Plan to extend the time limitation an additional ten years if the Agency finds, based on substantial evidence, that (i) significant blight remains within the Project Area; and (ii) this blight cannot be eliminated without establishing additional debt.

The limitation on establishment of debt shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness established herein below.

E. [SECTION 505] TIME LIMIT ON USE OF TAX INCREMENT FUNDS TO REPAY INDEBTEDNESS

The Agency shall not use tax increment funds to repay indebtedness more than 40 years from the date of adoption of the Plan. After the time limit established herein, the Agency may not receive property taxes pursuant to Health and Safety Code Section 33670.

VI. [SECTION 600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in implementing the Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of the Plan and to prevent the recurrence or spread in the Project Area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Instituting and completing proceedings to open, close, vacate, widen, or change the grade of streets, alleys, and public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. The City may require the abandonment, removal, and relocation by public utility companies of their operations in public rights-of-way as appropriate to carry out the Plan, provided that nothing in the Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.

2. Instituting and completing proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
3. Revising the Zoning Code or adopting specific plans as appropriate within the Project Area to permit the land uses and development authorized by the Plan.
4. Imposing wherever necessary (by covenants or restrictions, conditional use permits or other means) appropriate controls within the limits of the Plan upon parcels in the Project Area to ensure their proper development and use.
5. Executing statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency.
6. Providing for administrative enforcement of the Plan by the City after development.
7. Performing the above actions, and all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
8. Providing services and facilities and the various officials, offices and departments of the City for the Agency's purposes under the Plan.
9. Providing financial assistance.
10. Undertaking and completing any other proceedings necessary to carry out the Project.

The foregoing does not constitute a commitment by the City to make any outlays of funds, although it may elect to do so.

VII. [SECTION 700] ENFORCEMENT

The administration and enforcement of the Plan, including the preparation and execution of any documents implementing the Plan, shall be by the Agency and/or the City, as appropriate. The provisions of the Plan or other agreements entered into pursuant to the Plan may be enforced by court action instituted by either the Agency or the City. The Agency or the City may pursue any and all remedies available to it, including specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of the Plan. In addition, the owners of property in the Project Area may seek enforcement of any recorded provisions that are expressly for their benefit.

VIII. [SECTION 800] DURATION OF THE PLAN

The Plan shall remain effective for a period of 30 years from the date of adoption of the Plan. After the time limit on the effectiveness of the Plan, the Agency shall have no authority to act

pursuant to the Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts. Provided that, if the Agency has not completed its replacement housing obligations pursuant to Health and Safety Code Section 33413, the Agency shall retain its authority to implement requirements under Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

IX. [SECTION 900] PROCEDURE FOR AMENDING THE PLAN

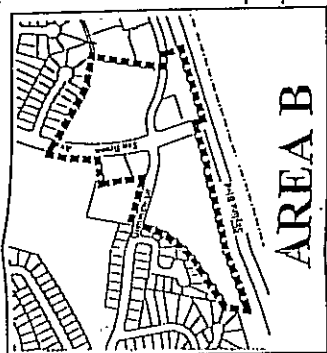
The Plan may be amended as provided in the Community Redevelopment Law encoded as Health and Safety Code Section 33000, et seq.

X. [SECTION 1000] SEVERABILITY

If any portion of the Plan is held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. If any portion of the Project Area shall be determined to have been invalidly or incorrectly included in the Project Area, such portion of the Project Area shall be deemed severed from the remainder of the Project Area, which shall remain fully subject to the Plan.

SAN BRUNO REDEVELOPMENT PROJECT AREA MAP

APPENDIX A



AREA B

Figure I-1

City of San Bruno
SAN BRUNO REDEVELOPMENT PROJECT
PRELIMINARY REPORT
Boundary Map
Proposed Project Area Boundary
The Redevelopment Agency of the City of San Bruno Safel Associates John H. Dykstra & Associates 30 January 1999



**LEGAL DESCRIPTION
SAN BRUNO REDEVELOPMENT
PROJECT AREA**

APPENDIX B

**DESCRIPTION FOR
SAN BRUNO REDEVELOPMENT PROJECT
AREA A**

Real Property situated in the City of San Bruno, County of San Mateo, State of California, described as follows:

Beginning on the northeasterly line of San Antonio Avenue at the center line of Santa Helena Avenue as shown on the map of Lomita Park Subdivision No. 3, recorded in Volume 3 of Maps at Page 45, San Mateo County records;

thence along said center line South 54-29-49 West 387.25 feet to center line of San Anselmo Avenue as shown on said map;

thence along said center line South 35-30-11 East 333.00 feet to the northeasterly projection of the southeasterly line of San Juan Avenue as shown on said map;

thence along said projection and southeasterly line South 56-40-49 West 440.25 feet to the southwesterly line of said map of Lomita Park Subdivision No. 3;

thence along said line North 37-01-42 West 1990.09 feet to the northeasterly projection of the northwesterly line of Lot 1 as shown on the map of Capuchino Golf Corporation Subdivision No. 1, recorded in Volume 14 of Maps at Page 24, San Mateo County records;

thence along said projection and line South 52-58-18 West 206.00 feet to the northeasterly line of the map of Capuchino Village No. 2, recorded in Volume 43 of Maps at Page 4, San Mateo County records;

thence along said line North 37-01-42 West 232.04 feet;

thence North 31-11-12 West 60.00 feet to the most southerly corner of Lot 41 of Block 12 as shown on the map of San Bruno Park, Fourth Addition, recorded in Volume 4 of Maps at Page 15, San Mateo County records;

thence along the southwesterly line of said Lot 41 North 33-00-42 West 101.95 feet to the northwesterly line of Lot 46 of Block 12 of said map;

thence along said line North 56-59-18 East 5.21 feet to the southwesterly line of Lot 36 of Block 12 of said map;

thence along the southeasterly lines of Lots 5 through 36 of Block 12 of said map North 34-55-49 West 800.45 feet to the southeasterly line of Lot 4 of Block 12 of said map;

thence along said line South 56-59-18 West 13.35 feet to the southwesterly line of said Lot 4;

thence along the southwesterly lines of Lots 1 through 4 of Block 12 of said map North 33-00-42 West 100.00 feet;

thence North 33-00-42 West 50.00 feet to the most southerly corner of Lot 39 of Block 1 of said map of San Bruno Park, Fourth Addition;

thence along the southwesterly lines of Lots 6 through 39 of Block 1 of said map North 29-49-13 West 850.03 feet to the southeasterly line of Lot 77 of Block 1 of said map;

thence along the southeasterly lines of Lots 73 through 77 of Block 1 of said map and the southwesterly projection thereof South 57-37-02 West 161.00 feet to the northeasterly line of Linden Avenue as shown on said map of San Bruno Park, Fourth Addition;

thence along said line North 32-22-58 West 95.03 feet;

thence North 29-49-31 West 954.51 feet;

thence North 29-49-31 West 172.28 to the northwesterly line of Lot 7 of Block 2 as shown on the map of Huntington Park recorded in Volume 5 of Maps at Page 40, San Mateo County records;

thence along the northwesterly line lot Lots 7 and 16 of Block 2 of said map South 60-10-29 West 200.00 feet to the northeasterly line of Poplar Avenue;

thence along said line North 29-49-31 West 160.00 feet to the southeasterly line of Jenevein Avenue;

thence along said line North 60-10-29 East 200.00 feet to the northeasterly line of Linden Avenue;

thence along said northeasterly line the following courses:

North 29-49-31 West 943.40 feet to a curve to the left having a radius of 75.00 feet, along said curve through a central angle of 31-13-49, an arc length of 40.88 feet to a curve to the right having a radius of 125.00 feet,

along said curve through a central angle of 31-13-43, an arc length of 68.13 feet,

North 29-49-22 West 90.00 feet,

North 29-49-29 West 431.49 feet to a curve to the left having a radius of 125.00 feet,

along said curve through a central angle of 21-57-37, an arc length of 47.91 feet,

North 55-42-00 West 110.12 feet,

North 63-14-41 West 48.47 feet to a curve to the right the radius of which bears North 26-47-47 East 175.00 feet,

along said curve through a central angle of 29-44-16, an arc length of 90.83 feet

to the southwesterly projection of Lot 4 of Block 1 as shown on the map of Mills Park No. 2, recorded in Volume 23 of Maps at Page 75, San Mateo County records;

thence along said projection and southwesterly line of said Lot 4 North 56-15-19 East 149.90 feet to the northeasterly line of said Lot 4;

thence along the northeasterly line of Lots 4 through 11 North 28-20-46 West 422.68 feet to the southeasterly line of Lot 27 of Block 1 of said map;

thence along the southeasterly lines of Lots 21 through 27 and Lot 19 of Block 1 of said map South 62-30-09 West 452.07 feet;

thence South 60-06-20 West 60.02 feet to the southeasterly line of Lot 19 of Block 8 of said map;

thence along the said line and the southeasterly line of Lot 16 of Block 8 South 62-30-09 West 200.02 feet;

thence South 67-04-54 West 50.23 feet to the southeasterly line of Lot 16 of Block 12 of said map;

thence along said line South 62-30-09 West 101.41 feet to the southwesterly line of said Lot 16;

thence along said line and the southwesterly line of Lot 17 of Block 12 of said map and the southwesterly projection thereof North 27-29-51 West 181.00 feet to the northwesterly line of San Bruno Avenue as shown on said map;

thence along said line North 62-30-09 East 328.46 feet to a curve to the left having a radius of 20.00 feet;

thence along said curve through a central angle of 90-50-55, an arc length of 31.71 feet to the southwesterly line of Elm Avenue;

thence North 28-20-46 West 99.71 feet to the northwesterly line of said map;

thence along said line North 62-30-09 East 738.01 feet to the southwesterly line of El Camino Real;

thence along said line the following courses:

North 26-26-51 West 220.44 feet,

North 25-43-42 West 493.13 feet,

North 22-59-52 West 273.68 feet to the southeasterly right of way line of Interstate Highway 380;

thence along said right of way line the following courses;

South 67-49-53 West 230.35 feet,

North 79-29-31 West 357.93 feet,

South 81-29-16 West 243.83 feet,

South 63-09-29 West 833.61 feet to the most westerly corner of Parcel 1 as shown on "Parcel Map, TGI'S Friday's" recorded in Volume 48 of Parcel Maps at Page 83;

thence leaving said line and corner North 28-35-06 West 349.52 feet to the most westerly corner of the lands of United States of America, Assessor's parcel number 020-013-050;

thence along the southwesterly line thereof, through Commodore Drive and along the southwesterly line of the lands of the United States of America, Assessor's parcel number 020-013-590, North 22-29-22 West 769.51 feet to the southeasterly line of Parcel C as shown on the parcel map recorded in Volume 44 of Parcel Maps at Page 33, San Mateo County records;

thence along the southeasterly lines of Parcel C, B and A of said map North 67-26-14 East 558.00 feet to the southwesterly line of Parcel 2 as shown on the parcel map recorded in Volume 57 of Parcel Maps at Page 82;

thence along said line North 24-23-04 West 336.84 feet to the northwesterly line of said Parcel 2;

thence along said line North 65-36-56 East 151.00 feet to the northeasterly line of Parcel 2 as shown on the parcel map recorded in Volume 40 of Parcel Maps at Page 28;

thence along said line North 24-23-04 West 73.50 feet to the southeasterly line of said Parcel 2;

thence along said line North 59-37-45 East 241.03 feet;

thence leaving said line along the southeasterly line of Parcel 3 of said map North 62-07-40 East 375.81 feet to the northeasterly line of said Parcel 3;

thence along said line and the northwesterly projection thereof North 24-59-26 West 265.50 feet to the northwesterly line of Sneath Lane;

thence along said line North 59-35-20 East 314.95 feet to the southwesterly line of El Camino Real;

thence North 34-49-17 East 137.78 feet to the southeasterly line of Sneath Lane being a point on a curve concave to the northeast, the radius of which bears North 64-42-40 East 30.00 feet;

thence along said curve and line through a central angle of 95-27-17, an arc length of 49.98 feet;

thence continuing along said line the following courses:

North 59-15-23 East 78.08 feet to a curve to the left having a radius of 320.02 feet, along said curve through a central angle of 22-57-46, an arc length of 128.26 feet, North 38-02-43 East 874.62 feet to a curve to the left having a radius of 30.00 feet, along said curve through a central angle of 80-42-38, an arc length of 42.26 feet to the southwesterly line of Huntington Avenue being a curve to the right having a radius of 489.97 feet;

thence along said curve through a central angle of 18-08-30, an arc length of 155.14 feet;

thence North 24-31-00 West 424.94 feet to the southwesterly projection of the northwesterly line of Parcel 2 as shown on the map of Tanforan Park Unit No. 1, recorded in Volume 66 of Maps at Page 3;

thence along said projection and line North 64-16-33 East 489.90 feet to the northeasterly line of the lands of the City and County of San Francisco;

thence along said line South 25-09-14 East 43.78 feet;

thence South 24-53-02 East 920.00 feet to the southwesterly projection of the southeasterly line of Tanforan Avenue;

thence along said projection and said line North 65-04-38 East 1699.33 feet to the easterly line of San Bruno Avenue;

thence along said line South 00-11-45 West 2130.32 feet to the limit line of the City of San Bruno and the northerly line of the lands described in the deed to UGPT-SkyPark, Inc, recorded in Series 98-019447, San Mateo County records;

thence along said limit line and northerly line South 88-46-46 East 1667.84 feet to the easterly line of the map of the Amended Map of Belle Air Park, recorded in Volume 5 of Maps at Page 10, San Mateo County records as also shown on the Record of Survey recorded in Volume 3 of Licensed Land Surveyors Maps at Pages 5 through 7, San Mateo County records;

thence along said lines and limit line South 04-38-43 East 3612.21 feet;

thence along said limit line as shown on said Record of Survey South 08-33-43 East 1595.21 feet;

thence along said limit line South 45-00-00 West 655.56 feet to the northeasterly line of San Antonio Avenue;

thence along said line and limit line South 30-23-00 East 2975.41 feet to the **Point of Beginning**.

Containing 698.8 acres more or less.

All angles and bearings shown above are in the degree, minute, second format.

This description has been prepared for the purpose of establishing a redevelopment area and does not constitute a subdivision of land or any other act that violates any portion of the Subdivision Map Act.

This description has been prepared by me or under my direct supervision.

Brian Kangas Foulk



Barry T. Williams
Professional Land Surveyor #6711
Expires 6-30-2000



10-22-98
Dated:

**DESCRIPTION FOR
SAN BRUNO REDEVELOPMENT PROJECT
AREA B**

Real Property situated in the City of San Bruno, County of San Mateo, State of California, described as follows:

Beginning at the most northerly corner of the parcel map recorded in Volume 6 of Parcel Maps at Page 14, San Mateo County records;

thence along the northerly line of said parcel map South 81-03-01 West 496.43 feet to the westerly line of Glenview drive being a point on a curve concave to the northeast, the radius of which bears North 75-16-13 East 650.00 feet;

thence along said line and curve through a central angle of 7-06-07, an arc distance of 80.57 feet to the southeasterly line of the lands described in the deed to Skyline Self Storage, recorded in Series 94-036661, San Mateo County Records;

thence along the southeasterly and southwesterly lines of said lands the following courses:

South 53-36-26 West 77.43 feet

North 36-24-51 West 243.65 feet to a curve to the right having a radius of 170.01 feet, along said curve through a central angle of 68-18-34, an arc distance of 202.69 feet to the southwesterly line of the lands described in the deed to Souren M. Sossikian, et, al, Trustees, recorded in Series 96-159530, San Mateo County Records;

thence along said line and it's northwesterly projection North 36-22-26 West 116.64 feet to the northwesterly line of San Bruno Avenue;

thence along said line South 53-35-09 West 37.83 feet to the southwesterly line of the parcel of land as shown on Assessor's Parcel No. 019-043-049;

thence along said line North 36-28-21 West 197.55 feet

thence North 28-05-55 West 105.11 feet

thence North 36-05-38 West 893.81 feet to the northwesterly projection of the southwesterly line of the map of Crestmoor Park No. 7, recorded in Volume 49 of Maps at Page 20, San Mateo County Records;

thence along said projection and line North 81-34-23 East 98.70 feet to to the southwesterly line of the map of Crestmoor Highlands No. 1, recorded in Volume 102 of Maps at Page 65, San Mateo County Records;

thence along said line South 52-11-24 East 292.83 feet to a curve to the left having a radius of 700.00 feet;

thence along said curve through a central angle of 39-54-16, an arc distance of 487.52 to the westerly line of Glenview Drive;

thence North 81-34-23 East 60.00 feet to the easterly line of Glenview Drive;

thence along said line South 08-25-37 East 332.02 feet to the northwesterly line of the lands described in the deed to Shahin Nazari, recorded in Series 88-100732, San Mateo County Records;

thence North 62-22-34 East 279.30 feet to the northeasterly line of the lands described in the deed to Aris Fafoutis, Et ux, recorded in Document No. 20151AS, San Mateo County Records;

thence along said line South 28-32-15 East 163.36 feet to the northerly line of San Bruno Avenue being a point on a curve concave to the south, the radius of which bears South 20-36-45 East 1240.00 feet;

thence along said curve through a central angle of 15-10-03, an arc distance of 328.26 feet to the northerly projection of the easterly line of the lands described in the deed to Joseph C. Altizer, et al, recorded in Series 89-098915, San Mateo County Records;

thence along said projection and line South 10-30-00 West 492.53 feet;

thence South 08-30-00 East 178.70 feet to the Point of Beginning

Containing 18.38 acres more or less.

The bearings and angles shown above are in degree, minute, second format.

This description has been prepared for the purpose of establishing a redevelopment area and does not constitute a subdivision of land or any other act that violates any portion of the Subdivision Map Act.

This description has been prepared by me or under my direct supervision.

Brian Kangas Foulk

Barry T. Williams
Professional Land Surveyor #6711
Expires 6-30-2000

Dated: _____

RESIDENTIAL CONSERVATION AREAS

APPENDIX C

Belle Air Park (North)
Residential Conservation Area

Belle Air Park (South)
Residential Conservation Area

Lomita Park
Residential Conservation Area

San Bruno Park 1st & 3rd Addition
Residential Conservation Area

San Bruno Park 1st
Addition Residential
Conservation Area

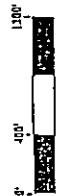
San Bruno Park
Residential Conservation
Area

San Bruno Park 3rd
Addition Residential
Conservation Area

AREA A

CITY OF SAN BRUNO	
SAN BRUNO REDEVELOPMENT PROJECT	
RESIDENTIAL CONSERVATION AREAS	
	Flexible Development Area
	Proposed Project Area
	Boundary
	RCA Boundary
Redevelopment Agency of the City of San Bruno	
June 1999	

Note: Eminent domain shall not be used on properties on the west side of the 900 block of 2nd Ave if an occupant is a senior citizen, per San Mateo County standard, at the time of Plan adoption.



ATTACHMENT C

RESIDENTIAL CONSERVATION AREAS

OBJECTIVE: *Residential Conservation Areas* (RCAs) identify cohesive neighborhoods whose residential character, integrity and property values are to be preserved and enhanced through the implementation of the Project Area Plan. Although both physical and economic blight exist within these areas, individual or specific homes should not be construed to be blighted merely by being located within the Project Area.

STRATEGIES: The following strategies shall be used to implement the Redevelopment Plan to preserve and enhance the quality of life and property values in RCAs:

- ▶ Maintain and preserve the housing stock, including affordable housing, through the Planning Commission review process.
- ▶ Maintain density of residential development through local ordinances, such as San Bruno's Ordinance 1284, as well as through applicable State planning laws.
- ▶ Upgrade housing quality and strengthen the social fabric of neighborhoods through comprehensive code enforcement, and formation and support of neighborhood organizations (block clubs) for dispute resolutions, self-reliant problem solving, and community improvement programs.
- ▶ Improve RCAs by providing and upgrading adequate public facilities and infrastructure, including water, wastewater and stormwater lines, sidewalks and pedestrian/ bicycle paths, parks, open space and landscaping.
- ▶ Protect residential neighborhoods from excessive traffic and circulation impacts, as well as from air pollution, by separating and buffering adjacent commercial uses, if possible, prohibiting through-traffic, utilizing traffic calming projects and similar techniques where appropriate, and implementing parking permit programs as needed.
- ▶ Increase access to all forms of public transit along major traffic corridors and to regional transit centers via pedestrian and bicycle linkages as part of a walkable community environment.

CHARACTER: The seven (7) *Residential Conservation Areas* identified in the Project Area Plan are discussed in the following synopsis of the residential character and neighborhood issues for each of the following RCA's:

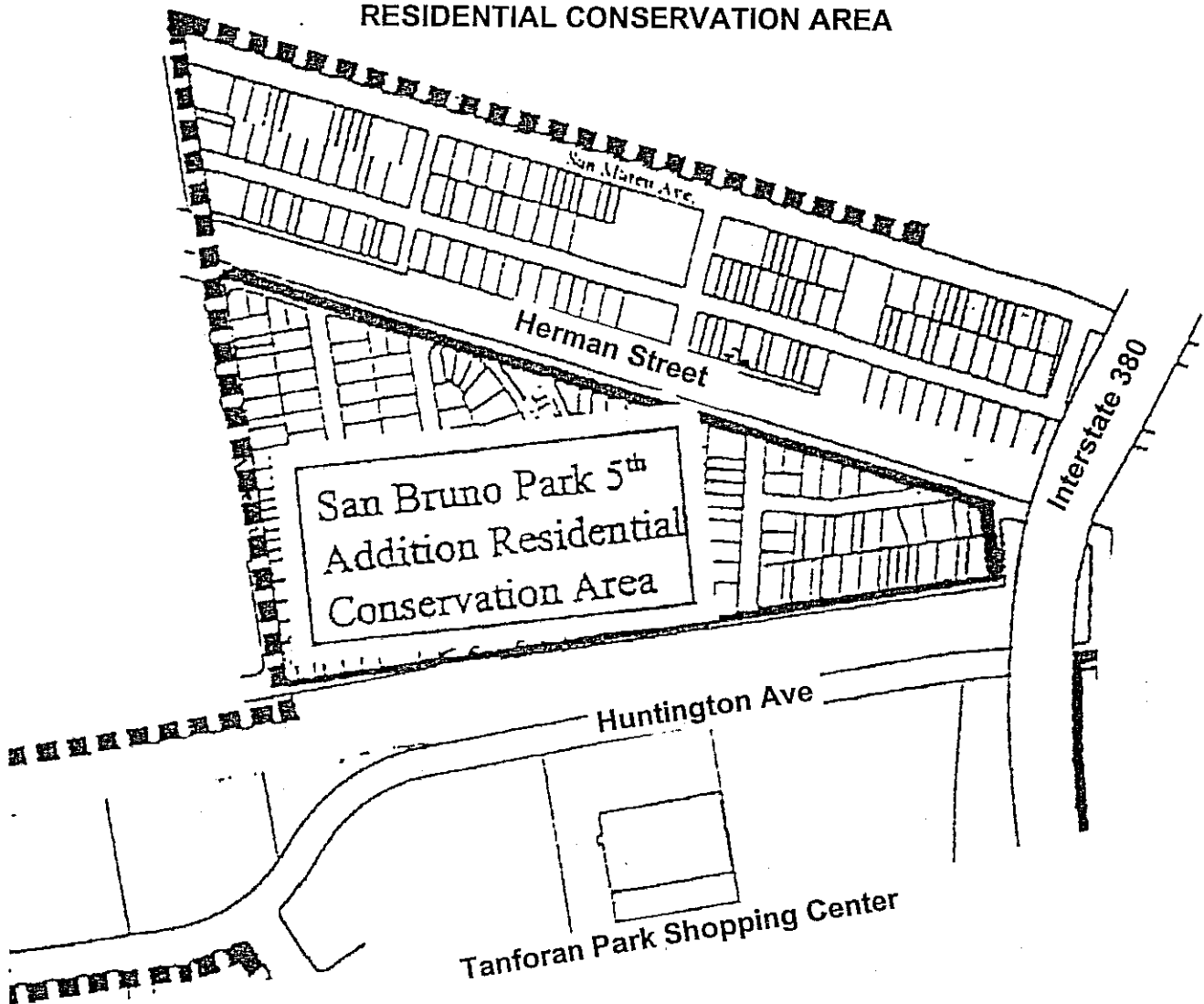
San Bruno Park 5th Addition is the most heavily impacted by aircraft noise from San Francisco International Airport (SFO) of all residential neighborhoods in the City. With approximately 188 dwelling units and 689 residents, according to the 1990 U.S. Census, it is surrounded by intensive commercial and industrial land uses. The future San Bruno/Tanforan Park BART Station will be located immediately west of the conservation area, with input from neighborhood residents incorporated into the station design and development. The San Bruno/Tanforan Park Caltrain Station will be located, at least temporarily, at the south end of the conservation area at Interstate 380. An automated connection, via AirTrain, to SFO is one of two current, viable options to link the airport directly with the Caltrain Station.

According to the *San Mateo County Comprehensive Airport Land Use Plan*, dated December 1995, the **San Bruno Park 5th Addition** experiences aircraft noise greater than 70 CNEL (Community Noise Equivalent Level), making residential land use "incompatible; new construction or development [of residential uses] should not be undertaken." Due to the neighborhood's location at the end of the major runway for SFO, these noise levels will continue for the foreseeable future.

The major focus for the **San Bruno Park 5th Addition Residential Conservation Area** will be the protection of the neighborhood from the impacts of adjacent intense regional developments through the strategies outlined above, and by continued implementation of the Aircraft Noise Insulation Program sponsored by the City in conjunction with SFO and the Federal Aviation Administration (FAA). This program provides substantial physical improvements to residential dwelling units, including owner-occupied and rental units, thereby improving the overall quality of the housing stock.

The long-term sustainability of the neighborhood is geared to separating and buffering the intense regional uses from the residential neighborhood, while providing green belts and pedestrian linkages to community facilities, including parks, schools, transit, and major commercial centers.

**SAN BRUNO PARK 5TH ADDITION
RESIDENTIAL CONSERVATION AREA**

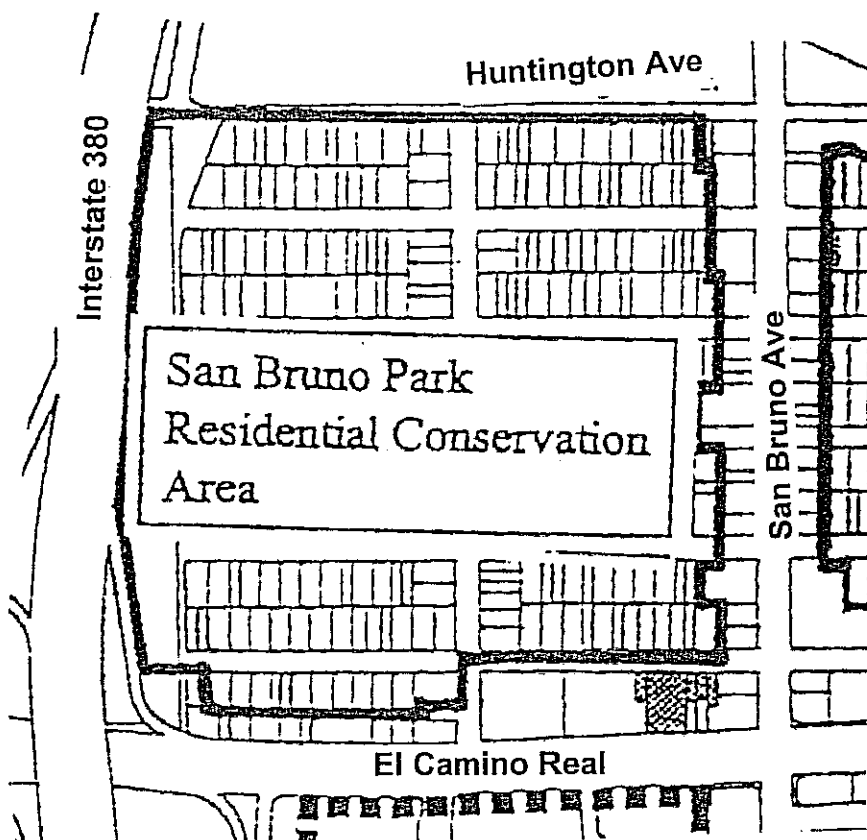


San Bruno Park 1st Addition (north of San Bruno Avenue and west of Huntington Avenue) is a residential enclave subject to aircraft noise, ambient noise from Interstate 380 and increasing automobile traffic from motorists "cutting through" the residential area to avoid congestion on major arterial streets. With approximately 372 dwelling units and 946 population, this conservation area will also be impacted by the BART and Caltrain stations to be located just north and northeast of the neighborhood, as well by a potential AirTrain connection between Caltrain and SFO.

Huntington Avenue from I-380 south to San Bruno Avenue, which forms the eastern border of the conservation area, is scheduled to be reconstructed as a landscaped boulevard, with underground utilities and wider sidewalks on each side of the street, providing a buffer between the residential neighborhood and the Caltrain tracks. BART will be constructed underground immediately west of the Caltrain tracks in this area.

The major focus for the **San Bruno Park 1st Addition Residential Conservation Area** (west of Huntington and north of San Bruno Avenue) will be the protection of the neighborhood from the impacts of adjacent regional developments, with key strategies involving the use of traffic calming projects, parking permit programs, and pedestrian linkages. The Aircraft Noise Insulation Program will also be utilized in this residential area.

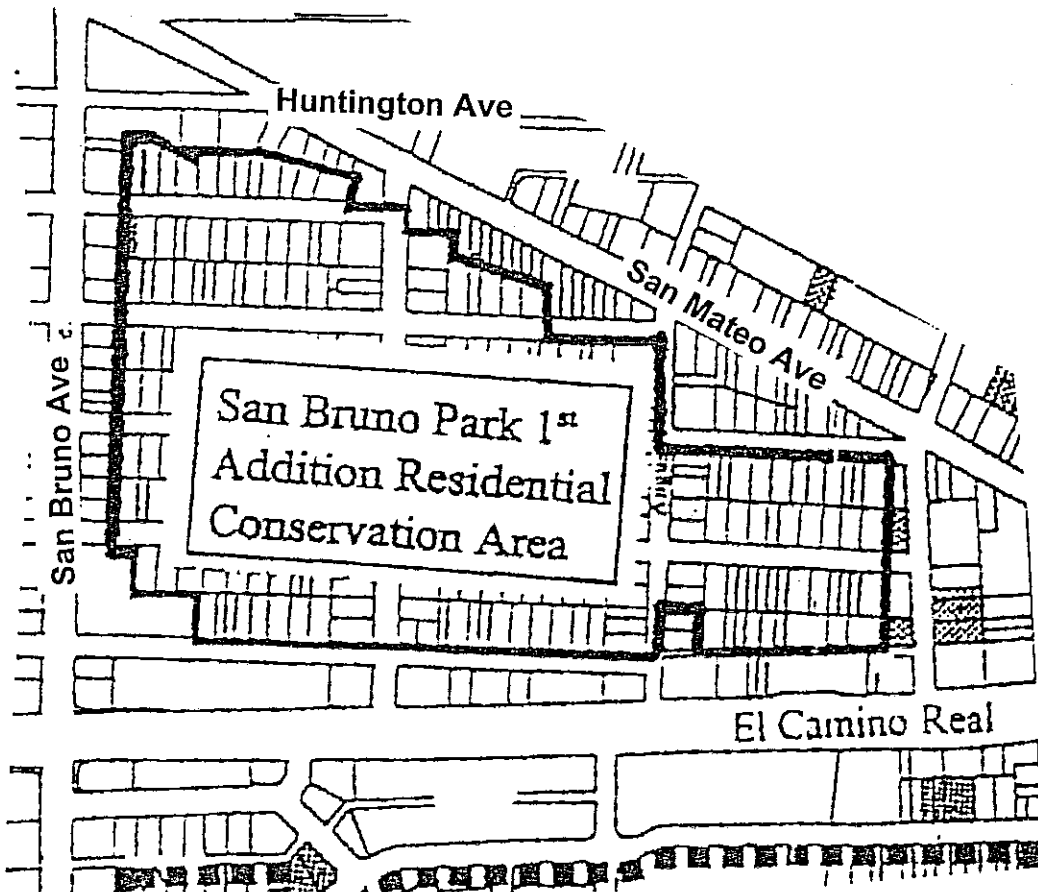
**SAN BRUNO PARK 1ST ADDITION
(North of San Bruno Avenue)
RESIDENTIAL CONSERVATION AREA**



San Bruno Park 1st Addition (south of San Bruno Avenue and east of El Camino Real) is a triangularly shaped residential enclave nestled between San Bruno Avenue, El Camino Real, and San Mateo Avenue (Downtown San Bruno) and is impacted by spillover of traffic and associated conditions from development along these major traffic arterials, including automobile-related land uses. This RCA contains approximately 558 dwelling units and 1254 residents.

The major focus for this area of the **San Bruno Park 1st Addition Residential Conservation Area** (south of San Bruno Avenue and east of El Camino Real) will be the protection of the neighborhood from the impacts of adjacent strip-commercial development, provision of linkages to transit centers, business and economic centers, and public parks and community facilities.

**SAN BRUNO PARK 1ST ADDITION
(South of San Bruno Avenue)
RESIDENTIAL CONSERVATION AREA**



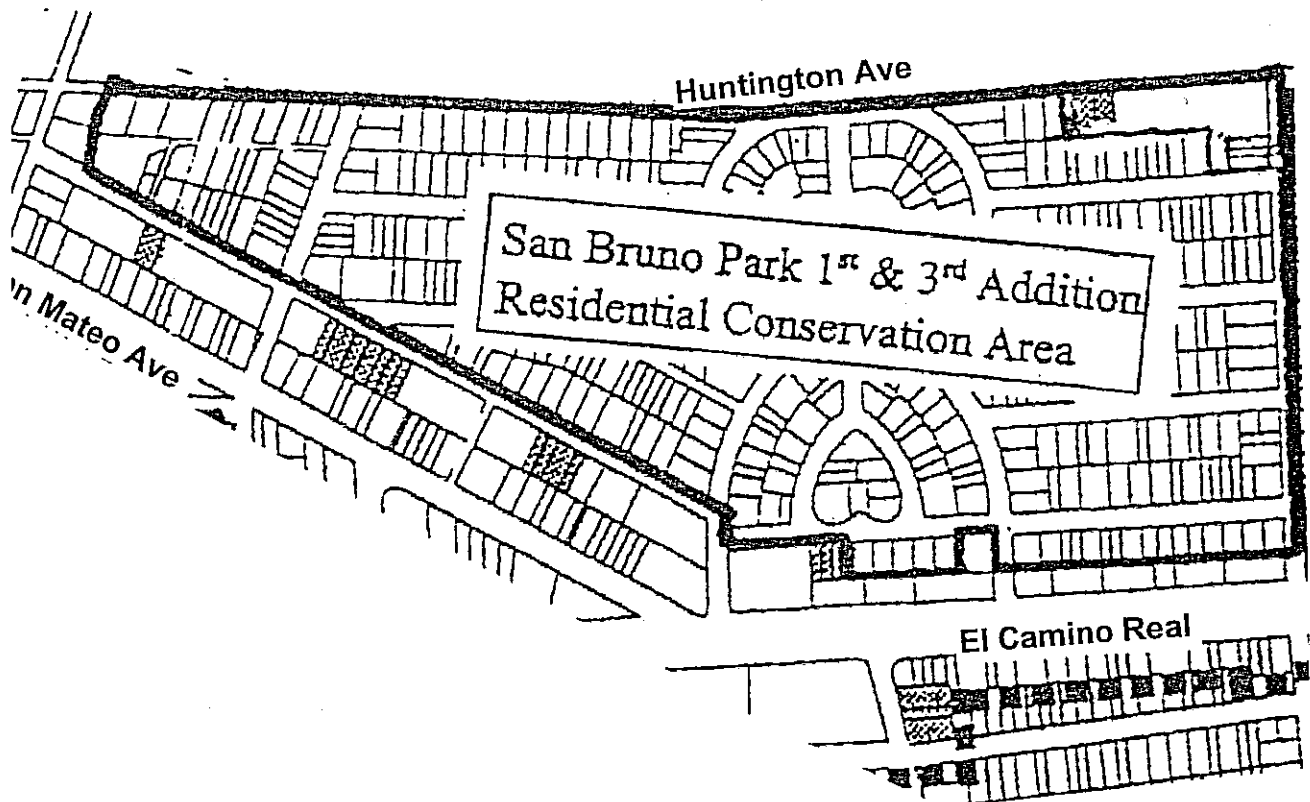
San Bruno Park 1st and 3rd Additions is a combined residential area which encompasses the "Heart" area of San Bruno and is impacted by spillover of traffic and associated conditions from development along the major arterial streets of El Camino Real and San Mateo Avenue (Downtown San Bruno). The area contains approximately 719 dwelling units and 1783 residents.

The eastern portion of this conservation area is adjacent to the Caltrain tracks and the current location of the San Bruno Caltrain Station (at Sylvan Avenue), which creates parking spillover into the residential area. The Caltrain may be relocated back to Sylvan Avenue in the future.

This general area around the Sylvan Avenue Caltrain Station, as well as the seventeen-acre site immediately south of Belle Air Elementary School and Lion's Field, has been the center of attention for proposed intense commercial development and regional transit centers (including High Speed Rail). Such development has a high propensity to severely impact adjacent residential neighborhoods, including this residential conservation area.

The major focus for the **San Bruno Park 1st and 3rd Addition Residential Conservation Area** will be the protection of the neighborhood from the impacts of adjacent regional developments (including any proposed regional transit centers), with provision of pedestrian/bicycle linkages to transit centers, business and economic centers, and public parks and community facilities.

SAN BRUNO PARK 1ST AND 3RD ADDITIONS
("The Heart Area")
RESIDENTIAL CONSERVATION AREA

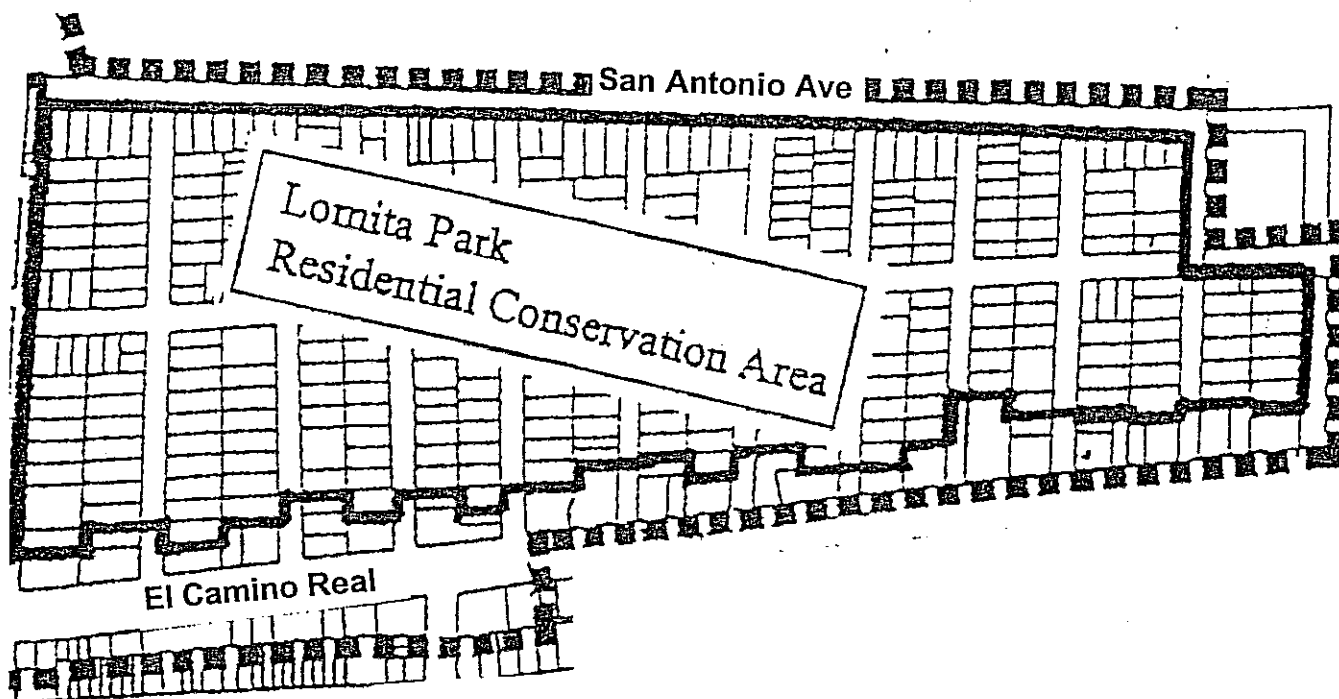


Lomita Park is located in the southeast corner of the City and experiences impacts from commercial development along the El Camino Real corridor along its western edge. To the east is Caltrain tracks, BART tracks, and the environmentally sensitive land areas owned by the San Francisco International Airport. This airport-owned land is the subject of several proposals for regional transit facilities, most of which also seek some form of access to the west, which could severely impact the Lomita Park neighborhood.

The area of **Lomita Park** contains approximately 949 dwelling units and 2278 residents. Although the area is not heavily impacted by noise from overhead aircraft and is therefore not covered by the Aircraft Noise Insulation Program, many homes are impacted by "backblast" problems from jets warming up, tacking off, or being tested at SFO. The specific impacts on residences and possible mitigations for backblast noise from SFO are currently being studied by the airport and the Airport/Community Roundtable.

The major focus for the **Lomita Park Residential Conservation Area** will be the protection of the neighborhood from the impacts of adjacent commercial development and any regional development on the airport-owned property west of Highway 101, and provision of pedestrian/bicycle linkages to transit and centers, business and economic centers, and to public parks and community facilities. Additional strategies for mitigating backblast impacts could be incorporated for this conservation area.

LOMITA PARK RESIDENTIAL CONSERVATION AREA

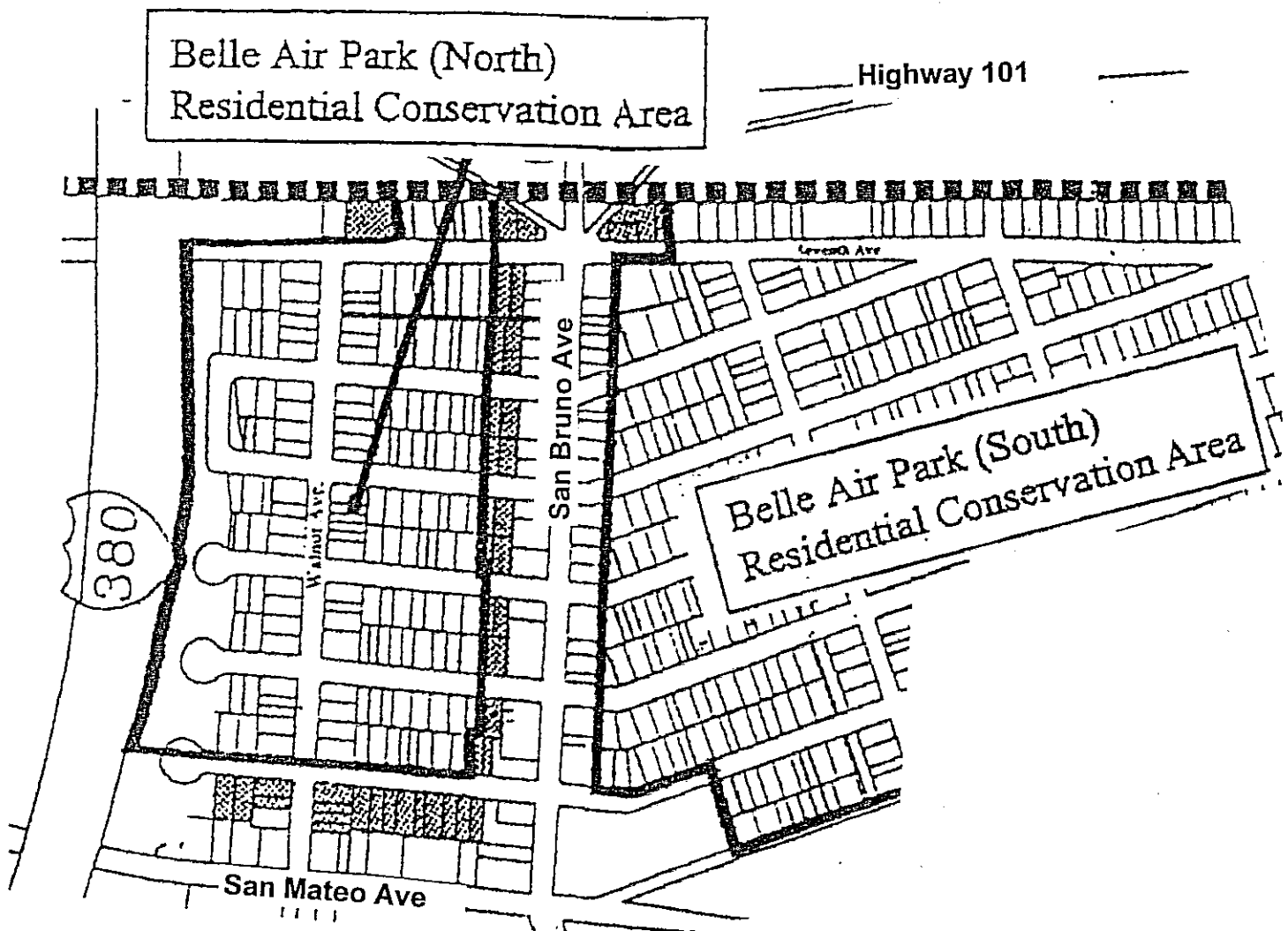


Belle Air Park North is heavily impacted by aircraft noise and can be somewhat isolated from access to City facilities, with only one small park located at the end of Seventh and Walnut. Like the 5th Addition, this conservation area contains dwelling units which are considered "incompatible" by the *San Mateo County Comprehensive Airport Land Use Plan*.

This neighborhood of approximately 197 dwelling units and 602 residents area lies just north of San Bruno Avenue, which is the major vehicular entrance to the City from the east and which is in dire need of physical and economic improvement. The area suffers from the negative spill over of blight along the San Bruno Avenue East corridor, as well as other ambient noise from Interstate 380.

This neighborhood will have better access to the relocated Caltrain Station at I-380, at least on a temporary basis. Improvements currently underway at the Highway 101 and San Bruno Avenue interchange should help reduce some of the safety problems at Seventh Avenue and San Bruno, but additional improvements will still be needed.

BELLE AIR PARK NORTH RESIDENTIAL CONSERVATION AREA

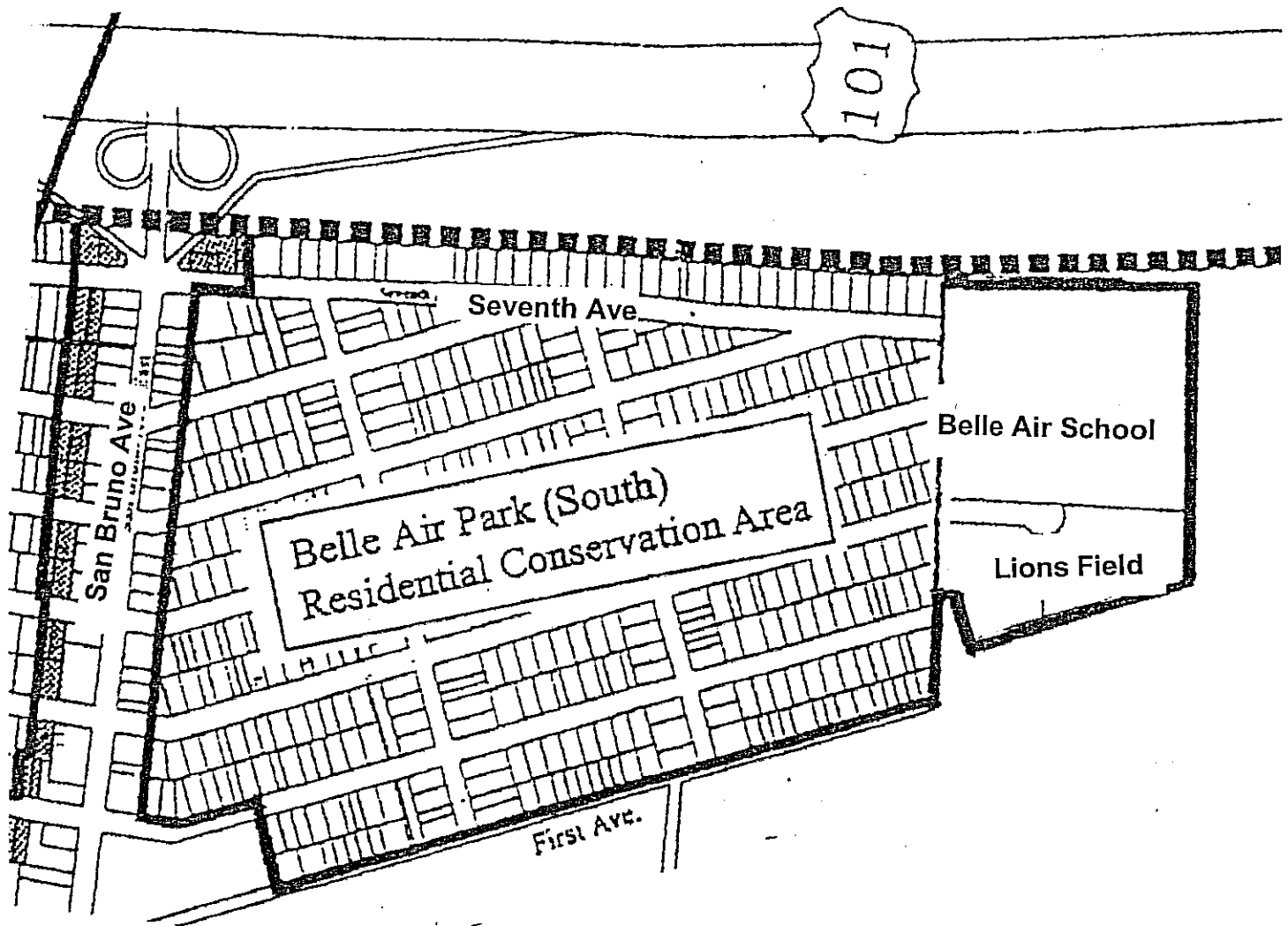


The major focus for the ***Belle Air Park North Residential Conservation Area*** will be the protection of the neighborhood from the impacts of adjacent commercial and industrial land uses, especially along San Mateo Avenue (north of San Bruno Avenue) and along San Bruno Avenue itself, and provision of pedestrian/bicycle linkages to transit centers, business and economic centers, and public parks and community facilities. The Aircraft Noise Insulation Program will be heavily used in this area.

Belle Air Park South is heavily impacted by aircraft noise from San Francisco International Airport and – like Belle Air Park North – suffers from the negative spillover of blight from the San Bruno Avenue East corridor. The Caltrain tracks abut this neighborhood to the west, somewhat isolating the area from other residential areas. To the south of this area lies land which has been the subject of several proposals for major commercial development and regional transit facilities (including high-speed rail) which could severely and negatively impact the community.

However, the 537 dwelling units and 1484 residents enjoy the benefits of Lion's Field, which is a well maintained park serving the entire City.

**BELLE AIR PARK SOUTH
RESIDENTIAL CONSERVATION AREA**



The major focus for the ***Belle Air Park South Residential Conservation Area*** will be the protection of the neighborhood from the impacts of adjacent intense regional developments (including major transit facilities), provision of pedestrian/bicycle linkages to transit centers, business and economic centers, and to public parks and community facilities, as well as upgraded infrastructure. The Aircraft Noise Insulation Program will also be used to mitigate noise impacts and maintain and upgrade the housing stock.

PROPOSED PROGRAMS AND PROJECTS

APPENDIX D

ATTACHMENT D

PROPOSED PROGRAMS AND PROJECTS

Planning

- Update General Plan and Zoning Ordinance.
- Study potential for annexation of parcels along eastern City boundary; opportunities and impacts related to transit facilities, including Airtrain, relocated Caltrain Station, high-Speed Rail to or near the airport, Transit-Oriented Development (TOD).
- Develop guidelines for commercial corridor design, crime prevention, consolidating parcels to eliminate non-conforming uses.
- Repay the City loan for related to Redevelopment Plan adoption Process.

Residential Conservation Areas

- Street lighting and public sidewalks improvements.
- Promote neighborhood group activities, including crime prevention and intervention and dispute resolution programs.
- Code enforcement program.
- Residential permit parking program.
- Funds for housing rehab and seismic retrofitting; augment funds for Aircraft Noise Insulation.
- Create comprehensive pedestrian, bicycle and transit access network.
- Facilitate utility undergrounding where appropriate.
- Storm drainage, sewer, and water system improvements. A substantial portion would be paid through funding sources other than tax increment revenues.
- Street improvements, including traffic calming.
- Survey of residential buildings to determine historic significance.

Economic Development and Assistance

- Provide incentives for investment in commercial areas, business retention, expansion, and attraction, including business improvement loans.

- Promote downtown business organization and business marketing and promotion program.
- Building & Site Rehabilitation, Facade Improvement and Historic Preservation
- Survey of commercial buildings to determine historic significance.
- Low interest loan and grant funds for building rehabilitation, historic preservation, seismic strengthening, and noise insulation.
- Façade improvement program
- Clean-up, enforcement and anti-graffiti program.
- New sign program and sign abatement program.

Circulation and Landscaping Improvements

- New intersections including: mid-block intersection on El Camino Real at Tanforan Park, reconfigure the I-380/El Camino Real interchange.
- Signalization at Sneath Lane and Commodore Drive
- Intersection improvements at San Bruno Ave. /San Mateo Ave. and El Camino Real/ San Mateo Ave.
- Comprehensive streetscape and design standards and improvements to main thoroughfares, including pedestrian access between Navy site and Tanforan Park.
- New gateway entrance signs including: entrance of City near 7th Ave. and San Bruno Ave, Downtown San Bruno & San Mateo Ave. to establish pedestrian links to Downtown parking lots.
- Street improvements: San Bruno Avenue, 7th to Mills
- Street improvements: Widen San Mateo Avenue north of San Bruno Avenue
- Street improvements: Restore San Mateo Ave/El Camino Real turns
- Street improvements: Widen Huntington
- Street improvements: Loop access around Belle Air School
- Street improvements: Improve 7th Ave to provide industrial access

Transit and Railroad Improvements

- Create comprehensive pedestrian, bicycle and transit network, particularly facilitating access to all mass transit facilities, provide a safe, pedestrian friendly environment around Caltrain Station.
- Study potential Caltrain grade separation or relocation of the tracks.

- Study methods to promote commuter shuttle service between transit stops, shopping areas, employment centers, Navy site, and airport.
- New Multi-Modal Transit Station. A substantial portion would be paid through funding sources other than tax increment revenues.

Parking Improvements

- Improve existing parking lots in Downtown, and build new parking lots or structures related to airport or other mass transit station.

Public Facilities and Infrastructure

- Study adaptive re-use of the Federal Archives Facility and/or the Armory.
- Upgrade storm drainage, sewer, and water system improvements, including new water tanks for surplus storage and emergency capacity. A substantial portion would be paid through funding sources other than tax increment revenues.
- Provide park, recreation and community facility improvements, including new City park swimming pool, park improvements and public plaza in the Downtown, youth facility, and expand or build new senior center.
- Improve public facilities including: new police station and public library; community college extension facility; upgrade or relocate the Central Fire Station and City's corporation yards. A substantial portion would be paid through funding sources other than tax increment revenues.
- Underground utilities in commercial and industrial areas.

Site Preparation and Development

- Property acquisition and consolidation.
- Hazardous materials cleanup loan program

Table III-2
Projected Total Costs of Proposed San Bruno Redevelopment Program
Non-Affordable Housing Activities
In Constant 1999 Dollars

		Total Cost	#	Cost/unit	Yrs
1 Planning					
A Update General Plan and Zoning Ordinance.		\$350,000	2	\$175,000 /study	1
B Study potential for annexation of parcels along eastern City boundary; opportunities and impacts related to transit facilities, including Airtrain, relocated Caltrain Station, high-Speed Rail to or near the airport, Transit-Oriented Development (TOD).		\$100,000	1	\$100,000 /study	1
C Develop guidelines for commercial corridor design, crime prevention, consolidating parcels to eliminate non-conforming uses.		\$100,000	1	\$100,000 /study	1
D Repay the City loan for related to Redevelopment Plan adoption Process.		\$250,000	1	\$250,000 loan	1
SUBTOTAL	1%	\$800,000			
2 Residential Conservation Areas					
A Street lighting and public sidewalks improvements.		\$1,000,000	5	\$200,000 /mi.	1
B Promote neighborhood group activities, including crime prevention and intervention and dispute resolution programs.		\$500,000	2	\$25,000 /pgm	10
C Code enforcement program.		\$250,000	1	\$50,000 /pgm	5
D Residential permit parking program.		\$200,000	1	\$20,000 /pgm	10
E Funds for housing rehab and seismic retrofitting; augment funds for Aircraft Noise Insulation.		\$5,000,000	20	\$25,000 /home	10
F Create comprehensive pedestrian, bicycle and transit access network.		\$200,000	10	\$20,000 /mi.	1
G Facilitate utility undergrounding where appropriate.		\$2,000,000		Lump Sum Estimate	1
H Storm drainage, sewer, and water system improvements. A substantial portion would be paid through funding sources other than tax increment revenues.		\$1,500,000		Lump Sum Estimate	1
I Street improvements, including traffic calming.		\$500,000	50	\$10,000 /street	1
J Survey of residential buildings to determine historic significance.		\$50,000	1	\$50,000 /study	1
SUBTOTAL	13%	\$11,200,000			
3 Economic Development and Assistance					
A Provide incentives for investment in commercial areas, business retention, expansion, and attraction, including business improvement loans.		\$1,000,000	1	\$100,000 /year	10
B Promote downtown business organization and business marketing and promotion program.		\$1,000,000	1	\$100,000 /year	10
SUBTOTAL	2%	\$2,000,000			
4 Building & Site Rehabilitation, Facade Improvement and Historic Preservation					
A Survey of commercial buildings to determine historic significance.		\$50,000	1	\$50,000 /study	1
B Low interest loan and grant funds for building rehabilitation, historic preservation, seismic strengthening, and noise insulation.		\$4,000,000	4	\$100,000 /bldg	10
C Façade improvement program		\$2,000,000	10	\$20,000 /bldg	10
D Clean-up, enforcement and anti-graffiti program.		\$1,000,000	1	\$100,000 /yr	10
E New sign program and sign abatement program.		\$500,000	1	\$50,000 /yr	10
SUBTOTAL	9%	\$7,550,000			
5 Circulation and Landscaping Improvements					
A New intersections including: mid-block intersection on El Camino Real at Tanforan Park, reconfigure the I-380/El Camino Real interchange.		\$4,000,000	2	\$2,000,000 /int.	1
B Signalization at Sneath Lane and Commodore Drive.		\$150,000	1	\$150,000 /signal	1
C Intersection improvements at San Bruno Ave. /San Mateo Ave. and El Camino Real/ San Mateo Ave.		\$1,500,000		Lump Sum Estimate	1
D Comprehensive streetscape and design standards and improvements to main thoroughfares, including pedestrian access between Navy site and Tanforan Park.		\$2,500,000	10	\$250,000 /mile	1

Table III-2
Projected Total Costs of Proposed San Bruno Redevelopment Program
Non-Affordable Housing Activities
In Constant 1999 Dollars

		Total Cost	#	Cost/unit	Yrs
5 Circulation and Landscaping Improvements (Continued)					
E New gateway entrance signs including: entrance of City near 7th Ave. and San Bruno Ave, Downtown San Bruno & San Mateo Ave. to establish pedestrian links to Downtown parking lots.		\$40,000	4	\$10,000 /gtwy	1
F Street improvements: San Bruno Avenue, 7th to Mills		\$2,700,000		Lump Sum Estimate	1
G Street improvements: Widen San Mateo Avenue north of San Bruno Avenue		\$8,000,000		Lump Sum Estimate	1
H Street improvements: Restore San Mateo Ave/El Camino Real turns		\$500,000		Lump Sum Estimate	1
I Street improvements: Widen Huntington		\$1,750,000		Lump Sum Estimate	1
J Street improvements: Loop access around Belle Air School		\$2,000,000		Lump Sum Estimate	1
K Street improvements: Improve 7th Ave to provide industrial access		\$2,000,000		Lump Sum Estimate	1
SUBTOTAL	30%	\$25,140,000			
6 Transit and Railroad Improvements					
A Create comprehensive pedestrian, bicycle and transit network, particularly facilitating access to all mass transit facilities, provide a safe, pedestrian friendly environment around Caltrain Station.		\$1,250,000	5	\$250,000 /mile	1
B Study potential Caltrain grade separation or relocation of the tracks.		\$50,000	1	\$50,000 /study	1
C Study methods to promote commuter shuttle service between transit stops, shopping areas, employment centers, Navy site, and airport.		\$50,000	1	\$50,000 /study	1
D New Multi-Modal Transit Station. A substantial portion would be paid through funding sources other than tax increment revenues.		\$1,000,000	1	Lump Sum Estimate	1
SUBTOTAL	3%	\$2,350,000			
7 Parking Improvements					
A Improve existing parking lots in Downtown, and build new parking lots or structures related to airport or other mass transit station.		\$9,000,000	600	\$15,000 /space	1
SUBTOTAL	11%	\$9,000,000			
8 Public Facilities and Infrastructure					
A Study adaptive re-use of the Federal Archives Facility and/or the Armory.		\$20,000	1	\$20,000 /study	1
B Upgrade storm drainage, sewer, and water system improvements, including new water tanks for surplus storage and emergency capacity. A substantial portion would be paid through funding sources other than tax increment revenues.		\$1,000,000		Lump Sum Estimate	1
C Provide park, recreation and community facility improvements, including new City park swimming pool, park improvements and public plaza in the Downtown, youth facility, and expand or build new senior center.		\$2,500,000	5	\$500,000 /facility	1
D Improve public facilities including: new police station and public library; community college extension facility; upgrade or relocate the Central Fire Station and City's corporation yards. A substantial portion would be paid through funding sources other than tax increment revenues.		\$12,500,000		Lump Sum Estimate	1
E Underground utilities in commercial and industrial areas.		\$2,500,000		Lump Sum Estimate	1
SUBTOTAL	22%	\$18,520,000			
9 Site Preparation and Development					
A Property acquisition and consolidation.		\$5,000,000	1	\$500,000 /acre	10
B Hazardous materials cleanup loan program		\$2,500,000	1	\$500,000 /year	5
SUBTOTAL	9%	\$7,500,000			
TOTAL NON-HOUSING	100%	\$84,060,000			

Source: City of San Bruno

LAND USE PLAN MAP
-- SAN BRUNO GENERAL PLAN 1984 --

APPENDIX E