

CITY OF SANTA MONICA  
EARTHQUAKE RECOVERY  
PROJECT

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Council Meeting: June 21, 1994

Santa Monica, California

TO: Mayor and City Council  
Redevelopment Agency

FROM: City Staff  
Redevelopment Agency Staff

SUBJECT: Recommendation for the Redevelopment Agency and City Council to Conduct a Public Hearing on the Proposed Earthquake Recovery Redevelopment Plan; to Adopt Resolutions of the Redevelopment Agency for the Purpose of: 1) Finding that the California Environmental Quality Act does not Apply to the Approval and Adoption of the Redevelopment Plan 2) Finding the Benefit of Using Tax Increments Revenues Outside of the Project Area for Low- and Moderate-Income Housing, and 3) Approving the Redevelopment Plan; and to Adopt Resolutions and an Ordinance of the City Council for the purpose of: 1) Finding that the California Environmental Quality Act does not Apply to the Approval and Adoption of the Redevelopment Plan; 2) Finding the Benefit of Using Tax Increment Revenues Outside of the Project Area for Low- and Moderate-Income Housing, and 3) Adopting the Redevelopment Plan.

#### INTRODUCTION

On March 22, 1994 and March 29, 1994 the City Council adopted resolutions establishing a study area for a proposed Santa Monica Earthquake Recovery Redevelopment Plan and establishing 1993/1994 as the base year tax assessment roll, respectively. On May 24, 1994, the Redevelopment Agency and City Council recommended a joint hearing for June 21, 1994 to discuss the proposed Plan, and adopted the statutorily required rules for owner participation and preferences.

This staff report provides an overview of the Report to Council and Redevelopment Plan provided to the Council in the attached binder

(Attachment A); recommends that the City Council and Redevelopment Agency hold a public hearing; recommends that the Redevelopment Agency adopt three resolutions for the purpose of finding adoption of the Redevelopment Plan exempt from the California Environmental Quality Act (CEQA), finding the benefit of using tax increments revenues outside of the Project Area for low- and moderate-income housing, and approving the redevelopment plan (Attachments B, C and D); and recommends that the City Council approve two resolutions and an ordinance finding the adoption of the Redevelopment Plan exempt from CEQA, finding the benefit of using tax increment revenues outside the Project Area for low- and moderate-income housing, and adopting the Redevelopment Plan (Attachment E, F, G).

#### BACKGROUND

The objectives of the proposed Redevelopment Plan are to undertake an earthquake recovery project consistent with State and local laws to provide for the repair, restoration, replacement and maintenance of property and facilities damaged or destroyed as a result of the January 1994 Northridge Earthquake and its aftershocks.

The proposed Redevelopment Plan specifically omits the use of eminent domain to acquire property, but instead emphasizes the use of tax increment funds as a financing mechanism for recovery actions. "Tax increment" is that portion of the property taxes collected which is attributable to the increase in assessed valuation of property located within the boundaries of the

redevelopment area, after the year of the adoption of the redevelopment project. Depending upon actual receipt of tax revenue, the Redevelopment Agency can spend funds as they are received or use its bonding authority to float bonds to pay for redevelopment projects. The bonds would be paid off with tax increment funds.

#### PROJECT BOUNDARIES

The project boundaries adopted as the Survey Area by the Council and Redevelopment Agency on March 22, 1994, have been modified so that the eastern boundaries are now Cloverfield Boulevard and 26th Street, not the City limits (see Attachment H). The remaining boundaries are approximately Pico Boulevard to the south, Montana Avenue to the north, and Pacific Coast Highway/Beach Promenade to the west. This project area includes the greatest number of damaged buildings in the City, including approximately 90% of all red-tagged buildings and 80% of all yellow-tagged buildings in the City.

#### REPORT TO COUNCIL/REDEVELOPMENT PLAN

The Report to Council and Redevelopment Plan were attached to the draft staff report on June 9, 1994. The Report to Council explains the Plan, substantiates the factual basis for the Plan, and explains the special alternative procedures under the emergency provision of the Redevelopment Law used to adopt the Plan. In particular, the Report to Council explains the reasons for

selecting the Project Area, describes the physical conditions in the Project Area, describes the projects proposed under the Plan, explains how the projects will address the damage caused by the earthquake, and describes the method of financing the proposed Redevelopment Project.

The Redevelopment Plan is the legal document adopted by the City Council to facilitate the repair, restoration, or replacement of properties and facilities damaged by the earthquake. The Plan outlines the powers and activities that the Agency may undertake, outlines the land use and development requirements of the Project, and describes the financing of the project, including statutorily required pass-through agreements to other taxing agencies. With respect to land use and development requirements, the Plan states that all projects will be subject to existing zoning and general plan requirements of the City, and as those requirements may be amended.

#### DAMAGE WITHIN REDEVELOPMENT AREA

The most extensive earthquake damage occurred within the Project Area, where a total of 1,914 buildings were damaged, with an estimated property damage of approximately \$187,991,000. This includes damage to major commercial corridors in the City, including Wilshire Boulevard, Santa Monica Boulevard, Montana Avenue, Lincoln Boulevard, Pico Boulevard, Ocean Avenue and the downtown district. Damage and repair to buildings in these areas

discourage patronage not only of businesses located in damaged buildings, but also to nearby businesses.

The City's multi-family districts, including a large number of affordable apartment units, also suffered extensive damage. Among the red- and yellow-tagged residential structures throughout the City, 2,218 are rent controlled, with approximately 87 percent affordable to lower-income households. Since the boundaries of the Project encompass most of the multi-family zoning districts where damage occurred, the Project Area includes most of these affordable units.

#### REASON FOR REDEVELOPMENT PROJECT

As a result of the Disaster, landowners and tenants have suffered debilitating losses, as noted in Part III of the Report to Council. Private and public landowners are straining to bear the losses caused by the Disaster, and the repairs, rebuilding, and restoration of many facilities in the Project Area are financially infeasible without additional financial assistance. Costs would dissuade private investment in the Project Area, because there are other commercial sites available which do not bear such extra costs.

Through the adoption of the Earthquake Recovery Act on April 19, 1994, the City has gone to great lengths to reduce the costs of earthquake-related repair and reconstruction for private property

owners. Under the Act, the City waived all permit processing fees for the repair and reconstruction of damaged buildings; allowed for the in-kind repair and reconstruction of legal non-conforming structures; allowed expedited permit processing procedures for earthquake-related work; provided for a 15 percent square footage bonus as an incentive for the reconstruction of multi-family rental housing; allowed longer construction hours; and, consistent with State law, made all projects receiving a permit under the Earthquake Recovery Act categorically exempt from environmental review.

Nevertheless, obstacles beyond the City's control remain to repair and reconstruction. For example, the development incentives offered by the City may not be sufficient in situations where the property owner's own financial situation was precarious even before the earthquake. Indeed, the financial analysis of the City's repair and reconstruction incentives indicated that in certain circumstances the level of economic return would not be sufficient to attract the owner to repair and/or rebuild.

The State's provision for earthquake relief, Proposition 1A on the June, 1994 ballot, was to provide \$2 billion in earthquake relief funds, including \$575 million for housing reconstruction. However, Proposition 1A did not pass, and the State has not taken any action at this point to provide adequate resources for earthquake repair (See Attachment I).

Damage to the City's affordable multi-family housing stock is significant since much of the multi-family housing that is damaged by an earthquake may not be rebuilt due to the limited availability of financial resources. As of February, 1994, four years after the Loma Prieta earthquake, 50 percent of the multi-family units lost as a result of the Loma Prieta earthquake remained unrepaired or unreplaced (Mary C. Comerio et al, "Post-Disaster Residential Rebuilding", Institute of Urban and Regional Development, University of California at Berkeley, February, 1994, page vi.). Also, the costs of repair may be passed through to the tenant in the form of increased rents, which could result in a substantial loss of affordable rental housing in the City of Santa Monica.

Funds for the repair of multi-family residential buildings are extremely limited. While the City has obtained \$2 million in HOME funds for emergency repairs and \$2.7 million in Community Development Block Grant (CDBG) funds, these amounts are insignificant in comparison to the cost of damage to multi-family residential buildings in the Project Area. Plus, Small Business Administration (SBA) loans are inadequate because they are difficult to qualify for and by statutory limitations may not exceed \$1.5 million, which will not come close to covering the cost of repairing larger apartment buildings. Also, as of this date, approximately 50% of SBA loan applications in the region have been denied, which leaves most landowners and tenants without viable alternatives.

Damage to the City's commercial buildings is significant for many of the same reasons for multi-family buildings. Most of the damaged commercial buildings are outdated structures which had limited cash-flow coming from their pre-earthquake uses and had modest pre-existing leases. Revenues to the property owner from these circumstances are often not substantial enough to pay for earthquake repair. Disaster funds to commercial property owners have been minimal to date from sources like the Federal Emergency Management Agency (FEMA) and SBA. Studies from the Loma Prieta earthquake mentioned above also show that less than 35% of businesses damaged in that Disaster have ultimately received physical disaster funds from SBA. Also mentioned above, approximately 50% of SBA loan applications in the region as of this date have already been denied, leaving commercial property owners and tenants without viable financing alternatives. Plus, SBA requirements, as set by Congress, don't lend themselves to helping properties that were marginal due to the recession before the earthquake.

With the down-sizing of Saint John's Hospital, one of the City's largest employers, there has been a significant loss of business to supporting industries. Landowners and tenants with now outdated industries will have to adapt to new types of business. If these businesses experienced damage in the earthquake, they will likely find capital very difficult to secure from conventional lenders since they will essentially be treated as new businesses.

The primary purpose of the proposed Redevelopment Plan is to provide financial and technical assistance to the area affected by the Disaster to address these issues. Imposition of additional costs to aid in the recovery and restoration in the form of developers fees, special assessments, developer contributions, or offsite development costs imposed by contract to respond to the Disaster would undermine and defeat the purpose of the Santa Monica Earthquake Recovery Redevelopment Project. There are also limitations to the Federal and State programs designed to assist in earthquake recovery. Therefore, the proposed public improvements cannot be accomplished by private enterprise acting alone or other non-tax increment financing alternatives.

#### PROPOSED IMPLEMENTATION PLAN

Part IV of the Report to Council proposes a five year implementation program which includes goals and programs that the Redevelopment Agency will use to guide the recovery and redevelopment efforts over the next five years. These goals and programs provide guidelines for the implementation of the Plan, and may be modified from time to time to best meet the needs of the community. The proposed programs include the following:

- o Repair and rehabilitate commercial and multi-family damaged buildings through loans, grants and gap financing.
- o Revitalize commercial corridors through circulation and signal improvements, and installation of urban design improvements on public streets and sidewalks to facilitate pedestrian and vehicular traffic.

- o Assist commercial and residential property owners in making repairs and retrofitting buildings to better protect property and lives through grants, loans, and educational materials.
- o Expand the supply of affordable housing through gap financing to help replace lost affordable housing due to the earthquake.

Other programs may be added to the list by the Agency, including public improvements necessary to carry out the goals and objectives of the Redevelopment Plan.

Also, as required by State Law, not less than 20 percent of all tax increment revenues shall be used by the Agency for the purpose of increasing, improving and preserving the City's supply of low- and moderate-income housing.

#### ENVIRONMENTAL ISSUES

The earthquake, as a natural disaster, satisfies the requirements for an exemption of the Redevelopment Plan from environmental review under the Disaster exemption provisions of the California Public Resources Code Section 21080. The Plan is primarily a financing mechanism to be used to repair, replace and rehabilitate buildings damaged by the earthquake, and will not encourage additional development beyond replacement of damaged buildings. Also, the Plan is subject to the provisions of the zoning and development policies of the City and all applicable specific plans. Buildings will be restored, repaired and replaced in compliance with these plans.

### BUDGET/FINANCIAL IMPACT

Over the next five years, the loss to the general fund is expected to be approximately \$1,296,000. However, revenue from the Redevelopment Project over the next five years is expected to be approximately \$9,587,962. These redevelopment funds will be used to expedite the revitalization of the damaged areas of the City, and improve the City's tax base. This in turn will stimulate additional tax revenues to the City resulting from improved economic conditions. Economic recovery will occur at a much faster rate with implementation of the Redevelopment Plan.

### PROCESS FOR ADOPTION

If there is no opposition to the Redevelopment Plan after the conclusion of the public hearing, the Plan may be adopted by the City Council and Redevelopment Agency through the actions outlined in this report. If there is opposition, State law requires that staff prepare responses to the objections and return to Council for discussion of the issues and possible adoption at a later meeting. The next available meeting for adoption of the Redevelopment Plan would be June 28, 1994.

### CHANGES TO REPORT TO COUNCIL AND REDEVELOPMENT PLAN

Staff is proposing minor changes to the Report to Council which was provided on June 9, 1994. The changes are for Pages 10 to 13 dealing with the reason why Redevelopment cannot be expected to be accomplished by private enterprise not acting alone or by non-tax

increment financing alternatives. Changes include updating information to reflect the defeat of the State Proposition 1A for earthquake bonds, and outlining the need for repair in more detail for the commercial districts.

Minor technical changes have also been made to the Redevelopment Plan (the Redevelopment Plan is Attachment F to the Report to Council and is included in the binder) to accurately state what the attachments to the Redevelopment Plan include. In addition, the diagram in Exhibit 5 to the Redevelopment Plan has been modified to accurately reflect the amount of open space to building area in the pie chart.

All of the changes described above are reflected in the Binder attached to this staff report.

#### RECOMMENDATION

It is recommended that the Redevelopment Agency and City Council conduct a public hearing. If there is no opposition to the Project, it is recommended that the Redevelopment Agency take the following actions:

- 1) Adopt a resolution of the Redevelopment Agency finding that the California Environmental Quality Act does not apply to the approval and adoption of the Redevelopment Plan pursuant to Section 21080 of the California Public Resources Code (Attachment B).
- 2) Adopt a resolution of the Redevelopment Agency finding that the use of taxes allocated from the Project Area for the purpose of improving and increasing the community's

supply of low- and moderate-income housing outside the project area will be of benefit to the Project (Attachment C).

- 3) Adopt a resolution of the Redevelopment Agency approving the Redevelopment Plan (Attachment D).

It is also recommended that the City Council take the following action:

- 1) Adopt a resolution of the City Council finding that the California Environmental Quality Act does not apply to the approval and adoption of the Redevelopment Plan pursuant to Section 21080 of the California Public Resources Code (Attachment E).
- 2) Adopt a resolution of the City Council finding that the use of taxes allocated from the Project Area for the purpose of improving and increasing the community's supply of low- and moderate-income housing outside the project area will be of benefit to the Project (Attachment F).
- 3) Adopt the attached ordinance of the City Council adopting the Redevelopment Plan (Attachment G).

- Attachment:
- A) Binder including Report to Council and Redevelopment Plan
  - B) Resolution of the Redevelopment Agency finding that the California Environmental Quality Act does not apply to the approval and adoption of the Redevelopment Plan pursuant to Section 21080 of the California Public Resources Code
  - C) Resolution of the Redevelopment Agency finding that the use of taxes allocated from the Project Area for the purpose of improving and increasing the community's supply of low- and moderate-income housing outside the project area will be of benefit to the Project.
  - D) Resolution of the Redevelopment Agency approving the Redevelopment Plan.

- E) Resolution of the City Council finding that the California Environmental Quality Act does not apply to the approval and adoption of the Redevelopment Plan pursuant to Section 21080 of the California Public Resources Code
- F) Resolution of the City Council finding that the use of taxes allocated from the Project Area for the purpose of improving and increasing the community's supply of low- and moderate-income housing outside the project area will be of benefit to the Project.
- G) Ordinance of the City Council adopting the Redevelopment Plan.
- H) Redevelopment Project Area Map
- I) Los Angeles Times Article "Quake Recovery Program Canceled".

Prepared by: Suzanne Frick, PCD Director  
Paul Casey, Acting Senior Planner  
Planning and Community Development Department

**ATTACHMENT B**

RESOLUTION NO. 443 (RAS)

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA FINDING THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT DOES NOT APPLY TO THE APPROVAL AND ADOPTION OF THE REDEVELOPMENT PLAN FOR THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT PURSUANT TO SECTION 21080 OF THE CALIFORNIA PUBLIC RESOURCES CODE

WHEREAS, on January 17, 1994 and thereafter, the Northridge Earthquake followed by a series of severe aftershocks occurred (the "Earthquake"), with disastrous consequences in the City of Santa Monica, and

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project (the "Project"), in accordance to the requirements of the Community Redevelopment Law (California Health and Safety Code, Sections 33000 et seq ) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safe Code, Sections 34000, et seq., hereinafter the "Disaster Project Law"), and

WHEREAS, the California Environmental Quality Act (Public Resources Code, Sections 21000 et seq , hereinafter "CEQA") provides in Section 21080 that CEQA applies to discretionary projects proposed to be carried out or approved by public agencies, but does not apply to projects undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code. and

WHEREAS, following the Earthquake, the Governor of the State of California declared a state of emergency in an area including the area proposed to be included in the Project Area, and

WHEREAS, the President of the United States of America has declared that the Earthquake was of sufficient severity and magnitude to constitute a major disaster under Federal law;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA AS FOLLOWS

SECTION 1. The Agency hereby finds and determines, based on substantial evidence in the record, including but not limited to the Preliminary Report and the Report to the City Council on the Adoption of the Proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project and all documents referenced therein, that:

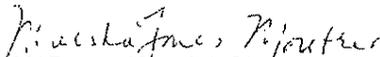
- (a) The proposed Project is being undertaken, carried out and approved by the Agency and the City of Santa Monica to maintain, repair, restore, demolish or replace property or facilities damaged and destroyed as a result of the Earthquake; and
- (b) The approval and adoption of the proposed Redevelopment Plan is being undertaken as the result of a disaster, and the proposed Project Area is in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code; and
- (c) The approval and adoption of the Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project is exempt under California Public Resources Code, Section 21080, and Section 15269(a) of Title 14 of the California Code of Regulations

SECTION 2 The Secretary of the Agency is hereby authorized and directed to file a Notice of Exemption with the Clerk of the County of Los Angeles, in the event that the proposed Redevelopment Plan is approved and adopted by the City Council of the City of Santa Monica

SECTION 3 The Secretary of the Agency shall certify to the adoption of this Resolution.

APPROVED AS TO FORM:

REDEVELOPMENT AGENCY

  
MARSHA JONES MOUTRIE  
City Attorney

  
JUDY AEDO  
Chairperson

6-21-94  
Date

6-28-94  
Date

Adopted and approved this 21st day of June, 1994.

*J. Pi* 034  
Chair

I hereby certify that the foregoing Resolution No. 443 (RAS) was duly adopted at a meeting of the Redevelopment Agency held on the 21st day of June, 1994 by the following vote

Ayes: Agency Member: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstem

Noes Agency Member None

Abstain Agency Member None

Absent Agency Member: Vázquez

ATTEST

*Clarice E. Dykhouse*  
Secretary

**ATTACHMENT C**

RESOLUTION NO. 444 (RAS)

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA FINDING THAT THE USE OF TAXES ALLOCATED FROM THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF IMPROVING, INCREASING AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project which would result in the allocation of taxes from the Project Area to the Agency for the purposes of redevelopment; and

WHEREAS, Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) requires that not less than 20 percent of all taxes so allocated be used by the Agency for the purposes of improving, increasing and preserving the community's supply of low and moderate income housing available at affordable housing cost, unless certain findings are made; and

WHEREAS, Section 33334.2(g) of the Community Redevelopment Law provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA:

SECTION 1. The Agency hereby finds that the use of taxes allocated from the Santa Monica Earthquake Recovery Redevelopment Project Area for the purposes authorized in the California Community Redevelopment Law and related to improving, increasing and preserving the community's supply of low and moderate income housing available at affordable costs outside the Project Area within the City of Santa Monica will be of benefit to the Project.

SECTION 2. The Secretary shall certify to the adoption of this Resolution.

APPROVED AS TO FORM:

REDEVELOPMENT AGENCY

Marsha Jones Moutrie  
MARSHA JONES MOUTRIE  
City Attorney

Judy Abdo  
JUDY ABDO  
Chairperson

6-21-94  
Date

6-28-94  
Date

Adopted and approved this 21st day of June, 1994.

  
Chair

I hereby certify that the foregoing Resolution No. 444 (RAS) was duly adopted at a meeting of the Redevelopment Agency held on the 21st day of June, 1994 by the following vote:

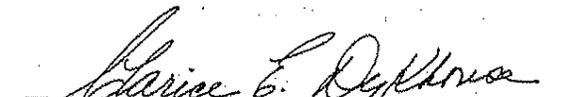
Ayes: Agency Member: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes: Agency Member: None

Abstain: Agency Member: None

Absent: Agency Member: Vázquez

ATTEST:

  
Secretary

**ATTACHMENT D**

RESOLUTION NO 445 (RAS)

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA APPROVING THE PROPOSED REDEVELOPMENT PLAN FOR THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AND AUTHORIZING THE SUBMISSION OF THE PLAN TO THE CITY COUNCIL OF THE CITY OF SANTA MONICA

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project (the "Redevelopment Plan"); and

WHEREAS, the proposed Redevelopment Plan conforms to the requirements of the Community Redevelopment Law (California Health and Safety Code Section 33000, et seq.) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safety Code Section 34000, et seq., the "Disaster Project Law"); and

WHEREAS, the Agency has also prepared a Preliminary Report and Report to City Council on the Adoption of the Proposed Redevelopment Plan (the "Report to Council") in accordance with the requirements of the Community Redevelopment Law and the Disaster Project Law, and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA AS FOLLOWS:

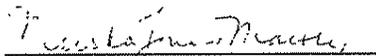
SECTION 1 The proposed Redevelopment Plan and the Report to Council are hereby approved, and the Agency hereby recommends that the Redevelopment Plan be approved and adopted by the City Council

SECTION 2. The Secretary is hereby authorized and directed to submit the proposed Redevelopment Plan together with the Report to City Council to the City Council

SECTION 3 The Secretary shall certify to the adoption of this Resolution.

APPROVED AS TO FORM

REDEVELOPMENT AGENCY

  
MARSHA JONES MOUTRIE  
City Attorney

  
JUDY ABDO  
Chairperson

6-21-94  
Date

6-28-94  
Date

Adopted and approved this 21st day of June, 1994.

  
Chair

I hereby certify that the foregoing Resolution No 445 (RAS) was duly adopted at a meeting of the Redevelopment Agency held on the 21st day of June, 1994 by the following vote

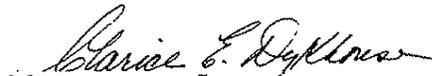
Ayes      Agency Member:      Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes      Agency Member      None

Abstain.      Agency Member.      None

Absent      Agency Member:      Vázquez

ATTEST

  
Secretary

**ATTACHMENT E**

RESOLUTION NO. 8766 (CCS)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA FINDING THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT DOES NOT APPLY TO THE APPROVAL AND ADOPTION OF THE REDEVELOPMENT PLAN FOR THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT PURSUANT TO SECTION 21080 OF THE CALIFORNIA PUBLIC RESOURCES CODE

WHEREAS, on January 17, 1994 and thereafter, the Northridge Earthquake followed by a series of severe aftershocks occurred (the "Earthquake"), with disastrous consequences in the City of Santa Monica; and

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project (the "Project"), in accordance to the requirements of the Community Redevelopment Law (California Health and Safety Code, Sections 33000 et seq.) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safe Code, Sections 34000, et seq., hereinafter the "Disaster Project Law"); and

WHEREAS, the California Environmental Quality Act (Public Resources Code, Sections 21000 et seq., hereinafter "CEQA") provides in Section 21080 that CEQA applies to discretionary projects proposed to be carried out or approved by public agencies, but does not apply to projects undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code; and

WHEREAS, following the Earthquake, the Governor of the State of California declared a state of emergency in an area including the area proposed to be included in the Project Area; and

WHEREAS, the President of the United States of America has declared that the Earthquake was of sufficient severity and magnitude to constitute a major disaster under Federal law;

WHEREAS, the Agency has found and determined that the approval and adoption of the Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project is exempt under California Public Resources Code, Section 21080, and Section 15269(a) of Title 14 of the California Code of Regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

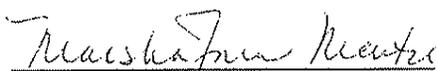
SECTION 1. The City Council hereby finds and determines, based on substantial evidence in the record, including but not limited to the Preliminary Report and the Report to the City Council on the Adoption of the Proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project and all documents referenced therein, that:

- (a) The proposed Project is being undertaken, carried out and approved by the Agency and the City of Santa Monica to maintain, repair, restore, demolish or replace property or facilities damaged and destroyed as a result of the Earthquake; and
- (b) The approval and adoption of the proposed Redevelopment Plan is being undertaken as the result of a disaster, and the proposed Project Area is in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code; and
- (c) The approval and adoption of the Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project is exempt under California Public Resources Code, Section 21080, and Section 15269(a) of Title 14 of the California Code of Regulations.

SECTION 2. The Secretary of the Agency is hereby authorized and directed to file a Notice of Exemption with the Clerk of the County of Los Angeles.

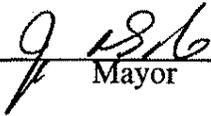
SECTION 3. The City Clerk shall certify to the adoption of this Resolution and thereupon and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:



MARSHA JONES MOUTRIE  
City Attorney

Adopted and approved this 21st of June, 1994.

  
\_\_\_\_\_  
Mayor

I hereby certify that the foregoing Resolution 8766 (CCS) was duly adopted at a meeting of the City Council held on the 21st of June, 1994 by the following vote:

Ayes: Councilmembers: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes: Councilmembers: None

Abstain: Councilmembers: None

Absent: Councilmembers: Vázquez

ATTEST:

  
\_\_\_\_\_  
City Clerk

**ATTACHMENT F**

RESOLUTION NO. 8767 (CCS)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA FINDING THAT THE USE OF TAXES ALLOCATED FROM THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF IMPROVING, INCREASING AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project which would result in the allocation of taxes from the Project Area to the Agency for the purposes of redevelopment; and

WHEREAS, Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) requires that not less than 20 percent of all taxes so allocated be used by the Agency for the purposes of improving, increasing and preserving the community's supply of low and moderate income housing available at affordable housing cost, unless certain findings are made; and

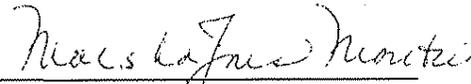
WHEREAS, Section 33334.2(g) of the Community Redevelopment Law provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby finds that the use of taxes allocated from the Santa Monica Earthquake Recovery Redevelopment Project Area for the purposes authorized in the California Community Redevelopment Law and related to improving, increasing and preserving the community's supply of low and moderate income housing available at affordable costs outside the Project Area within the City of Santa Monica will be of benefit to the Project.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution and thereupon and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

  
MARSHA JONES MOUTRIE  
City Attorney

Adopted and approved this 21st of June, 1994.

  
\_\_\_\_\_  
Mayor

I hereby certify that the foregoing Resolution 8767 (CCS) was duly adopted at a meeting of the City Council held on the 21st of June, 1994 by the following vote:

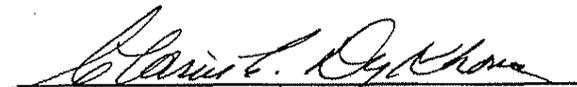
Ayes: Councilmembers: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes: Councilmembers: None

Abstain: Councilmembers: None

Absent: Councilmembers: Vázquez

ATTEST:

  
\_\_\_\_\_  
City Clérk

**ATTACHMENT G**

ORDINANCE NO. 1747 (CCS)

(CITY COUNCIL SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT, DECLARING THIS ORDINANCE TO BE AN EMERGENCY ORDINANCE, AND STATING THE REASONS THEREFOR

WHEREAS, on January 17, 1994 and thereafter, the "Northridge Earthquake," followed by a multitude of severe aftershocks, occurred, with disastrous consequences in the City of Santa Monica; and

WHEREAS, the Governor of the State has certified the need for assistance and has officially designated an earthquake disaster area which includes the City of Santa Monica; and

WHEREAS, the President of the United States has declared the earthquake to be a major disaster under federal law; and

WHEREAS, at the direction of the City Council of the City of Santa Monica, a Redevelopment Plan was prepared by the Redevelopment Agency of the City of Santa Monica ("Agency") for a proposed Santa Monica Earthquake Recovery Redevelopment Project (the "Project"), pursuant to the Community Redevelopment Law (California Health and Safety Code, Section 33000 et seq.) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safety Code, Section 34000 et seq., "Disaster Project Law"); and

WHEREAS, the Disaster Project Law provides for the redevelopment of areas pursuant to the Community Redevelopment Law which have been devastated by a disaster as defined and designated in the Disaster Project Law, and without regard to certain specified procedures and requirements normally found in the Community Redevelopment Law for the adoption of redevelopment projects; and

WHEREAS, Section 34003 of the Disaster Project Law defines a "Disaster" as any flood, fire, hurricane, earthquake, storm, tidal wave, or other catastrophe occurring on or after March 1, 1964, respecting which the Governor of the State has certified the need for assistance and which the President of the United States has determined to be a major disaster pursuant to federal law; and

WHEREAS, Section 34004 of the Disaster Project Law defines "Disaster Area" as a redevelopment area designated by the legislative body of the community as provided in the Community Redevelopment Law, which redevelopment area the legislative body has determined to be in need of redevelopment, rehabilitation or renewal as the result of the disaster; and

WHEREAS, the Disaster Project Law permits a redevelopment agency and the legislative body of a community to plan, undertake, approve and carry out a redevelopment project in a disaster area pursuant to the Community Redevelopment Law without regard to certain early planning and other requirements of the Community Redevelopment Law in order to speed-up the process of correcting damage caused by the disaster; and

WHEREAS, Section 34013 of the Disaster Project Law provides that the ordinance adopting the redevelopment plan for a disaster area may be adopted as an emergency ordinance; and

WHEREAS, the City Council of the City of Santa Monica by Resolution adopted March 22, 1994 designated the Earthquake Recovery Redevelopment Survey Area and authorized the commencement of actions to determine if a redevelopment project within said area was feasible; and

WHEREAS, on March 29, 1994, the Redevelopment Agency of the City of Santa Monica (the "Agency") by Resolution designated the 1993/94 assessment roll as the base year assessment roll to be used for the allocation of taxes pursuant to Section 33670 of the Community Redevelopment Law for the proposed Redevelopment Project and authorized the transmittal of documents to the State Board of Equalization and County taxing officials and entities which levy taxes or for whom taxes are levied on property in the proposed Project Area (the "Affected Taxing Entities"); and

WHEREAS, on March 31, 1994, the Agency transmitted applicable documents to the State Board of Equalization and all County Affected Taxing Entities which included a statement that a Redevelopment Plan for a proposed Earthquake Recovery Project was being prepared, and offered to consult with all Affected Taxing Entities; and

WHEREAS, the Agency has formulated and prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project Area (the "Project Area") and a Preliminary Report and Report to the City Council on the Adoption of the Proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project Area (the "Report to Council") in accordance with the provisions of the Disaster Project Law and the Community Redevelopment Law; and

WHEREAS, the City Council has received from the Agency, the proposed Redevelopment Plan together with the Preliminary Report and Report to Council which Report includes: facts establishing that a disaster has occurred; the reasons for the selection of the Project Area; specific projects proposed by the Agency; why redevelopment cannot be accomplished by private enterprise or by alternatives to tax increment financing; the need for redevelopment; a description of the physical, social and economic conditions existing in the Project Area; a proposed implementation plan; the proposed method of financing the redevelopment of the Project Area; the plan and

method of relocation; a neighborhood impact report; and facts showing that the area is predominantly urbanized; and

WHEREAS, on June 21, 1994, by Resolution the Agency found and determined: (1) that the approval and adoption of the Redevelopment Plan is being undertaken as the result of a disaster, and the Project is in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor of the State pursuant to Chapter 7 (commencing with Section 8550) of Division 1, Title 2 of the California Government Code; and (2) that the approval and adoption of the Redevelopment Plan is exempt under California Public Resources Code Section 21080(b) and Section 15269 of Title 14 of the California Code of Regulations; and

WHEREAS, on May 24, 1994, by Resolution the Agency adopted rules governing participation by and preferences to property owners and business occupants in the Project Area; and

WHEREAS, the City Council and the Agency held a joint public hearing on June 21, 1994 to consider the approval and adoption of the proposed Redevelopment Plan; and

WHEREAS, a notice of joint public hearing was duly published at the time and in the manner required by law; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each Affected Taxing Entity which receives taxes from property in the Project Area, along with the proposed Redevelopment Plan and the Report to Council; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES ORDAIN AS FOLLOWS:

SECTION 1. Purposes and Intent. The purposes and intent of the City Council with respect to the Project Area are to undertake, carry out, or approve projects to maintain, repair, restore, or replace property and facilities damaged and destroyed as a result of the Earthquake, and to perform actions necessary to prevent or mitigate an emergency located within the Project Area, in accord with the General Plan, specific plans and local codes and ordinances, in order to:

1. Provide financial and technical assistance to owners and tenants of residential, commercial and other real property and improvements damaged as a result of the Earthquake.

2. Maintain and promote private sector investment within the Project Area to prevent the loss of and to restore commercial sales activity.
3. Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
4. Retain and restore as many existing businesses as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the redevelopment of the Project Area.
5. Preserve and restore sales, business license, and other fees, taxes and revenues to the City of Santa Monica to at least pre-Earthquake levels.
6. Preserve the area's existing employment base and restore local job opportunities affected by the Earthquake.
7. Replan, redesign and develop areas which are damaged, stagnant or improperly utilized as a result of the Earthquake.
8. Repair or ameliorate vehicular circulation systems; water, sewer and storm drainage systems; off-street parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the Project Area.
9. Replace and improve the community's supply of housing (inside or outside the Project Area), including opportunities for low- and moderate-income households.

SECTION 2. Emergency Ordinance. This Ordinance is adopted as an emergency ordinance, and shall take effect upon its adoption and is not subject to referendum. The City Council hereby finds and determines that the Earthquake and continuing aftershocks beginning on January 17, 1994 were of sufficient severity and magnitude to make this measure necessary for the immediate preservation of the public peace, health, and safety.

This finding is based upon substantial evidence in the record, including, but not limited to, the Agency's Report to Council and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan.

The legal authority for the enactment of this Ordinance as an emergency ordinance is Section 34013 of the Disaster Project Law.

SECTION 3. Designation of Disaster Area. The City Council hereby designates the Project Area as a "Disaster Area" as defined in Section 34004 of the Disaster Project Law and hereby determines that such Area is in need of redevelopment and rehabilitation

as the result of a disaster, as such term is defined in Section 34003 of the Disaster Project Law.

This designation is based on substantial evidence in the record, including, but not limited to, the Agency's Report to Council and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan.

**SECTION 4. Findings.** The City Council hereby finds and determines, based on substantial evidence in the record including but not limited to the Agency's Report to Council, and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan held on June 21, 1994, that:

- (a) The Project Area is in need of redevelopment and rehabilitation as the result of a disaster, as such term is defined in Section 34003 of the Disaster Project Law.

This finding is based in part on the Report to Council and all documents referenced therein, and evidence and testimony received at the joint public hearing including but not limited to the following facts and conditions which characterize the Project Area:

- (1) An Earthquake occurred in the area on January 17, 1994 and was followed by continuing aftershocks.
- (2) The Governor of the State has certified the need for assistance as a result of the Earthquake.
- (3) The President of the United States has determined that the Earthquake was a major disaster pursuant to Public Law 875, 81st Congress.
- (4) Improved properties within the Project Area were damaged and destroyed as a result of the Earthquake.

[Report to Council, Intro., § C, pp. 7-8]

- (b) The Project Area is predominantly urbanized, as defined by Health and Safety Code Section 33320.1.

This finding is based upon the fact that the Project Area is a part of an area developed for urban uses, and only includes approximately 45 scattered vacant parcels of approximately 9.5 acres which represents less than one percent of the total acres in the Project Area. [Id., Part VIII, p. 50]

- (c) The Redevelopment Plan would redevelop the Project Area in conformity with the Community Redevelopment Law and the Disaster Project Law and in the interests of the public peace, health, safety and welfare, and is necessary to effectuate the public purposes of the Community Redevelopment Law and the Disaster Project Law.

The proposed Earthquake Recovery Redevelopment Project will provide financial assistance to affected landowners and tenants so that the repair and reconstruction of the areas which sustained significant damage can be accomplished expeditiously. Immediate action is needed to prevent further deterioration of damaged structures, to allow the resumption of business and limit losses and prevent further loss of clients for local merchants, to revive the economic vitality of the area and to prevent further dislocation of businesses out of the area. Similarly, expeditious action is needed to replace multi-family housing which was destroyed and damaged by the Earthquake. [Id., Intro., § B, p. 6].

- (d) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible.

This finding is based on the facts that the Redevelopment Plan authorizes the Agency to finance Project implementation activities with financial assistance from the City, State, Federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease and sale of Agency-owned property, participation in development or any other available sources, both public and private. Potential revenue sources include tax increment receipts, proceeds from tax increment bonds, loans, grants, contributions from the City, State, Federal government and project developers, sale or lease proceeds, special assessment districts and development fees. [Id., Part V.B. & C., pp. 34-36] Estimated Project costs and projected Project revenue show that sufficient financial resources will be available, and that the carrying out of the Redevelopment Plan is economically sound and feasible. [Id., Part V.D, pp. 36-38].

- (e) The carrying out of the Redevelopment Plan would promote the public peace, health, safety and welfare of the City of Santa Monica, and would effectuate the purposes and policy of the Community Redevelopment Law and the Disaster Project Law.

This finding is based on the fact that redevelopment will benefit the Project Area by correcting the severe damage suffered as a result of the Earthquake [Id., Part III.A, pp. 14-20], by providing financial assistance to affected owners and tenants, by preventing further deterioration of damaged structures through immediate repair and reconstruction, by allowing a

resumption of business so as to limit losses and prevent the erosion of the client base for local merchants, by reviving the economic vitality of the area by preventing further relocation of businesses out of the area and by coordinating public and private actions to improve the economic, social and physical conditions of the Project Area. [Id., Intro., § B, p.6; Part IV.A, p. 27]

- (f) The Agency has presented a plan for the encouragement, to the maximum extent feasible, of the provision of dwellings suitable for the needs of families displaced by the Northridge Earthquake and aftershocks or by redevelopment, rehabilitation or renewal activities, in accordance with Section 34013 of the Disaster Project Law, and has a feasible method and plan for the relocation of families and persons who might be displaced, temporarily or permanently by the Agency from housing facilities in the Project Area.

This finding is based upon the Report to Council and all documents referenced therein, and evidence and testimony received at the joint public hearing and the fact that the Agency has a comprehensive program for assisting persons, families, businesses and tenants displaced as a result of the Earthquake or as a result of Plan implementation activities. [Id., Part IV.A, pp. 27-32; Part V, pp. 39-49] The proposed Plan does not include the use of eminent domain. If displacement occurs, the Agency will provide persons, families, business owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (Government Code, Section 7260 et. seq.), and the State Guidelines adopted and promulgated pursuant thereto, and relocation assistance rules adopted by the Agency. [Id., Part VI.A. & B, pp. 39-46] There shall be provided in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe, and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their places of employment. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan.

- (g) Inclusion of any lands, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part; any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 without other substantial justification for its inclusion.

This finding is based upon the Report to Council as referenced therein, and evidence and testimony received at hearing, and the fact that the Project boundaries were set. The Project Area is comprised of the majority of commercial and residential housing, and public facilities damaged by the earthquake. The financial and technical assistance available to the Project will help the most severely damaged section of the City recover from the Earthquake. [Part I.A, p. 9]

- (h) The redevelopment of the Project Area could not be reasonably accomplished by private enterprise acting alone without the assistance of the Agency.

This finding is based upon the facts that landowners suffered debilitating losses as a result of the Earthquake, and landowners are straining to bear the losses caused by the repairs, rebuilding, and restoration of facilities in the Project Area, which is infeasible without additional financial assistance. Costs of investment in the Project Area, because there are other areas available which do not bear such extra costs. Obstacles and financial control hinder repair and reconstruction. Financial and repair and reconstruction incentives indicate that in certain areas the level of economic return would not be sufficient to justify repairing and/or rebuilding. [Id., Part I, pp. 10-11]

- (i) The time limitation on the dollars to be allocated to projects reasonably related to the proposed projects to be implemented in the Project Area.
- (j) That all actions required by law have been taken by all agencies, while certain procedures have been omitted and procedural requirements exempted for the preparation of a redevelopment plan pursuant to Section 34013 of the Law.

**SECTION 5. Objections.** All written and oral objections to the Plan filed with and presented to the City Council before, during and after the hearing, and all written responses thereto, have been considered by the City Council and in the manner required by law, and such written and oral objections are hereby overruled.

**SECTION 6. Recovery Redevelopment Plan Adopted.** That the map and legal description contained therein, and such other information are incorporated therein by reference, having been duly reviewed and approved.

hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved, and adopted as the official "Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project Area."

SECTION 7. Cooperation. In order to implement and facilitate the implementation of the Redevelopment Plan hereby approved, this City Council hereby declares its intention to undertake and complete any proceeding necessary to be carried out by the City of Santa Monica under the provisions of the Redevelopment Plan.

SECTION 8. Certification and Transmittal. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

SECTION 9. Recordation. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law and the Disaster Project Law.

SECTION 10. Building Permit Notice. The Department of Building and Safety of the City of Santa Monica is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

SECTION 11. Notice to Taxing Authorities. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City Clerk pursuant to Section 9 of this Ordinance, and a map or plat indicating the boundaries of the Project Area, to the Auditor and Tax Assessor of Los Angeles County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

SECTION 12. Publication. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published in a newspaper of general circulation printed and published in the City of Santa Monica.

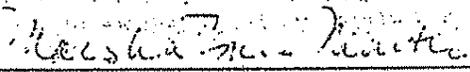
SECTION 13. Severability. If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

SECTION 14. Effective Date. This Ordinance shall be in full force and effect immediately upon its adoption pursuant to Section 2 of this Ordinance.

SECTION 15. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 16. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper of the City within fifteen days from the date of its adoption.

APPROVED AS TO FORM:

  
**MARSHA JONES MOUTRIE**  
City Attorney

Adopted and approved this 21st day of June, 1994.

  
\_\_\_\_\_  
Mayor

I hereby certify that the foregoing Ordinance No. 1747 (CCS) was duly and regularly adopted at a meeting of The City Council on the 21st day of June, 1994; by the following Council vote:

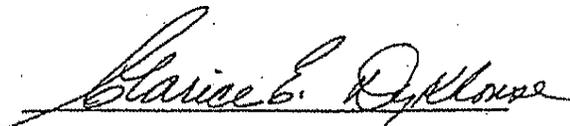
Ayes: Councilmembers: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes: Councilmembers: None

Abstain: Councilmembers: None

Absent: Councilmembers: Vázquez

ATTEST:

  
\_\_\_\_\_  
City Clerk

**ATTACHMENT H**



**ATTACHMENT I**

# METRO

## Quake Recovery Program Canceled

■ **Finances:** Wilson scraps plan for \$575 million in loans to reconstruct housing in wake of bond issue's defeat. City officials fear serious impact.

BY DOUG SMITH  
TIMES STAFF WRITER

Plans for the reconstruction of nearly 20,000 vacant apartment units in Los Angeles are in jeopardy after Gov. Pete Wilson canceled a loan program for the owners of earthquake-damaged buildings, a city housing official said Thursday.

Loss of the \$575-million California Natural Disaster Assistance Program also will gut the city's program to rescue an additional 13,000 apartment units and 10,000 houses at risk of abandonment because the owners cannot afford repairs, said Gary Squier, general manager of the Los Angeles Housing Department.

"Our recovery strategy is sort of in disarray right now," Squier said.

Wilson canceled the program Wednesday in response to the defeat of Measure 1A, the \$2-billion earthquake-relief bond, on Tuesday's ballot.

Before the governor's announcement, state housing officials had planned to unveil the program at a news conference in Los Angeles on Wednesday.

"We would have given out the details and what people would have needed to take to the emergency service centers," said John Frith, assistant director of the Department of Housing and Com-

Please see **QUAKE, B3**

## QUAKE: \$575-Million Housing Loan Program Canceled

Continued from B1  
munity Development. "We were planning on issuing and accepting applications next week."

Frith said the department will work with local and federal officials and lenders to try to work out innovative ways to assist earthquake victims.

Squier said, however, that all other means have been exhausted. "That was a critical part of the resources we need," Squier said.

"We have resources, but we're going to run out. I estimate we're going to be able to take care of 40% of the need."

Squier said the state loans were a last resort for the owners of 2,750 apartment buildings, predominantly in the San Fernando Valley and Hollywood, vacated because of earthquake damage.

"If we don't have sufficient resources, a percentage of the buildings definitely will go unrepaired," Squier said.

Besides the now-vacant buildings, Squier said, there are 28,000 other houses and apartment units that could be abandoned as the owners and tenants lose faith that repairs can be made.

more heavily damaged homes.

As contemplated, had the bond measure passed, the state loan program would have provided \$315 million for single-family homes and \$160 million for apartments, plus a \$100-million pool to induce private lenders to make further loans.

Without that money, large numbers of property owners can soon be expected to walk away from their homes and apartment buildings, allowing whole neighborhoods to drift into decay, Squier said.

Generally, lenders allowed the owners of damaged buildings to suspend mortgage payments for a period after the earthquake but now are beginning to start foreclosure proceedings against those who cannot pay, Squier said.

Squier said he had planned to begin taking applications from apartment owners for state loans this week.

"We... were ready to roll," he said. "Now we won't."

Currently, the city has \$89 million in federal housing relief grants available to assist homeowners and apartment owners. An additional

\$20 million is expected from a federal neighborhood reconstruction program, Squier said.

"It's hard to know what the total need is," he said. "We're clearly short \$100 million, probably \$200 (million) for rebuilding these apartments and neighborhoods."

The California Natural Disaster Assistance Program was formed after the 1989 Loma Prieta earthquake to make up for deficiencies in the federal relief effort, said Mary Comerio, professor of architecture at UC Berkeley, who studied the reconstruction of Bay Area housing.

Comerio said the state program, financed by a temporary sales tax in 1989, proved ineffective because of start-up problems and insufficient funding.

The program provided \$43 million for houses and \$43 million for apartments, Comerio said.

Because of the inadequacy of federal and state housing relief programs, about 40% of the 12,000 damaged dwellings in Oakland and San Francisco remain vacant because the owners could not afford to repair them, she said.

**ATTACHMENT A**

PRELIMINARY REPORT AND  
REPORT TO THE CITY COUNCIL ON THE ADOPTION OF  
THE PROPOSED REDEVELOPMENT PLAN FOR THE SANTA MONICA  
EARTHQUAKE RECOVERY REDEVELOPMENT  
PROJECT AREA PURSUANT TO THE COMMUNITY  
REDEVELOPMENT FINANCIAL ASSISTANCE  
AND DISASTER PROJECT LAW

June 9, 1994

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- Attachment (I) Existing Zoning
- Attachment (J) General Plan Land Use Map
- Attachment (K) Projected Annual Tax Increment Revenues

## INTRODUCTION

This Report to the City Council ("Report") on the proposed Redevelopment Plan ("Plan") for the Santa Monica Earthquake Recovery Redevelopment Project, ("Project") has been prepared by the Santa Monica Redevelopment Agency ("Agency") for the Santa Monica City Council pursuant to Sections 33344.5 and 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq., and Section 34000 et seq. the "Disaster Project Law"), and pursuant to the California Environmental Quality Act ("CEQA"), (Public Resources Code Sections 21000, et seq., the "CEQA Regulations.")

The purpose of this Report is to explain the Plan, to substantiate the factual basis for the Plan, and to explain the special alternative procedures to be used to adopt the Plan and to set forth the legal grounds for using these alternative procedures. In particular, this Report explains the reasons for the selection of the Redevelopment Project Area boundaries ("Project Area"), describes the physical conditions in the project area, describes the projects proposed under the Plan, explains how the projects will address the damage caused by the Disaster, describes the method of financing the proposed redevelopment project, and evaluates the impact of the project on the surrounding neighborhoods.

This Report contains requirements of Sections 33344.5 and 33352 of the Community Redevelopment Law when read together with the Disaster Project Law. It shall accompany the proposed Redevelopment Plan when submitted to the City Council. The information provided in this Report shall provide a basis for consideration of the Plan and of the findings and determinations which must be made in conjunction with the adoption of any redevelopment plan.

The proposed Project is the product of the City Council's decision to facilitate rapid repair and reconstruction of businesses, housing, infrastructure, and other facilities and assist in the City's economic recovery from the Disaster.

The Agency is exempted by the Disaster Project Law and CEQA from taking certain steps which are ordinarily required as a part of the process of plan adoption. As a consequence of the elimination of those steps, certain elements ordinarily required to be included in a report to Council by Sections 33344.5 and 33352 are not included in this Report.

Section A of this Introduction is a summary of the elements ordinarily required to be included in a preliminary report and a report to Council, as set forth in Sections 33344.5 and 33352 of the Community Redevelopment Law. Following each numbered subsection of Section A is a reference to the part of the Report which contains the discussion of the included elements, and an explanation of the legal authority for the omission of any element.

A. Requirements of Contents of the Report

Sections 33344.5 and 33352, as modified by Section 34013 of the Disaster Project Law, governs this Report, which must be submitted by the Agency to the City Council at the time that the Plan is submitted.

1. Project Selection

Sections 33344.5(a) and 33352(a) require inclusion of the reasons for selection of the project area, a description of specific projects then proposed by the Agency in sufficient detail to allow review of the impacts of such projects and a description of how these projects will improve or alleviate blight conditions.

Section 34013 of the Disaster Project Law eliminates the requirement that the project area be blighted area. No finding of blight is being made for this proposed project area. Therefore, there is no description of how these projects will improve or alleviate blight conditions.

Nevertheless, the Project Area has been selected in order to capture not only the largest number and concentration of damaged buildings, but also the largest share of those buildings in greatest need of public assistance for repair and recovery, such as multi-family housing.

See Part I of this Report.

2. Need for Redevelopment

Section 33352(d) requires the explanation of why redevelopment cannot be expected to occur through the legislative body's use of alternative financing methods and private enterprise alone.

See Part II of this Report.

3. Description of Physical and Economic Conditions

Section 33344.5(b) and 33352(b) requires inclusion of a description of the physical and economic conditions existing in the area.

See Part III of this Report.

4. Implementation Plan

Sections 33344.5(e) and (f) and 33352(c) require inclusion of an Implementation Plan.

See Part IV of this Report.

5. Financing Method

Sections 33344.5(d) and 33352 (e) require inclusion of the proposed method of financing the redevelopment of the project area in sufficient detail so that the Council may determine the economic feasibility of the plan.

See Part V of this Report.

6. Relocation Plan

Section 33352 (f) requires inclusion of a method or plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the project area, which shall include the provision 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 by the displaced person or family at rents comparable to those at the time of their displacement.

Section 34013 (h) of the Disaster Law provides that the relocation findings and statement required by Section 33367 and the relocation and relocation plan requirements of Section 33410 and 33411 may be disregarded provided that the Council makes certain findings. This Report presents facts supporting the required findings that the Agency has presented a plan for the encouragement to the maximum extent feasible of the provision of dwellings, suitable for the needs of families displaced by the disaster or by redevelopment, rehabilitation or renewal activities. No displacement is expected from the Project since eminent domain will not be provided for in the Plan to facilitate property acquisition.

See Part VI of this Report.

7. Preliminary Plan Analysis Not Required

Section 33352 (g) requires inclusion of an analysis of the preliminary plan. Because section 34013 (c) of the Disaster Project Law eliminates the need to prepare a preliminary plan, such an analysis is not required.

8. Planning Commission Report Not Required

Section 33352 (h) requires inclusion of the report and recommendations of the Planning Commission, but section 34013 (e) of the Disaster Project Law eliminates the requirements of submitting the plan to the Planning Commission; therefore the Planning Commission need not prepare a report nor give any recommendations.

Nevertheless, the Agency has worked closely with the Planning Department in developing this Plan.

7. Project Area Committee Record Not Required

Section 33352 (i) requires inclusion of the Project Area Committee Record described in Section 33387 of the Community Redevelopment Law, but Section 34013(b) of the Disaster Project Law provides that the Agency may disregard the requirement of selection of a project area by a planning commission. The requirements in Sections 33385-33388, governing Project Area Committees, are obviously triggered by the selection of a project area, both in substance (the selected project area forms a framework for the formation of the Project Area Committee) and procedure (approval of a representative Project Area Committee is normally required within 60 days of project area selection). It follows that the Agency may disregard the requirements of creating a Project Area Committee pursuant to Sections 33385-33388.

In addition, the Project Area Committee requirement is inapplicable because no eminent domain will be used by the Agency to acquire private property, including but not limited to any property where any persons reside.

8. General Plan Conformity Report Not Required

Section 33352 (j) requires inclusion of the report required by Government Code Section 65402 (a report of Planning Commission regarding conformity with the general plan), but Section 34013 (d) of the Disaster Project Law eliminates the requirements of Sections 33331 that the redevelopment plan shall conform to the general plan. Therefore, no report regarding conformity with the general plan is required.

9. EIR Not Required

Section 33352 (k) requires inclusion of the report required by Section 21151 of CEQA, but, as explained in Subsection C of the Introduction of this Report, no environmental impact report is required.

10. County Fiscal Report Not Required

Section 33352 (l) requires inclusion of the report of the county fiscal officer as described in Section 33328 of the Community Redevelopment Law. However, Section 34013 (c) of the Disaster Project Law eliminates the requirement that a preliminary plan be prepared. Normally, preparation of a Preliminary Plan and subsequent noticing would initiate preparation of the County fiscal report. However, the requirements for preparation of a preliminary plan is waived for Disaster Projects. Nevertheless, the Agency transmitted to the County of Los Angeles on March 31, 1994 a request for the report in order to determine the base year value of properties, which will form the basis for computation of the Tax Increment Revenues. A report from the County was not received as of the date of this Report to Council, and therefore cannot be attached. The Agency has prepared its projection of annual tax increment revenues (Attachment K) to determine the financial feasibility of the Plan.

11. Neighborhood Impact Report

Section 33352 (m) requires inclusion of a neighborhood impact report if the project area contains low or moderate income housing. A neighborhood impact report is included in this Report, describing in detail the impact of the project upon the residents of the project area and surrounding areas, in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood. The neighborhood impact report also includes:

(1) The expectation that no dwelling units housing persons and families of low or moderate income will be destroyed or removed from the low and moderate income housing market as part of a redevelopment project since eminent domain will not be used by the Agency.

(2) The number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, other than replacement housing.

(3) The projected means of financing the proposed dwelling units for housing persons and families of low and moderate income planned for construction or rehabilitation.

(4) A projected timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives.

See Part VII of this Report.

12. Taxing Agency Report Analyses Not Required

Section 33352 (n) requires inclusion of an analysis by the Agency of the report from the County required by Section 33328, and a summary of consultations or attempts to consult, with each of the taxing agencies.

However, a County Report was not received by the Agency within sixty days of notification of preparation of a Plan. The Agency has prepared its own fiscal report (Attachment K) to determine the financial feasibility of the Plan. A summary of consultation or attempts to consult with taxing agencies is presented in Attachment A.

13. "Predominantly Urbanized" Facts

Section 33344.5(c) requires inclusion of facts showing that the project area is predominantly urbanized.

See Part VIII of this Report.

B. Summary of Reasons for the Adoption of the Santa Monica Earthquake Recovery Redevelopment Plan

Creation of the proposed Santa Monica Earthquake Recovery Redevelopment Project Area will provide financial assistance to affected landowners and tenants so that the repair and reconstruction of the areas which sustained significant damage can be accomplished immediately. Immediate action is needed to prevent further deterioration of the damaged structures, to allow a resumption of business so as to limit losses and prevent erosion of the client base for local merchants, to revive the economic vitality of the area, and to prevent further dislocation of businesses out of the area. Immediate action is similarly needed to replace multi-family housing for families and individuals whose housing was destroyed or damaged by the Disaster, who are now living in temporary and inadequate shelters. Due to the proportions of this Disaster and the extent of the damage, it is imperative that the Plan be adopted without delay.

1. Financing

The primary financing tool provided through redevelopment is tax increment financing, provided for in the California Constitution Article 16, Section 16, and Health and Safety Code Section 33670. "Tax increment" is that portion of the property taxes collected which are attributable to the increase in assessed valuation of property located within the boundaries of a redevelopment project area, after the year of the adoption of the plan for that redevelopment area.

The plan addresses the issue of the possible reduction of tax income to other taxing entities. (A list of affected taxing entities is attached as Attachment B.) The Plan states that a portion of the tax increment will be transmitted to the County and other taxing agencies in accordance with the provisions of AB 1290. Furthermore, school districts and community college districts will not be adversely affected because they will be reimbursed by State subvention.

2. Property Acquisition

Under the Redevelopment Law, the Agency is empowered to acquire any interest in real property and improvements by purchase, lease, gift, grant, request, devise, or otherwise, and by the power of eminent domain, but the power of eminent domain will not be used by the Agency to carry out the Project. However, any limitations in the Plan upon the Agency's power of eminent domain for purposes of redevelopment do not in any way affect or reduce the powers of the City to exercise eminent domain for any other permissible public purposes, nor does it affect or limit the City's authority to abate nuisances.

C. Facts Establishing that a "Disaster" has Occurred, and the Proposed Project Area is Within a "Disaster Area" as Defined in the Disaster Project Law, and that a "Disaster" has Occurred as Defined in the California Environmental Quality Act

"Disaster" is defined in Section 34003 of the Disaster Project Law to include an earthquake occurring on or after March 1, 1964, respecting which the Governor of the State has certified the need for assistance and which the President of the United States has determined to be a major disaster pursuant to Federal Law.

During the month of January, 1994, an earthquake and a continuing series of aftershocks occurred, and are commonly referred to as the Northridge earthquake and subsequent aftershocks ("Disaster"). Current staff analysis, based upon requests for inspection and inspection reports from the Building & Safety Division indicate that the cost of repairing the damage attributable to the Disaster exceeds an estimated \$187,000,000 million dollars within the proposed Project Area.

Pete Wilson, Governor of the State of California, certified the need for assistance by directing the execution of the State Emergency Plan for the County of Los Angeles, by directing the Office of Emergency Services and other state departments and agencies to perform all appropriate actions under state law, and by requesting federal assistance in a letter to the president of the United States. President Bill Clinton has declared the Northridge earthquake to be a major disaster under federal law. The area covered by such actions includes the Project Area. (Documents attached hereto as Attachment C, Documents from Governor, and Attachment D, Documents from President).

The proposed Project Area is a "Disaster Area" pursuant to the Disaster Project Law, because the City has reports of approximately 2,000 damaged buildings within the Area. See the List of Properties Damaged or Destroyed (Attachment E hereto). (See "Selection of Project Area", Section A of Part I, below.)

Approval and adoption of the Disaster Redevelopment Plan also satisfies the requirements for an exemption from the report requirement under the Disaster exemption of the California Environmental Quality Act, (Public Resources Code Sections 21000, et seq., herein referred to as "CEQA") and accompanying regulations, found in Title 14 of the California Administrative Code.

Section 21080 provides that:

"(a) Except as otherwise provided in this division [CEQA], this division shall apply to discretionary projects proposed to be carried out or approved by public agencies...

"(b) This division shall not apply to the following:.

"(3) Projects undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550 of Division 1 of Title 2 of the Government Code)."

The Plan provides that redevelopment powers will be used for projects to maintain, repair, restore, demolish or replace property or facilities damaged or destroyed as a result of the earthquake, which was declared by proclamation of the Governor to be a state of emergency. (See Section 100 of the Plan, Attachment F hereto.) Thus, the purpose of the Plan is to accomplish the very projects which are exempt under Section 21080(b)(3).

The Project Area is in a "disaster-stricken area" pursuant to CEQA for the same reasons that it is within the definition of a "Disaster Area" under the Disaster Project Law, as discussed earlier in this subsection. Both the Disaster Project Law and CEQA exemptions are declaratory of the general police power, under which statutes may be abridged during a disaster.

The Redevelopment Plan will be carried out subject to the provisions of the zoning and development policies and all applicable specific plans for the City. Buildings will be restored, repaired and replaced in compliance with these plans. In addition, the Plan does not allow for development to go beyond that which was already studied in the Environmental Impacts Reports (EIR) for the Housing Element, Commercial Developments Standard, and Civic Center Specific Plan. The Housing Element EIR was certified by the City Council on September 28, 1993 by Resolution number 8667CCS. The Commercial Development Standards EIR was certified by the City Council on June 15, 1993 by Resolution number 8600CCS. The Civic Center Specific Plan EIR was certified by the City Council on November 23, 1993 by Resolution number 8684CCS.

Additional copies of all these documents are available for further review at the Planning Counter in City Hall.

**PART I. SELECTION OF PROJECT AREA, SPECIFIC PROJECTS PROPOSED BY AGENCY, AND WHY REDEVELOPMENT CANNOT BE EXPECTED TO BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE**

**A. Selection of Project Area**

Since the time that the Survey Area was identified at the initiation of the study to evaluate the potential for an earthquake recovery redevelopment project, the boundaries of the proposed Project have been modified. The survey area included the approximate boundaries of Pico Boulevard on the south, Centinela Avenue on the east, Montana Avenue on the north, and Ocean Avenue and the beach Promenade on the west. Included in the original Survey Area (adopted March 29, 1994) were approximately 450 acres in the eastern edge of the City between 26th Street/Cloverfield and Centinela Avenue, including predominately low-density multi-family zone districts and the commercial office district, which are now excluded from the final proposed Project Area. This area was eliminated because, after further analysis, it became apparent that there were insufficient concentrations of damaged structures to warrant redevelopment.

The selection of the final Project Area boundaries was guided by a detailed assessment of the area that was most severely damaged by the January 17, 1994 earthquake and subsequent aftershocks. In order to determine the most severely damaged area, all buildings that were damaged or declared unsafe by City Building Inspectors were plotted on a map. Those areas that evidenced the greatest numbers of unsafe buildings that were not already in the downtown Santa Monica Redevelopment area were included in the proposed Project Area.

The reasons for the selection of the proposed Project Area can be summarized as follows:

1. The Project Area contains the vast majority of commercial corridors, multi-family residential housing, and public facilities damaged by the Disaster. Over 90 percent of the red-tagged buildings, 80 percent of the yellow-tagged buildings, and a majority of the green-tagged buildings in the City are located in the Project Area.
2. The financial and technical assistance available for the Project Area will be used to help the most severely damaged section of the City of Santa Monica rebuild and recover from the Disaster.
3. The resources made available from the Project will be used to rebuild and revitalize the commercial and residential neighborhoods affected by the earthquake.

Attachment G consists of copies of photographs depicting a sampling of the destruction that was caused in the Project Area by the Disaster.

Attachment H is a map of the area, showing all buildings which were declared unsafe by City building inspectors or were damaged by the Disaster.

#### B. Specific Projects Proposed by Agency

Attachment E lists properties by parcel number damaged or destroyed by the Disaster. The Agency proposes to provide financial and other assistance, as permitted under the Community Redevelopment Law, to certain of these properties, taking into account the severity of damage and feasibility of restoration and limitations imposed by funds available to the Agency for these purposes. Among the specific projects that may be undertaken under the Plan are financial and technical assistance for the repair and rehabilitation of commercial properties; infrastructure and public service improvements and retrofitting; urban design improvements to spur commercial recovery and revitalization; grant and loan programs for residential rehabilitation; financial assistance for residential retrofitting; and, educational programs for hazard mitigation.

#### C. Why Redevelopment Cannot be Expected to be Accomplished by Private Enterprise Acting Alone or by Non-Tax Increment Financing Alternatives

As a result of the Disaster, landowners and tenants have suffered debilitating losses, as noted in Part III of this Report. Private and public landowners are straining to bear the losses caused by the Disaster, and the repairs, rebuilding, and restoration of facilities in the Project Area are financially infeasible without additional financial assistance. Costs would dissuade private investment in the Project Area, because there are other commercial sites available which do not bear such extra costs.

Through the adoption of the Earthquake Recovery Act on April 19, 1994, the City has gone to great lengths to reduce the costs of earthquake-related repair and reconstruction for private property owners. Under the Act, the City waived all permit processing fees for the repair and reconstruction of damaged buildings; allowed for the in-kind repair and reconstruction of legal non-conforming structures; allowed expedited permit processing procedures for earthquake-related work; provided for a 15 percent square footage bonus as an incentive for the reconstruction of multi-family rental housing; allowed longer construction hours; and, consistent with State law, made all projects receiving a permit under the Earthquake Recovery Act categorically exempt from environmental review.

Nevertheless, obstacles beyond the City's control remain to repair and reconstruction. For example, the development incentives offered by the City may not be sufficient in situations where the property owner's own financial situation was precarious even before the earthquake. Indeed, the financial analysis of the City's repair and reconstruction incentives indicated that in certain circumstances the level of economic return would not be sufficient to attract the owner to repair and/or rebuild.

The primary purpose of the proposed Redevelopment Plan is to provide financial and technical assistance to the area affected by the Disaster. Imposition of additional costs to aid in the recovery and restoration in the form of developers fees, special assessments, developer contributions, or offsite development costs imposed by contract to respond to the Disaster would undermine and defeat the purpose of the Santa Monica Earthquake Recovery Redevelopment Project. Therefore, the proposed public improvements cannot be accomplished by private enterprise acting alone.

## PART II. NEED FOR REDEVELOPMENT

Section 33352(d) requires the explanation of why redevelopment cannot be expected to occur through City actions and private enterprise alone. As shown in Part I of this report, the City has taken significant steps, from waiving permit fees to providing square footage bonuses for the reconstruction of multi-family apartments that choose to rebuild, in order to facilitate rebuilding. Private enterprise is also taking advantage of all available resources, including federal and state grant and loan programs. However, the extent of the damage, and the recovery experience from other hard hit areas in the State after an earthquake, including experiences from the 1989 Loma Prieta earthquake, show that redevelopment will not occur to the fullest extent necessary to return the damaged areas to the condition before the earthquake. Tax increment revenues are necessary to supplement the other available funds in order to facilitate all property owners and tenants to rebuild.

PART III. DESCRIPTION OF THE PHYSICAL AND ECONOMIC CONDITIONS EXISTING ON THE SITE

A. Existing Physical Conditions

1. Land Uses and Acreage.

(a) Description of Area.

The proposed Project Area encompasses approximately 7,391 ownership parcels totalling approximately 1,851 acres, generally bounded by Pico Boulevard on the south, Cloverfield Boulevard and 26th Street on the east, Montana Avenue on the north and the beach Promenade on the west.

(b) Land Use Summary.

(1) The Survey Area contained a wide mix of land uses, including the following General Plan land uses:

<u>RESIDENTIAL</u>	<u>Acres</u>	<u>% Total</u>
Single Family Residential	475.11	18.4%
Low Density Residential	679.27	26.3
Medium Density Residential	590.09	22.8
High Density Residential	233.61	9.0
<u>COMMERCIAL</u>		
Broadway Mixed Use District	28.09	1.1
Downtown	53.24	2.1
General Commercial	153.68	5.9
Neighborhood Commercial	26.72	1.0
Oceanfront Special District	53.67	2.0
<u>OTHER</u>		
Industrial	93.49	3.6
Institutional	128.52	5.0
Parks	69.97	2.7
<b>TOTAL</b>	<b>2,586.77</b>	<b>100%</b>

(2) Zoning/General Plan Consistency: The City's Districting Maps were updated in April, 1992. The zoning in the Project Area is generally consistent with the development standards and uses identified in the adopted Land Use and Circulation Element. See Attachments I and J for existing zoning and general plan land use maps.

## 2. Building Conditions

This section describes the extent of the damage resulting from the Disaster, including the number and type of buildings damaged, the location of the buildings, and the economic effects.

### Scope of Earthquake Damage

The Disaster caused extensive damage on a wide area of the City. Within the first twenty-four hours after the Disaster, the Fire Department responded to more than 300 reported incidents, including 13 structure fires, two major hazardous materials incidents, and approximately 200 gas leaks. The City was also inundated with calls of reported building damage. During the first few weeks after the earthquake, the City's inspectors, all of whom were trained according to the procedures established by the State Office of Emergency Services to conduct Post-Earthquake Safety Evaluations of Buildings (ATC20), inspected an average of 200 buildings per day.

The most extensive damage occurred in the Project Area, as shown in Attachment H. A total of 1,933 buildings were damaged in the Project Area, with an estimated property damage of approximately \$187,991,000, including public and private property.

Table 1 provides information about the severity and effects of the damage to buildings in the Project Area. Among the damaged buildings, 113 have been red-tagged, meaning that they are unsafe for occupancy. Over 90 percent of the red-tagged buildings citywide are located in the Project Area. Estimated dollar damage to red-tagged buildings, including demolished buildings, in the Project Area is \$34,946,246. Fourteen of the red-tagged buildings have been demolished, and another 8 are slated for demolition.

Another 227 buildings have been yellow-tagged, meaning that entry into the buildings is limited to emergency purposes only. Over 80 percent of the yellow-tagged buildings citywide are located in the Project Area. Estimated dollar damage to yellow-tagged buildings in the Project Area is \$84,087,100.

A total of 988 buildings in the proposed Project Area have been green-tagged, which means that they are safe for occupancy but have experienced some damage. Dollar damage to green-tagged buildings adds up to \$68,958,500.

Finally, 605 buildings were inspected and found to have little damage beyond cosmetic cracks but still require some repair. These buildings are not included in the Table 1 summary, the map of damage in Attachment H, or the list of damaged properties in Attachment E.

TABLE 1

**Number and Type of Buildings  
Damaged by January 17, 1994 Northridge Earthquake  
in Proposed Redevelopment Project Area**

LAND USE	Red	Yellow	Green	TOTAL
	#	#	#	#
Single Family Residential	11	15	27	53
Multi-Family Residential	47	116	769	932
Non-Residential	54	96	191	341
Public	1	0	1	2
<b>TOTAL</b>	<b>113</b>	<b>227</b>	<b>988</b>	<b>1,328</b>

c:123r23/dam#s

**Dollar Valuations of Buildings  
Damaged by January 17, 1994 Northridge Earthquake  
in Proposed Redevelopment Project Area**

LAND USE	Red	Yellow	Green	TOTAL
	\$ Valuation	\$ Valuation	\$ Valuation	\$Valuation
Single Family Residential	\$2,113,844	\$1,409,000	\$289,250	\$3,812,094
Multi-Family Residential	\$17,894,452	\$18,582,500	\$23,616,850	\$60,093,802
Non-Residential	\$14,887,950	\$63,595,600	\$14,834,400	\$93,317,950
Public	\$50,000	\$500,000	\$30,218,000	\$30,768,000
<b>TOTAL</b>	<b>\$34,946,246</b>	<b>\$84,087,100</b>	<b>\$68,958,500</b>	<b>\$187,991,846</b>

c:123r23/dam\$\$

The damage data show that approximately 75% of the damaged buildings are residential, 23% are non-residential (i.e., commercial or industrial), and 2% are public (such as schools and City-owned facilities).

### Impact on Commercial Buildings and Areas

As shown in Table 1 on the previous page, reported damage to commercial buildings in the Project Area amounts to an estimated \$93,317,950, including 341 properties. This includes an estimated \$25 million in damage to St. John's Hospital, the City's largest private employer, which lost a 500-bed medical care facility to the earthquake, and a projected \$35 million worth of damage to structures at Santa Monica College, a 30,000 student Community College. Saint John's Hospital and Santa Monica College are two of the City's largest employers and significant contributors to the local economy.

Several of the City's major commercial corridors also suffered heavy damage. On Montana Avenue, 11 buildings were red- and yellow-tagged. On Santa Monica Boulevard, 34 buildings were red- and yellow-tagged, including an automobile dealership in which the building was requested to be demolished, and numerous other unreinforced masonry buildings in which walls and facades came down, floors failed, and portions of roofs caved in. On Wilshire Boulevard, home to numerous major retail and office developments in the City, 17 buildings were red- and yellow-tagged. Eight buildings were red- and yellow-tagged on the Third Street Promenade, the heart of the City's recently revitalized downtown area, resulting in several business closings and relocations. A total of eight commercial properties in the Project Area have been demolished or have submitted applications for demolition.

The retail and other business activities in these commercial districts represent a significant portion of the City's retail business activity. Damage and repair activities to buildings in these areas discourages patronage not only to businesses located in damaged buildings, but also to nearby businesses. The City Finance Department has estimated that during fiscal year 1993/94 alone, retail sales would fall by \$23 million as a result of the Disaster. The overall economic effect on businesses is discussed in the section below concerning "Economic Conditions".

### Damage to Housing

Initially, the Disaster resulted in the red- and yellow-tagging of approximately 2,300 residential units citywide, representing approximately 5 percent of the City's housing stock. An estimated 3,000-4,000 persons evacuated their homes as a result of this damage.

The Santa Monica housing authority administered 705 emergency Section 8 certificates for earthquake victims. Residents who were not able to take advantage of Section 8 vouchers have had to find alternative temporary housing and have commonly been paying two rents in order to retain their tenancy in the damaged unit. The emergency shelter set up at Santa Monica College immediately after the earthquake housed 766 persons. While the exact number is not

known, many Santa Monica residents sought and received emergency rental housing vouchers from the Federal Emergency Management Agency.

A significant number of affordable apartment units were damaged and vacated as a result of the earthquake. Among the red- and yellow-tagged dwelling units throughout the city, 2,218 are rent controlled. Of these, 1,921, or 87 percent, are affordable to lower-income households (those earning up to 80 percent of the median household income in Los Angeles County), and 2,067, or 93 percent, are affordable to median-income households (those earning up to 100 percent of the Los Angeles County median). Because the boundaries of the Project Area encompass most of the multi-family zoning districts where damage occurred, the Project Area includes most of these affordable units.

Damage to the City's affordable multi-family housing stock is significant for two reasons. First, as witnessed in the Loma Prieta earthquake, much of the multi-family housing that is damaged by an earthquake may not be rebuilt due to the limited availability of financial resources. As of February, 1994, four years after the Loma Prieta earthquake, 50 percent of the multi-family units lost as a result of the Loma Prieta earthquake remained unrepaired or unreplaced (Mary C. Comerio et al, "Post-Disaster Residential Rebuilding", Institute of Urban and Regional Development, University of California at Berkeley, February, 1994, page vi.). Secondly, to the extent that the costs of repair are passed through to the tenant in the form of increased rents, this could potentially result in a substantial loss of affordable rental housing in the City of Santa Monica (see discussion of "Economic Conditions" below).

#### Historic Buildings

Two of the City's significant landmark-eligible buildings had to be demolished as a result of the earthquake, and other significant buildings suffered severe damage.

#### Demolished Structures

- o **First Christian Church:** Built in 1924 in the Classical Revival style, the First Christian Church suffered severe structure damage and had to be demolished.
- o **Tex's:** Built in the 1920's, Tex's drive-in market was designed by notable Los Angeles architect Paul Williams. The building experienced severe structural damage and has been demolished.

#### Damaged Structures

- o **Sea Castle Apartments:** The 178-unit Sea Castle Apartments, built in 1926 the Art Deco style and originally the Breaker's Beach Club, has been red-tagged due to severe structural damage. The building is now vacated, and will likely cost between \$4 and \$8 million to repair, assuming repair is feasible.

- o **Charmont Apartments:** Combining elements of Art Deco and Spanish Colonial Revival styles, the 50-unit Charmont apartments, built in 1928, suffered an estimated \$2 million in damage. The building is currently vacated, pending the securing of funding by the owner for repairs.
- o **El Cortez Apartments:** The 40-unit El Cortez apartments, built in 1928 in the Churrigueresque style, suffered extensive structural damage.
- o **Sovereign Hotel:** The Spanish Colonial style Sovereign Hotel, built in 1929, was red-tagged and currently remains vacant pending procurement of funding for repairs.
- o **Mayfair Theatre:** Located in the heart of the City's downtown, the landmark-eligible Mayfair Theatre, originally constructed in 1911 and remodeled in 1929, was built in the Spanish Colonial Revival style. With its high, unreinforced masonry walls, the building presents unique challenges with respect to repair and retrofitting.
- o **Henshey's Department Store:** Built in 1924 in the Beaux Art style, Henshey's Department store suffered severe structural damage in the earthquake.
- o **415 Pacific Coast Highway:** Built in 1929, the City landmark is most commonly known as Marian Davies estate built by William Randolph Hearst. The City-owned building has been red-tagged due to extensive damage from the earthquake.
- o **Miles Playhouse:** The City landmark was built in the Mission Revival style in 1929 by a prominent local architect. The City-owned building has been red-tagged and requires extensive repairs due to damage from the earthquake.

One of the main problems encountered in repairing these buildings is the limited availability of government loans and grants. The maximum Small Business Administration (SBA) loan is \$1.5 million, which may represent only a small fraction of the cost of repair, particularly for larger buildings such as the Sea Castle.

#### City Facilities

The following City facilities within the project area were also damaged by the earthquake and its aftershocks:

- o **Palisades Bluff and Park.**
- o **Bridges throughout the project area**
- o **Lincoln Park Facilities and Miles Playhouse**

- o Civic Auditorium
- o 505 Olympic Boulevard homeless shelter facilities
- o 1833 18th "Stepping Stone" facilities
- o Municipal swimming pool and offices
- o Virginia Avenue Park facilities and police substation
- o Memorial Park facilities and Police Activities League Building
- o Ken Edwards Center
- o Fire stations throughout the project area
- o The Main and Montana Branch Libraries
- o Downtown parking structures
- o City owned housing projects
- o Santa Monica Municipal Bus Lines Administration and Maintenance Buildings
- o Woodlawn Cemetery facilities

Damage to the Bluffs and City structures have been estimated at approximately \$30 million due to the earthquake and its aftershocks.

#### Vulnerable Structures

Certain types of buildings suffered disproportionately in the quake, including unreinforced masonry (URM) structures, older, wood-frame structures, reinforced concrete and precast concrete buildings, and possibly even steel frame buildings. Among the URM's for which engineering reports were available, approximately 10 percent experienced severe damage, such as a collapsed wall or ceiling, and approximately one-quarter experienced moderate damage, such as severe cracking of walls or parapets. Damage data show that the retrofitted buildings generally experienced less severe damage than those which were not retrofitted. Approximately 40 percent of the City's URM's have not been retrofitted.

Numerous precast concrete or reinforced concrete structures were seriously damaged, including parking structures and a high-rise, 119-unit condominium tower along Ocean Avenue.

The large number of vulnerable buildings shows a clear need for structural retrofitting in order to prevent more serious damage in future earthquakes.

### Age of Structures

From 1900 to present, the age of red- and yellow-tagged structures identified above is as follows:

1900-1920	9.0%
1921-1940	48.4%
1941-1960	16.4%
1961-1980	17.7%
1980 to Present	3.4%
Date Not Available	4.7%

These data show that a majority of heavily damaged buildings were constructed before 1940, which may indicate the need for substantial—and costly—structural retrofitting as part of reconstruction.

### B. Social Conditions

As shown in Figure 1, the Project Area falls approximately within Census Tracts 7012.02, 7013.02, 7014, 7015.01, 7015.02, 7017.01, 7017.02, 7018.01, 7018.02, and 7019.

### Population and Housing Characteristics

Table 2 shows the population, number of persons per household, tenure, and median age by census tract for the Project Area. Summary figures for the Project Area are as follows:

Population (approx.): 42,119

Median Age: 37.6

Persons/Occpd Household: 1.88

Percent Renter-Occupied: 84.1%

CITY OF  
 SANTA MONICA  
 CALIFORNIA  
 1990 CENSUS TRACTS /  
 CENSUS BLOCKS



CENSUS TRACTS IN THE PROJECT AREA

FIGURE 1

**Table 2**  
**Population, Age, Tenure, and Household**  
**Occupancy by Census Tract for**  
**Proposed Redevelopment Area**  
**Based on 1990 Census**

Census Tract	Population	Persons/ Occpd Hhld	%Owner- Occupied	%Renter- Occupied	Median Age
7012.02	3,019	1.74	32.0%	68.0%	39.1
7013.02	4,752	1.62	14.7%	85.3%	37.8
7014	6,153	1.5	9.8%	90.2%	42.4
7015.01	4,609	1.67	19.7%	80.3%	38.8
7015.02	3,929	1.67	13.6%	86.4%	39.3
7017.01	3,240	1.85	21.3%	78.7%	36.3
7017.02	3,151	1.94	6.7%	93.3%	34.9
7018.01	5,957	2.48	23.2%	76.8%	32.8
7018.02	4,837	2.57	17.3%	82.7%	31.6
7019	2,472	1.3	3.7%	96.3%	47.6
<b>TOTAL</b>	<b>42,119</b>				
<b>WGHTD AVG</b>		<b>1.88</b>	<b>15.9%</b>	<b>84.1%</b>	<b>37.6</b>

redrace1

These data show that a large portion of the households in the Project Area are renter-occupied. The rebuilding of rental properties will be largely dependent upon property owners, many of whom do not reside in the buildings and may be constrained by personal finances or the limited availability of financing. Moreover, to the extent that the costs of reconstruction may be passed through to tenants, this has a long-term implications for rental housing costs and affordability.

### Income

Table 3 shows the income characteristics of the Project Area by census tract. The table shows that 41.5% of the households within the area are very low-income (earning 50% or less of the L.A. County median) or low-income (earning 80% or less of the County median), and 21.4% are moderate-income (earning 120% or less of the County median). Together with the data showing the high proportion of rental housing in the Project Area, and considering the potential for the pass-through of reconstruction costs to tenants, these income data raise further concern about the potential loss of affordable rental housing as a result of the Earthquake.

### C. Economic Conditions

The Earthquake caused an estimated \$93,317,950 worth of damage to commercial buildings in the Project Area. The following is a summary of estimates related to business impacts as a result of the Disaster:

Number of Businesses closed or displaced:	404
Number of Commercial Buildings Demolished:	8
Number of Commercial Buildings Red- or Yellow-Tagged	150
Estimated Number of Persons Employed by Businesses in the City who were Laid Off:	2,178
Number of City Residents Unemployed as a Result of Earthquake:	1,837

Not only does the extensive damage to the City's commercial establishments mean costly repairs and short-term revenue loss during the period that the businesses are shut down, it may also result in long-term revenue losses to individual businesses to the extent that patrons permanently switch to establishments outside the area. Moreover, the physical condition of the City's commercial corridors during reconstruction may discourage patronage to the area generally.

Table 3

Income By Census Tract  
for Proposed Redevelopment Area  
1990 Census

Census Tract	Total Hhds	Vry Lw Inc	%	Low Inc	%	Mod Inc	%	Upper Inc	%	Median Inc	Mean Inc.
7012.02	1,773	309	17.4%	254	14.3%	312	17.6%	899	50.7%	\$45,417	\$60,332
7013.02	2,930	565	19.3%	436	14.9%	655	22.4%	1274	43.5%	\$39,864	\$52,110
7014	3,911	1284	32.8%	535	13.7%	851	21.8%	1241	31.7%	\$31,181	\$42,571
7015.01	2,778	422	15.2%	470	16.9%	596	21.5%	1289	46.4%	\$41,628	\$55,033
7015.02	1,942	516	26.6%	399	20.5%	456	23.5%	572	29.5%	\$29,931	\$38,860
7017.01	1,741	455	26.1%	279	16.0%	363	20.9%	644	37.0%	\$35,348	\$40,936
7017.02	1,568	471	30.0%	341	21.7%	397	25.3%	359	22.9%	\$27,100	\$32,851
7018.01	2,445	831	34.0%	490	20.0%	591	24.2%	593	21.8%	\$25,923	\$31,762
7018.02	1,761	655	37.2%	386	21.9%	310	17.6%	410	23.3%	\$23,328	\$31,044
7019	1,664	679	40.8%	368	22.1%	287	17.2%	330	19.8%	\$19,984	\$31,594
<b>TOTALS</b>	<b>22,513</b>	<b>6,187</b>	<b>27.5%</b>	<b>3,958</b>	<b>17.6%</b>	<b>4,818</b>	<b>21.4%</b>	<b>7,551</b>	<b>33.5%</b>	<b>N/A</b>	<b>\$42,739</b>

redpop1

## Tourism

During the first 13 working days after the earthquake, hotel room revenue losses exceeded \$2 million as a result of group and individual trip cancellations. Approximately 225 full-time hotel employees are out of work, and the City is projecting a 20 percent loss in tourism dollars as a result of the earthquake.

## Housing Market

Existing funding sources such as Federal Emergency Management Agency (FEMA) grants and loans serve single-family homeowners well but do not serve the needs of multi-family rebuilding. A recent study published by the Institute of Urban and Regional Development on the impacts of the Loma Prieta earthquake, entitled "Post-Disaster Residential Rebuilding", stated the following:

The Loma Prieta Earthquake demonstrated that resources available through the existing system of FEMA and SBA grants and loans works fairly well at meeting the repair and rebuilding needs of middle-class homeowners. The system is less effective at meeting the housing repair and rebuilding needs for residents of most multi-family buildings and all affordable housing units.

The main problem is that funds for the repair of multi-family residential buildings are extremely limited. While the City has obtained \$2 million in HOME funds for emergency repairs and \$2.7 million in CDBG funds, these amounts are insignificant in comparison to the cost of damage to multi-family residential buildings in the Project Area, estimated at approximately \$60 million. For their part, SBA loans are inadequate because they are difficult to qualify for and by statutory limitations may not exceed \$1.5 million, which will not come close to covering the cost of repairing larger apartment buildings.

Apart from the issue of adequate funds for repairs, there is the problem of the effect of the cost of repairs upon rents. The City's Rent Control staff has estimated that each \$10,000 in repair to an individual unit will add approximately \$100 to the rent. Given that the average per unit repair costs are estimated to be \$30,000, this could increase rents by an average of \$300 per unit, which would eliminate most affordable rents. This could have a significant effect upon the supply of affordable housing in the City.

## City Efforts to Reduce Costs of Repair and Reconstruction for the Private Sector

Through the adoption of the Earthquake Recovery Act on April 19, 1994, the City has gone to great lengths to reduce the costs of earthquake-related repair and reconstruction for private property owners. Under the Act, the City waived all permit processing fees for the repair and reconstruction of damaged buildings; allowed for the in-kind repair and reconstruction of legal non-conforming structures; allowed expedited permit processing procedures for earthquake-related work; provided for a 15 percent square footage bonus as an incentive for the

reconstruction of multi-family rental housing; allows longer construction hours; and, consistent with State law, made all projects receiving a permit under the Earthquake Recovery Act categorically exempt from environmental review.

Nevertheless, obstacles beyond the City's control remain to inhibit the repair and reconstruction of damaged buildings. For example, the development incentives offered by the City may not be sufficient in situations where the property owner's own financial situation was precarious even before the earthquake. Indeed, the financial analysis of the City's repair and reconstruction incentives indicated that in certain situations the level of economic return would not be sufficient to attract the owner to repair and/or rebuild.

## PART IV. PROPOSED IMPLEMENTATION PLAN

### A. Specific Goals and Objectives of the Agency

Creation of the proposed Santa Monica Earthquake Recovery Redevelopment Project Area will enable the Agency to provide financial assistance to affected owners and tenants. Immediate repair and reconstruction is needed to prevent further deterioration of the damaged structures, to allow a resumption of business so as to limit losses and prevent erosion of the client base for local merchants, to revive the economic vitality of the area, and to prevent further relocation of businesses out of the area. Immediate action is similarly needed to replace destroyed or damaged multi-family housing for families and individuals who are now living in temporary and inadequate shelters. Due to the proportions of this Disaster and the extent of the damage, it is imperative that the plan be adopted without the delay that would be caused by the administrative steps which would be required in the absence of a Disaster.

### B. Proposed Projects, Actions and Expenditures

The following goals and programs will guide the Agency's recovery and revitalization efforts over the next five years. These goals and programs provide guidelines for the overall implementation of the Plan and may be modified or reprioritized from time to time by the Agency to best meet the needs of the community.

## GOAL 1 - COMMERCIAL REVITALIZATION OF THE COMMUNITY

### PROGRAMS:

#### o Financial Assistance for Repair and Rehabilitation

Need: Many property owners are uninsured or underinsured and lack private funds to pay for repairs and reconstruction of damaged buildings. There is also an inability for property owners to securitize debt and assistance from conventional lenders on terms and conditions appropriate for repair. In order to restore these businesses, prevent further economic loss, and revitalize the local commercial economy, it will be necessary to provide loans and grants for direct repairs and gap financing.

Program: Assist commercial, industrial and office owners with the costs of repair and reconstruction. Tax increment funds may be used to provide loans and grants as well as gap financing for reconstruction. This program will be coordinated with the Small Business Administration and local lenders to leverage the use of redevelopment funds.

Estimated Cost:        \$1,400,000

o Economic Recovery and Commercial Revitalization

Need: The earthquake has resulted in considerable economic loss to individual businesses as well as the City, including significant losses in sales tax revenue. There is evidence that there may be some permanent loss of market share by local businesses whose customers have become accustomed to patronizing businesses outside of the area or are unwilling to patronize businesses until repair work is completed. There has also been economic dislocation and permanent loss of quality jobs due to damage to major employers and its impacts to support businesses. In order to restore the economic vitality of the City's commercial areas, it will be necessary to enhance these areas in order to draw customers back.

Program: The Agency shall make circulation and signal improvements, and install urban design improvements on public streets, including sidewalk and street improvements and design amenities to facilitate pedestrian and vehicular traffic in order to revitalize the commercial activities in the Project Area.

Estimated Cost: \$1,500,000

o Earthquake Preparedness

Need:

Retrofitting: The Disaster made apparent the need for additional structural repair and retrofitting standards for certain types of structures, including unreinforced masonry buildings, soft/weak story structures, steel-framed buildings, pre-cast concrete buildings, and reinforced concrete/non-ductile frame buildings, among others. Although the cost of repairing and retrofitting these buildings may be prohibitive to some property owners, new retrofitting and repair is necessary in order to better protect lives and property.

Education: Educational programs to instruct and assist commercial and industrial property owners in securing interior fixtures and merchandise to prevent property damage and injury are necessary.

Hazard Reduction: Commercial businesses, utilities, and industrial facilities which handle hazardous materials pose a particular risk during an earthquake and may require the installation of special hazard mitigation.

Program: Assist commercial and industrial property owners in making repairs and retrofitting their buildings to better protect lives and property. The program shall include the following:

- o Making grants and loans to property owners to assist in implementing structural improvements to their buildings to conform with the City's seismic retrofitting standards;
- o Providing educational materials to property owners and businesses concerning the mitigation of interior hazards;
- o Assisting commercial businesses and industrial facilities that handle hazardous materials in installing automatic fire and hazardous materials detection, reporting and shut-off devices as well as alternative warning systems; and
- o Assisting property owners in installing automatic gas shut-off valves, where appropriate.

Estimated Cost: \$400,000

o Financial and Technical Assistance

Need: As a result of the earthquake, approximately 400 businesses have been closed or dislocated. Many of these businesses are small and therefore lack the capital resources to absorb sustained financial losses and the knowledge about resources that are available to help them recover from the disaster. Some businesses will have to adapt to different business opportunities than were available before the earthquake due to loss of regional employers and the impact to support businesses.

Program: Provide technical assistance to business tenants who have suffered losses as a result of the Disaster, in accordance with the Plan.

Estimated Cost: \$200,000

o Infrastructure and Public Service Improvements and Retrofitting

Part of the City's ability to respond quickly to future disasters depends upon adequate infrastructure, including water, sewer, storm drain, electrical, and communication systems. Older water and sewer lines may rupture during an earthquake, disrupting delivery of essential services such as fire suppression. Conventional telephone systems may be unusable as a result of facility damage and service shutdown.

Program: The Agency shall provide for the replacement, retrofitting and installation of improvements to key infrastructure to safeguard against future disaster damage. These shall include storm drain, sewer, water system, electrical system, fire suppression service and delivery systems, and communication system improvements.

Estimated Cost: \$500,000

## GOAL 2 - RESIDENTIAL HOUSING REVITALIZATION OF THE COMMUNITY

### PROGRAMS:

#### o Residential Repair and Rehabilitation Program

Need: As shown on Table 1, 29 single-family and 139 multi-family residential structures were yellow- or red-tagged. Within the red- and yellow-tagged multi-family buildings there are approximately 1,388 units. Many property owners of damaged residential buildings are uninsured or underinsured and/or lack sufficient private funds to pay for repairs and reconstruction. Until buildings are repaired or reconstructed, residents and tenants from these properties will remain displaced.

Program: Assist residential tenants, landlords, and owners of property with grant and loan funds to repair and rebuild damage caused by the Disaster.

Estimated Cost: \$1,800,000

#### o Expedited Permit Processing

Need: The time and costs involved in the normal development review process can impede quick repair and reconstruction of buildings damaged by the earthquake. This is of particular concern for displaced residents and tenants who must continue to pay rent and mortgages in order to preserve their investment or tenancy while also paying for temporary accommodations.

Program: The City has developed a process to expedite the processing of permits for earthquake-related repair and reconstruction, including fee waivers. Tax increment funds could be utilized to defray the administrative costs of continuing this program so as not to create financial barriers to rebuilding damaged buildings.

Estimated Cost: \$200,000

o Financial Assistance for Residential Retrofitting

Need: In evaluating the extent and type of damage to residential structures, the City has discovered that certain characteristics make them especially susceptible to earthquake damage. These include unreinforced masonry, conventional wood frame, soft/weak story, reinforced concrete/non-ductile frame, and precast concrete structures among other types of structures. Retrofitting these buildings will prevent injury and loss of property or lives, but the cost of retrofitting will be burdensome or even prohibitive to some property owners.

Program: Provide financial assistance in the form of loans and grants to property owners to retrofit their buildings to comply with the City's retrofit standards for the types of structures identified above.

Estimated Cost: \$600,000

o Hazard Mitigation

Need: Much of the property loss caused by the earthquake may have been preventable had residents properly secured loose objects.

Program: Provide educational materials to residents concerning safeguarding the interiors of their homes from hazards and damage.

Estimated Cost: \$100,000

o Financial and Technical Assistance

Need: Many property owners and residents are unfamiliar with sources of assistance for earthquake repair and recovery. As a result, they experience unnecessary waiting and expenditures when they could be benefiting from a variety of assistance programs.

Program: Provide technical assistance to help residents to obtain financial assistance from other private and public sources.

Estimated Cost: \$100,000

**GOAL 3 - IMPROVE AND EXPAND THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING**

**PROGRAMS:**

o Affordable Housing

Need: As a result of the earthquake, over 2,000 multi-family dwelling units Citywide were yellow- or red-tagged. Of these, approximately 87 percent were affordable to low- income households, and approximately 93 percent were affordable to moderate-income households. Because the Project Area includes virtually all multi-family zoned areas that were seriously affected by the earthquake, most of these affordable units are located in the Project Area. To the extent that the cost of repairs and reconstruction are passed on to tenants of these buildings through increased rents, the City may lose a large number of affordable rental units.

Program: Expand the supply of affordable housing through gap financing for acquisition and rehabilitation using a range of financing tools, including redevelopment loans, construction loans, and direct financing.

Estimated Cost: \$2,300,000

**GOAL 4 - INSTITUTIONAL REVITALIZATION**

**PROGRAMS:**

o Financial Assistance for Repair and Rehabilitation

Need: In order to restore institutions damaged by the earthquake to their pre-earthquake levels, it will be necessary to provide loans and grants for direct repairs and gap financing.

Program: Assist the Santa Monica/Malibu Unified School District and Santa Monica Community College with the costs of repair and reconstruction of earthquake damaged facilities. Tax increment funds may be used to provide loans and grants as well as gap financing for reconstruction.

Estimated Cost: \$500,000

C. How the Project Will Improve and Alleviate the Damage Caused by the Disaster

By implementing the goals and programs listed above, the Project will assist the Agency in improving and alleviating the damage in the Project Area caused by the Disaster. As shown in Part III of this report, damage in the project area is widespread and has had a detrimental impact on both the commercial and multi-family uses. The programs outlined in this section will address the damaged areas of the project and provide for economic revitalization and assistance in rebuilding multi-family housing damaged by the Disaster. The Agency will pursue and use all other available resources from City, State and Federal sources, but revenue created by the Project Area is necessary to meet the remaining needs of the project. A financial table in Attachment K shows the projected annual tax increment revenues for the Agency reduced by an amount to be retained by taxing agencies according to the provisions of AB 1290.

1948

1. The first part of the report deals with the general situation of the country and the progress of the work during the year. It is followed by a detailed account of the work done in each of the various departments.

2. The second part of the report deals with the results of the work done during the year. It is followed by a detailed account of the work done in each of the various departments.

3. The third part of the report deals with the financial statement for the year. It is followed by a detailed account of the work done in each of the various departments.

4. The fourth part of the report deals with the general situation of the country and the progress of the work during the year. It is followed by a detailed account of the work done in each of the various departments.

## PART V. PROPOSED METHOD OF FINANCING REDEVELOPMENT OF PROJECT AREA

### A. Introduction

Pursuant to the Community Redevelopment Law, this section outlines the financing methods available to the agency, sources of project revenue, specific goals and objectives of the Agency, the proposed method of financing Agency activities, and the economic feasibility of the project. The proposed activities, or implementation plan, sets out a five year program for implementing specific programs for achieving the Plans goals. These goals and programs will guide the Agency's recovery and revitalization efforts over the next five years. The goals and programs include commercial and residential revitalization programs and other project objectives outlined in Section 104 of the Redevelopment Plan, but are essentially guidelines for the overall implementation of the Plan, and may be modified or reprioritized from time to time by the Agency to best meet the needs of the community. Part IV of this Report includes the proposed Agency activities and estimated costs.

### B. Financing Methods Available to Agency Under the Community Redevelopment Law

Pursuant to the Community Redevelopment Law provisions for Financing of Redevelopment Projects in Sections 33600, et seq., the proposed Plan authorizes the Agency to finance the Agency's activities, powers, and duties, with financial or other assistance from the City, the State of California, the Federal Government, tax increment funds pursuant to Section 33670 and Article 16 Section 16 of the California Constitution, interest income, Agency bonds, donations, loans from public or private entities, income or profits from the sale or lease of Agency owned property interests, or participation in development projects.

Pursuant to the Community Redevelopment Law, the Agency is authorized by the proposed Plan to obtain advances, borrow funds and create indebtedness, including bonded indebtedness, in carrying out the process of redevelopment in accordance with the Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increment monies or other monies available to the Agency.

Advances and loans for survey, planning and operating capital for administrative costs of the Project have been and will continue to be provided by the City until adequate moneys are available or assured to repay advances and other debts and to permit the Agency to borrow money from other sources. The City may loan or grant or otherwise provide financial or other assistance to the Agency for redevelopment purposes.

## C. Estimated Project Revenues

Potential revenue sources include: tax increment receipts and proceeds from tax increment bonds, loans, grants, contributions from the city, state, or federal government, contributions from project developers, proceeds from the sale or lease of Agency-owned land, special assessment districts, and development fees.

### 1. Tax Increment Revenues

The primary financing tool provided by the redevelopment process is tax increment financing, provided for in the California Constitution Article 16, Section 16, and Health and Safety Code Section 33670. The amount of tax increment to be generated may be anticipated by comparing the projected increase in collected property taxes attributable to the increase in assessed valuation of real property located within the boundaries of the Project Area after the year of the adoption of the plan. Attachment K of this Report presents tax increment revenue projections that delineate the estimated revenue the Agency may receive during the first twenty (20) years of the Project. The tax increment revenue projections are based upon a projected base year value for properties within the Project Area.

As explained in this Report, the County of Los Angeles did not provide a base year assessment report for the Project Area. In the absence of this data, secured values for all properties in the Project Area were totaled to obtain an estimated base year value (the source of this data was the 1993-94 Assessment Roll prepared by the County of Los Angeles). Further, the tax increment projections use a 1% property tax levy rate, and present the amounts that must be set-aside to fund affordable housing projects and allocated to other taxing agencies who levy taxes within the Project Area, pursuant to the Community Redevelopment Law. The total assessed valuation of the Project Area for the year 1993-94 is \$4,019,125,864. This assessed valuation does not include unsecured assessed value of properties due to the lack of a County Report, which generally provides such information.

The projection of the increment revenues that would be generated over the next five years of the project is \$9,587,962. This calculation is based upon the projected increase in assessed valuation of the real property within the Project Area, and reduced by an amount to be retained by existing taxing agencies according to the provisions of AB 1290.

The Agency and the City have and will consider every alternative source of funding available to finance project improvements prior to considering the use of tax increment revenues.

### 2. Loans, Grants and Contributions from City, State and Federal Government and Project Developers.

Agency administrative costs are now being partially funded by City advances and loans. It is anticipated that additional advances and loans from the City will be needed until revenues from other sources can be identified and implemented. Some funds may become available from

Federal and State disaster relief programs and housing programs, but the amounts are uncertain. It is also anticipated that developers will make contributions as feasible under this Plan to achieve the objectives of the Plan.

### 3. Land Sale or Lease Proceeds

The proposed Plan contains strict limitation upon the acquisition of privately-owned parcels. No property will be subject to eminent domain for purposes of redevelopment.

It is anticipated that the Agency will acquire real property by purchase, lease, option, gift, grant, bequest or devise. The Agency projects that in some cases the Agency will obtain a modest profit, if any, from such sales or leases. In some cases, the Agency may sell or lease land at a loss in order to make feasible a particular project. Although some revenue from land sale or lease proceeds is anticipated, projections of such revenue cannot be made with any degree of certainty. Profits from land sales or leases remains speculative, and cannot be considered a reliable source of revenue under the proposed Plan.

### 4. Special Assessment Districts

The use of special assessment districts is not considered a viable alternative to the use of tax increment revenues to fund project costs. As described in the Introduction and elsewhere in this Report, this Plan is proposed in order to remedy the effects of the Disaster as described in this Report. Landowners have suffered extraordinary losses in property damage and lost income. Any requirement of additional contributions from landowners would directly contradict and effectively frustrate the goal of helping the most severely damaged section of Santa Monica rebuild and recover.

### 5. Development Fees

The City of Santa Monica does impose development fees and will apply these fees to projects in the redevelopment project area in the same manner as any other project would be subject to such fees in the City once the emergency repair and reconstruction fee waiver is no longer in effect.

## D. Proposed Financing Method And Economic Feasibility of Project

The Agency proposes a program of redevelopment activities in the next five years that total an estimated \$9,600,000 (See Section IV of this Report). It is projected that the Agency will receive an estimated \$9,587,962 in tax increment revenues over the next five years of the Project in order to fund the necessary projects to address damage from the Disaster (see Attachment K).

Tax increment revenues are projected to build slowly in the first years of the Plan. For this reason the Agency may accept City advances and loans to finance its initial activities, and repay these advances and loans as revenues increase. It is anticipated that the Agency will sell bonds secured by tax increment revenues.

The Agency has established the following tax increment bond limits in the Plan, as required by the Community Redevelopment Law:

1. The total amount of tax increment bonds which may be outstanding at any one time may not exceed \$95 million in principal amount and repayable by tax increment.

This limit excludes any payments made by the Agency to affected taxing agencies as required by law. These payments will reduce the funds available for the Project activities, especially in the early years of the Project.

In addition to the tax increment bonded indebtedness limit set forth above, the Community Redevelopment Law imposes additional restrictions upon the Agency's use of tax increment funds. The Agency shall comply with these requirements to the extent they are applicable to the Agency and to the Project.

1. Prior to paying for the cost of installation and construction of any publicly owned building, facility, structure, or other improvement within or outside the Project Area, the Agency will request the Council to consent to such payment and to determine:
  - a. That such building, facility, structure or improvement is of benefit to the Project Area or to the immediate neighborhood, and
  - b. That no other reasonable means of financing the building, facility, structure or improvement is available to the community.
  - c. The payment of funds for the cost of buildings, facilities, structures or other improvements will assist in the elimination of one or more Disaster conditions inside the Project Area.
2. Prior to committing to use tax increment funds to pay for the cost of installation and construction of a publicly owned building (other than parking facilities) the Agency will request the Council to hold a public hearing and to make the above determinations. In connection with such public hearing a summary will be prepared to:
  - a. Show the estimated amount of tax increment funds proposed to be used to pay for such construction (including interest payments);

- b. Set forth the facts supporting the Council's determinations; and
  - c. Set forth the redevelopment purposes for which such expenditure is being made.
3. The Agency will not, without the prior consent of the Council, develop a site for industrial or commercial use so as to provide streets, sidewalks, utilities or other improvements which the owner or operator of the site would otherwise be obligated to provide.
  4. Prior to entering into any agreement to sell or lease any property acquired in whole or in part with tax increment funds, the Agency will request the Council to approve such sale or lease after holding a public hearing. In connection with such public hearing the Agency shall make available a summary describing and specifying:
    - a. The cost of the agreement to the Agency;
    - b. The estimated value of the interest to be conveyed or leased, determined at the highest uses permitted under the Redevelopment Plan; and
    - c. The purchase price or the sum of the lease payments, and, if the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased, determined at the highest and best use consistent with the Plan, an explanation of the reasons for such difference.

The Agency has also established the following time limits in the Plan, as required by the Community Redevelopment Law:

1. The total time allowed by the Plan to incur debt will be 20 years from adoption of the Project.
2. The total time allowed for the effectiveness of the Plan will be 30 years from adoption of the Project.
3. The total time allowed by the Plan to receive tax increment revenues will be 45 years from adoption of the Project.

## PART VI. PLAN AND METHOD OF RELOCATION

The Proposed Plan does not include the use of eminent domain and will not displace any persons, families, businesses and other owners and tenants by Agency actions.

Section 33352(f) of the Community Redevelopment Law requires the Report to Council to present a method or plan for the relocation of families and persons to be temporarily or permanently displaced from the housing facilities in the Project Area. However, under the Disaster law, as explained in the Introduction, certain requirements for findings related to the relocation plan, including Sections 33367 and 33410 and 33411, may be disregarded if the Council makes findings that the Agency has presented a plan for the encouragement, to the maximum extent feasible, of the provision of dwellings suitable for the needs of families displaced by the disaster or by redevelopment, rehabilitation, or renewal activities.

### A. Plan for Encouragement of Disaster Displacement Dwellings

The displacement of persons, families, businesses and other tenants has occurred and continues to occur as a result of the disaster. As noted in Part I of this Report, buildings and structures have been declared unsafe for use.

Persons and families whose residences have been declared unsafe for habitation have had to find temporary means of housing. Some have moved their belongings into storage, moved in with friends or relatives as an interim place of residence, or found interim rental property until their place of permanent residence can be repaired. None of these solutions is satisfactory for any extended period of time. Some displaced persons have secured adequate replacement housing.

By performing the activities described in the Implementation Plan of this report (Part IV), including gap financing, redevelopment loans, construction loans and direct financing for reconstruction of damaged buildings, the Agency will assist families displaced by the Disaster to obtain dwellings suitable to their needs.

Businesses and other owners or tenants in the commercial district have been displaced from buildings declared unsafe due to damage resulting from the Disaster. In order to continue operation, some have moved into other facilities within and outside of the City. This creates a displacement of businesses that impacts the economic viability of the commercial areas of the Plan and impacts both businesses that have relocated and those that were not damaged by the Disaster but have damaged buildings within the commercial area which deter customers from visiting the area.

By performing the activities described in the implementation plan of this report (Part IV), including grants and loan assistance for reconstruction, providing financial and technical assistance, and infrastructure improvements, the Agency will assist commercial areas in revitalizing the commercial corridors of the Project Area. Further detail on the displacement

resulting from the Disaster is provided in Attachment E to this Report (List of Properties Damaged or Destroyed).

B. Relocation in the Event of Displacement under the Community Redevelopment Law

As noted above, no displacement of persons, families, businesses and other owners and tenants is anticipated under current Agency plans. However, if such displacement occurs, the Agency will provide persons, families, businesses and other owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law, (Government Code, Section 7260, et seq.), the State Guidelines adopted and promulgated pursuant thereto, any relocation rules and regulations adopted by the Agency, and the provisions of the Redevelopment Plan for the Project Area.

The Agency will pay all relocation payments required by law, although none are expected since eminent domain will not be used. The following portions of Part VI of this Report set forth a summary of the relocation rules and procedures. Also identified below are the Agency determinations and assurances which must be made prior to undertaking relocation activities. The Agency's functions in providing relocation assistance and benefits are also summarized.

1. Rules and Regulations

The Agency has adopted rules and regulations that:

(a) implement the requirements of the California Relocation Assistance Law (Chapter 16 of Division 7 of Title 1, commencing with Section 7260 of the Government Code, the "Act");

(b) are in accordance with the provisions of the California Department of Housing and Community Development's "Relocation Assistance and Real Property Acquisition Guidelines: (the "State Guidelines");

(c) meet the requirements of the Community Redevelopment Law and the provisions of the Plan; and

(d) are appropriate to the particular activities of the Agency and are not inconsistent with the Act or the State Guidelines.

Such rules or regulations issued by the Agency shall be promptly revised as necessary to conform to applicable amendments of the Act, the Community Redevelopment Law or the State Guidelines.

## 2. Agency Determinations and Assurances

(a) The Agency may not proceed with any phase of a redevelopment project or other activity which will result in the displacement of any persons or business until it makes the following determinations:

(i) Fair and reasonable relocation payments will be provided to eligible persons as required by law, the State Guidelines and Agency rules and regulations adopted pursuant thereto;

(ii) A relocation assistance advisory program offering the services described in Article 2 of the State Guidelines will be established;

(iii) Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the State Guidelines;

(iv) Based upon recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing, and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them;

(v) Adequate provisions have been made to provide orderly, timely and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected; and

(vi) A relocation plan meeting the requirements of law and the State Guidelines has been prepared.

(b) No person shall be displaced by Agency action until the Agency has fulfilled the obligations imposed by the Act, the Community Redevelopment Financial Assistance and Disaster Project Law, the Community Redevelopment Law, the Redevelopment Plan, the State Guidelines and the Agency rules and regulations adopted pursuant thereto.

(c) No persons or families of low or moderate income shall be displaced by Agency action unless and until there is a suitable housing unit available and ready for occupancy by such displaced persons or families 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 an otherwise standard dwelling. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

(d) If any portion of the Project Area 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 and moderate income displaced by the Project or by the Disaster. Such persons and families shall be given priority in renting or buying such housing units.

(e) If insufficient suitable housing units are available in the community for low and moderate income persons and families to be displaced from the Project Area by Agency Action, the Council shall assure that sufficient land is made available for the development of housing affordable to low and moderate income persons and families. If insufficient suitable housing units are available in the City for use by such persons and families of low and moderate income displaced by the Project or by the Disaster, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation, or construction of housing units within the City.

(f) Permanent housing facilities shall be made available within three years from the time occupants are displaced by redevelopment activities of the Agency and pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

To the maximum extent feasible, permanent housing facilities shall be made available to persons and families displaced by the Disaster, and the Agency shall endeavor to make available or assist in the location of temporary housing facilities at rents comparable to those in the City at the time of the Disaster, and shall endeavor to make available permanent housing facilities within three years from the time of the Disaster.

### 3. Relocation Assistance Advisory Program and Assurance of Comparable Replacement Housing

The Agency shall implement a relocation assistance advisory program which satisfies the requirements of State Law and Article 2 of the State Guidelines and the Civil Rights Act. Such program shall be administered so as to provide advisory services which offer maximum assistance to minimize the hardship of displacement and to ensure that:

(a) All persons and families displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing contained in the State Guidelines, and

(b) All persons displaced from their places of business are assisted in reestablishing with a minimum of delay and loss of earnings. No eligible person shall be required to move from his or her dwelling unless, within a reasonable period of time prior to displacement, a comparable replacement dwelling or, in the case of a temporary move, an adequate replacement dwelling is available to such person.

The following summary describes the basic functions of the Agency in providing relocation assistance advisory services. Nothing in this section is intended to permit the Agency to displace persons other than in a manner prescribed by law, the State Guidelines and the adopted Agency rules and regulations prescribing the Agency's relocation responsibilities.

4. Administrative Organization

a. Responsible Entity

The Agency is responsible for providing relocation payments and assistance to site occupants (persons, families, businesses and other owners and tenants) displaced by the Agency from the Project Area. However, the Agency does not expect any displacement as part of this Plan since the powers of eminent domain will not be used.

b. Functions

The Agency's staff and/or consultants will perform the following functions:

(1) Prepare a Relocation Plan as soon as possible following the initiation of negotiations for acquisition of real property by the Agency and prior to proceeding with any phase of a public improvement or facility project or other implementation activity that will result in any displacement other than an insignificant amount of non-residential displacement. Such Relocation Plan shall conform to the requirements of Section 6038 of the State Guidelines. The Agency shall interview all eligible persons, business entities, and non-profit organizations to obtain information on which it could base its planning for housing and other accommodations, as well as to provide counselling and assistance services.

(2) Provide such measures, facilities or services as needed in order to:

(a) Fully inform persons eligible for relocation payments and assistance within 15 days following the initiation of negotiations for a parcel of land as to the availability or relocation benefits and assistance and the eligibility requirements therefore, as well as the procedures for obtaining such benefits and assistance, in accordance with the requirements of Section 6046 of the State Guidelines;

(b) Determine the extent of the need of each such eligible persons for relocation assistance in accordance with the requirements of Section 6048 of the State Guidelines;

(c) Assure eligible persons that within a reasonable period of time prior to displacement there will be described in Section 6008(c) of the State Guidelines, sufficient in number and kind for and available to such eligible persons. Such assurances may be made to maximum extent feasible for families displaced as a result of the Disaster;

(d) Provide current and continuing information of the availability, prices and rentals of comparable and locations, and as to security deposits, closing costs, typical down payments, interest rates, and terms for residential property in the area;

(e) Assist each eligible person to complete applications for payments and benefits;

(f) Assist each eligible displaced person to obtain and move to a comparable replacement dwelling;

(g) Assist each eligible person displaced from his/her business in obtaining and becoming established in a suitable replacement location;

(h) Provide any services required to insure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances;

(i) Supply to such eligible persons information concerning federal and state housing program, disaster loan and other programs administered by the Small Business Administration, and other federal or state programs offering assistance to displaced persons as a result of redevelopment or the Disaster;

(j) Provide other advisory assistance to eligible persons in order to minimize their hardships. As with regard to housing, financing, employment, training, health and welfare, as well as other assistance;

(k) Inform all persons who are expected to be displaced about the eviction policies to be pursued in carrying out the Project, which policies shall be in accordance with the provisions of Section 6058 of the State Guidelines; and

(l) Notify in writing each individual tenant and owner-occupant to be displaced at least 90 days in advance prior to requiring a person to move from a dwelling or to move a business.

## 5. Information Program

The Agency shall establish and maintain an information program that provides for the following:

(a) Within 15 days following the initiation of negotiations and not less than 90 days in advance of displacement, except for those situations described in subsection 6042(e) of the State Guidelines, the Agency shall prepare and distribute informational materials in the language most easily understood by the recipients to persons eligible for Agency relocation benefits and assistance.

(b) Conducting personal interviews and maintaining personal contracts with occupants of the property to the maximum extent practicable.

(c) Using meetings, newsletters and other mechanisms, including local media accessible to the public, for keeping occupants of the property informed on a continuing basis.

(d) Providing each person written notification as soon as his/her eligibility status has been determined.

(e) Explaining to persons interviewed the purpose of the relocations needs survey, the nature of relocation payments and assistance to be made available, and encouraging them to visit the relocation office for information and assistance.

#### 6. Relocation Record

The Agency shall prepare and maintain an accurate relocation record for each person to be displaced as required by the State of California.

#### 7. Relocation Resources Survey

The Agency shall conduct a survey of available relocation resources in accordance with Section 6052 of the State Guidelines.

#### 8. Relocation Payments

The Agency shall make relocation payments to or on behalf of eligible displaced persons in accordance with and to the fullest extent permitted by State Law and Article 3 of the State Guidelines. The obligations for relocation payments are in addition to any acquisition payments made pursuant to the Agency's real property acquisition guidelines, which may be adopted at the time the Agency's relocation rules and regulations are adopted.

#### 9. Temporary Moves

Temporary moves would be required only if adequate resources for permanent relocation sites are not available. Staff shall make every effort to assist the site occupant in obtaining permanent relocation resources prior to initiation of a temporary move, and then only after it is determined that Project Area activities will be seriously impeded if such move is not performed.

#### 10. Last Resort Housing

The Agency shall follow State Law and the criteria and procedures set forth in Article 4 of the State Guidelines for assuring that if the Agency action does result or will result in

displacement, and comparable replacement housing will not be available as needed, the Agency shall use its funds or funds authorized for the Project to provide such housing.

#### 11. Grievance Procedures

The Agency has adopted or will adopt grievance procedures to implement the provisions of the State Law and Article 5 of the State Guidelines. The purpose of the grievance procedures is to specify the Agency requirements for processing appeals from Agency determinations as to eligibility for, and the amount of a relocation payment, and for processing appeals from persons aggrieved by the Agency's failure to refer them to comparable permanent or adequate temporary replacement housing. Potential displaces will be informed by the Agency of their right to appeal regarding relocation payment claims or other decisions made affecting their relocation.

#### 12. Relocation Appeals Board

The Mayor of the City of Santa Monica may appoint a relocation appeals board composed of five members, and approved by the City Council. The relocation appeals board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine whether the Agency has complied with the applicable State relocation requirements and, where applicable, federal regulations. The board shall, after a public hearing, transmit its findings and recommendations to the Agency.

## PART VII. NEIGHBORHOOD IMPACT REPORT

The impact of the proposed Project upon the residents of the Project Area and the surrounding areas in terms of relocations, environmental quality, traffic circulation, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, the physical and social quality of the neighborhood, and displacement of low and moderate income housing is discussed below.

### A. Relocations

The Agency does not anticipate any relocations as part of the Plan since the power of eminent domain will not be exercised.

### B. Environmental Quality

The basic objective of the Project is assist in the maintenance, repair, restoration, demolition, or replacement of property or facilities damaged or destroyed as a result of the Disaster. This will occur through the rehabilitation of land and properties consistent with the City's earthquake repair and reconstruction standards contained in City's Earthquake Recovery Act, and existing zoning policies.

It is expected that the density and use of development within the Project Area will be substantially in conformance with the intensity of uses existing prior to the Disaster. No adverse effects will result from the continuation of the same or substantially similar intensity and character of land use. Some temporary effects during periods of repair and reconstruction include noise, dust, possible odor, and traffic problems caused by construction machinery and storage of construction materials.

### C. Traffic Circulation

Pre-earthquake traffic, parking, and circulation patterns should not be affected by the Project. While the purpose of the Project is to help restore the economic vitality of the commercial areas damaged by the earthquake, the Project is not intended to increase traffic volumes beyond those experienced prior to the earthquake.

### D. Community Facilities and Services

Implementation of the proposed Project is not intended to stimulate economic growth or commercial development beyond what would have occurred in the absence of the disaster. The emphasis of the Project is to restore and repair community facilities damaged by the Earthquake.

#### E. School Population and Quality of Education

Near-term (one-to-three years) residential development that will occur as a result of the proposed Project will be in the nature of new or rehabilitated housing to replace housing damaged by the earthquake. Thus, there will be no new impacts of this development upon schools.

Long-term residential development will occur as a result of the Agency's obligation to build affordable housing using 20 percent of the tax increment revenues. It is anticipated that this new housing development will help the City satisfy its share of the region's affordable housing needs.

The project is not intended to lead to any commercial growth beyond that which would have occurred in the absence of the earthquake. Thus, no effect upon schools is anticipated from commercial development.

#### F. Property Assessments and Taxes

The total of the property assessments within the proposed Project Area are expected to increase due to the revitalization and replacement of existing damaged and destroyed structures and facilities. Under State law and provisions of the Redevelopment Plan, revenues from taxes levied on the Plan are allocated to the Agency to repay indebtedness incurred by the Agency in carrying out the Plan.

#### G. Other Matters Affecting the Physical and Social Quality of the Neighborhood

Implementation of the proposed Project will help to provide means to enable Santa Monica to recover from the devastation of the Disaster. Living conditions will be improved by maintenance, repair, restoration and replacement of dwellings inside and outside the Project Area. Renovation and replacement of commercial facilities will enhance economic opportunity for the community's residents and revitalize commercial corridors damaged by the earthquake.

#### H. Displacement of Low and Moderate Income Housing

Those dwelling units removed from the market, and those persons and/or families which have been displaced from their homes as a result of the Disaster have not been included in the following summary.

(1) The Agency does not expect to destroy or remove any housing, including low and moderate income housing, as part of the proposed Project.

(2) The Agency does not expect to displace any persons as part of the proposed project.

(3) Because there will be no removal of housing by the Agency, there will be no need for replacement housing.

(4) The number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, other than replacement housing, is 770.

(5) The projected means of financing the proposed dwelling units for housing persons and families of low and moderate income planned for construction or rehabilitation is a combination of tax increment financing, Federal Community Development Block Grant Funds, HOME funds, and Federal earthquake supplemental appropriations passed by Congress.

(6) A projected timetable for meeting the plan's rehabilitation housing objectives is as follows:

Approximately 80 units rehabilitated by 1995

Approximately 290 units rehabilitated by 1996.

## PART VIII. "PREDOMINANTLY URBANIZED" FACTS

"Predominantly urbanized" is defined by Section 33320.1 (b) and generally means that not less than 80 percent of the land in the project area has been or is developed for urban uses, or is characterized by subdivision and sale of lots of inadequate size for proper usefulness and development, or is characterized by the laying out of lots in disregard of the physical characteristics of the ground and surrounding conditions, or is characterized by a prevalence of depreciated values, impaired investments, and social and economic maladjustment or is in integral part of an area developed for urban uses.

The Project Area is predominantly urbanized because it has only approximately 45 scattered vacant parcels including approximately 9.5 acres. This represents less than one percent of the total acres in the Project Area.

The description of "vacant parcels" does not include parking lots, playgrounds or the cleared sites of buildings demolished due to the damage caused by the earthquake.

**ATTACHMENT A**

**SUMMARY OF CONSULTATIONS, OR ATTEMPTS TO  
CONSULT WITH TAXING AGENCIES**

## CONSULTATIONS WITH REPRESENTATIVES OF TAXING AGENCIES

On May 24, 1994, Paul Casey, Acting Senior Planner for the City of Santa Monica Program and Policy Development Division on behalf of the Agency, had a phone conversation with Delta Uyenoyama with the County of Los Angeles. Mr. Uyenoyama contacted the Agency by telephone to state that he was the County's contact person and could be reached at 213-974-1177. Mr. Uyenoyama stated that the County had no official position at that time on the Plan.

On May 12, 1994 Ed Harte, Controller for Santa Monica Community College telephoned Paul Casey, Acting Senior Planner for the City of Santa Monica Program and Policy Development Division to discuss the proposed Plan. After numerous phone conversation, on June 8, 1994 Paul Casey and Suzanne Frick, Director of Planning and Community Development on behalf of the Agency met with Mr. Harte to discuss the Plan. Mr. Harte requested that the Agency commit funds to damaged public facilities that would minimize the fiscal impacts to the College through use of the Redevelopment Law. The Agency is looking into this opportunity with legal counsel and will inform the College of such opportunities.

The Agency, through John Jalili the Executive Director, has discussed the proposed Redevelopment Plan with both Santa Monica College and the Santa Monica/Malibu Unified School District.

In late April, 1994, Paul Casey, Acting Senior Planner, and Tad Read, Associate Planner for the City of Santa Monica Program and Policy Development Division representing the Agency, both individually met with Brooks Coleman of Public Economics, Inc., who was representing the Los Angeles County Office of Education, at Santa Monica City Hall. Mr. Coleman was interested as to whether the Agency would be adhering to the provisions of AB 1290 with respect to the statutory pass through agreements with taxing agencies. The Agency is fully including the provisions of AB 1290 in the Plan. The Agency confirmed this with legal counsel after the meeting and telephoned Mr. Coleman the following day with that information. An offer was made by Mr. Casey to meet with Mr. Coleman on any other issues he may have on the proposed Plan.



CITY OF  
**SANTA MONICA**  
CALIFORNIA

OFFICE OF THE CITY MANAGER (310) 458-8301

P.O. Box 2200, Santa Monica, California 90407-2200

March 31, 1994

John Wong/David Martin  
STATE BOARD OF EQUALIZATION  
Valuation Division  
450 N. Street, MIC: 59  
Sacramento, California 95814

**SUBJECT:** Document Transmittal and Notice Regarding Preparation of Redevelopment Plan

To Whom It May Concern:

On January 17, 1994 and thereafter, the "Northridge Earthquake," followed by a multitude of severe aftershocks occurred, with disastrous consequences, in the City of Santa Monica. The Governor of the State has certified the need for assistance and has officially designated an earthquake disaster area which includes the City of Santa Monica. The President of the United States declared the earthquake to be a major disaster under federal law. As a result, a Redevelopment Plan is being prepared by the City of Santa Monica and the Redevelopment Agency of the City of Santa Monica ("Agency") for a proposed Earthquake Disaster Recovery Redevelopment Project ("Earthquake Recovery Project"), pursuant to the Community Redevelopment Law (California Health and Safety Code, Section 33000 et seq.) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safety Code, Section 34000 et seq., "Disaster Project Law").

The Disaster Project Law governs the adoption of redevelopment plans in a community in which a "disaster" has occurred, within a "disaster area". Section 34003 defines "disaster" as any catastrophe occurring, respecting which the Governor of the State has certified the need for assistance and which the President of the United States has determined to be a major disaster pursuant to federal law. Section 34004 of the Disaster Project Law defines "disaster area" as a redevelopment area designated by the legislative body of the community, which redevelopment area the legislative body has determined to be in need of redevelopment, rehabilitation or renewal as the result of a disaster.

Section 34013 of the Disaster Project Law provides that certain procedures which otherwise would be required by the provisions of the Community Redevelopment Law may be disregarded where a redevelopment plan is adopted for disaster recovery pursuant to its terms. Section 34013 states that a redevelopment agency may plan, undertake and carry out a redevelopment project, and the redevelopment agency and legislative body of the community may approve a redevelopment plan in the disaster area without regard to: the requirements of Sections 33301 and 33302 that there be a planning commission and general plan; the requirements of Sections 33320.1 and 33322 that the project area be a blighted area or that the project area be selected by a planning commission; the requirement of Section 33322 that a preliminary plan be prepared; the requirements of Section 33331 and 33332 that the redevelopment plan conform to the general plan and be based on a preliminary plan; and the requirement of Section 33346 that the redevelopment plan be submitted to the planning commission. Certain other procedures are also waived by Section 34013.

The proposed Redevelopment Plan for the Earthquake Recovery Project is being proposed in accordance with the Disaster Project Law, taking advantage of the above cited waivers in order to speed-up the process. The proposed Project will provide financial assistance to affected owners and others so that the repair, reconstruction and revitalization of areas damaged by the earthquake can be accomplished immediately, through the use of tax increment financing pursuant to Health and safety Code Section 33670. The proceeds from bond sales against which the tax increment will be pledged will supplement aid from State and Federal programs, which is inadequate to meet estimates of need arising from the earthquake disaster. The Redevelopment Plan will allow much needed land use control over the reconstruction and revitalization processes.

In accordance with the waivers of Section 34013, the Project Area has not been selected by the Planning Commission at this time, nor has a preliminary plan been prepared. The Project Area will be formally selected by the City Council when the proposed Redevelopment Plan is adopted. In the absence of a preliminary plan, and because no project area boundaries have been selected, the statutory scheme does not require transmittal under Section 33327 to County officials, affected taxing entities, or the State Board of Equalization, any description of any boundaries of the as yet undefined Project Area, nor any statement that a plan for the redevelopment of the area is being prepared, nor any map indicating any boundaries of the as yet undefined Project Area. Nevertheless, the Agency desires to transmit herewith:

1. A statement of preparation of a Redevelopment Plan for the proposed Earthquake Recovery Project which identifies the proposed Base Year Assessment Roll to be utilized by the Agency for the allocation of taxes pursuant to Section 33670 and 33670.5 of the Health and Safety Code;
2. A map indicating the proposed boundaries of the Project Area; and

State Board of Equalization

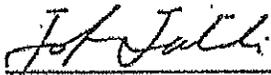
Page 3

March 31, 1994

3. A legal description of the proposed Project Area.

It follows from the Disaster Project Law that the Agency may disregard the provisions in Section 33328 of the Community Redevelopment Law that the Agency shall advise the County officials and taxing agencies, and the State Board of Equalization of the last equalized assessment roll the Agency proposes to use for the allocation of taxes that will comply with Sections 33670 and 33670.5. For informational purposes, however, the Agency transmits herewith a copy of the Resolution adopting the Base Year Assessment Roll.

Sincerely,



John Jalili, Executive Director

REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA

Enclosures: Statement  
Map  
Legal Description  
Base Assessment Year Resolution

f:\share\letters\redvboe



CITY OF  
**SANTA MONICA**  
CALIFORNIA

OFFICE OF THE CITY MANAGER (310) 458-8301

P.O. Box 2200, Santa Monica, California 90407-2200

March 31, 1994

John Jalili, City Manager  
CITY OF SANTA MONICA  
1685 Main Street  
Santa Monica, California 90401

TO: AUDITOR, ASSESSOR, AND TAX COLLECTOR OF LOS ANGELES  
COUNTY, AND ALL OTHER AFFECTED TAXING ENTITIES

SUBJECT: DOCUMENT TRANSMITTAL AND NOTICE REGARDING PREPARATION  
OF REDEVELOPMENT PLAN

To Whom It May Concern:

On January 17, 1994 and thereafter, the "Northridge Earthquake," followed by a multitude of severe aftershocks occurred, with disastrous consequences in the City of Santa Monica. The Governor of the State has certified the need for assistance and has officially designated an earthquake disaster area which includes the City of Santa Monica. The President of the United States has declared the earthquake to be a major disaster under federal law. As a result, a Redevelopment Plan is being prepared by the City of Santa Monica and the Redevelopment Agency of the City of Santa Monica ("Agency") for a proposed Earthquake Disaster Recover Redevelopment Project ("Earthquake Recovery Project"), pursuant to the Community Redevelopment Law (California Health and Safety Code, Section 33000 et seq.) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safety Code, Section 34000 et seq., "Disaster Project Law").

The Disaster Project Law governs the adoption of redevelopment plans in a community in which a "disaster" has occurred, within a "disaster area". Section 34003 defines "disaster" as any catastrophe occurring, respecting which the Governor of the State has certified the need for assistance and which the President of the United States has determined to be a major disaster pursuant to federal law. Section 34004 of the Disaster Project Law defines "disaster area" as a redevelopment area designated by the legislative body of the community, which redevelopment area the legislative body has determined to be in need of redevelopment, rehabilitation or renewal as the result of a disaster.

Section 34013 of the Disaster Project Law provides that certain procedures which otherwise would be required by the provisions of the Community Redevelopment Law may be disregarded where a redevelopment plan is adopted for disaster recovery pursuant to its terms. Section 34013 states that a redevelopment agency may plan, undertake and carry out a redevelopment project, and the redevelopment agency and legislative body of the community may approve a redevelopment plan in the disaster area without regard to: the requirements of Sections 33301 and 33302 that there be a planning commission and general plan; the requirements of Sections 33320.1 and 33322 that the project area be a blighted area or that the project area be selected by a planning commission; the requirement of Section 33322 that a preliminary plan be prepared; the requirements of Section 33331 and 33332 that the redevelopment plan conform to the general plan and be based on a preliminary plan; and the requirement of Section 33346 that the redevelopment plan be submitted to the planning commission. Certain other procedures are also waived by Section 34013.

The proposed Redevelopment Plan for the Earthquake Recovery Project is being proposed in accordance with the Disaster Project Law, taking advantage of the above cited waivers in order to speed-up the process. The proposed Project will provide financial assistance to affected owners and others so that the repair, reconstruction and revitalization of areas damaged by the earthquake can be accomplished immediately, through the use of tax increment financing pursuant to Health and Safety Code Section 33670. The proceeds from bond sales against which the tax increment will be pledged will supplement aid from State and Federal programs, which is inadequate to meet estimates of need arising from the earthquake disaster. The Redevelopment Plan will allow much needed land use control over the reconstruction and revitalization processes.

In accordance with the waivers of Section 34013, the Project Area has not been selected by the Planning Commission at this time, nor has a preliminary plan been prepared. The Project Area will be formally selected by the City Council when the proposed Redevelopment Plan is adopted. In the absence of a preliminary plan, and because no project area boundaries have been selected, the statutory scheme does not require transmittal under Section 33327 to County officials, affected taxing entities, or the State Board of Equalization, any description of any boundaries of the as yet undefined Project Area, nor any statement that a plan for the redevelopment of the area is being prepared, nor any map indicating any boundaries of the as yet undefined Project Area. Nevertheless, the Agency desires to transmit herewith:

1. A statement of preparation of a Redevelopment Plan for the proposed Earthquake Recovery Project which identifies the proposed Base Year Assessment Roll to be utilized by the Agency for the allocation of taxes pursuant to Section 33670 and 33670.5 of the Health and Safety Code;
2. A map indicating the proposed boundaries of the Project Area; and

Taxing Agencies  
Page 3  
March 31, 1994

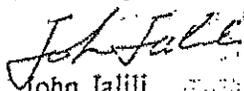
3. A legal description of the proposed Project Area.

If follows from the Disaster Project Law that the Agency may disregard the provisions in Section 33328 of the Community Redevelopment Law that the Agency shall advise the County officials and taxing agencies, and the State Board of Equalization of the last equalized assessment roll the Agency proposes to use for the allocation of taxes that will comply with Sections 33670 and 33670.5. For information purposes, however, the Agency transmits herewith a copy of the Resolution adopting the Base Year Assessment Roll.

The Agency hereby offers to consult with each taxing agency which levels taxes, or for which taxes are levied, on property within the proposed Project Area with respect to the proposed Redevelopment Plan and with respect to the allocation of taxes pursuant to Sections 33670 and 33670.5 of the Community Redevelopment Law.

Please advise this office of the name, address and telephone number of the official with whom any such consultation will be made.

Sincerely,



John Jalili  
Executive Director

REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA

- Enclosures: Statement  
Map  
Legal Description  
Base Assessment Year Resolution

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John Jallil, City Manager,  
CITY OF SANTA MONICA  
1685 Main Street  
Santa Monica, CA 90401

Mr. Frank Aranda, Mngr  
Right of Way and Land Division  
METROPOLITAN WATER DISTRICT  
Box 541153  
Los Angeles, CA 90054

Dr. Art Cohen, Asst. Superintendent  
SANTA MONICA-MALIBU USD  
1651 16th Street  
Santa Monica, CA 90404

John Wong/David Martin  
STATE BOARD OF EQUALIZATION  
Valuation Division  
450 N Street, MIC: 59  
Sacramento, CA 95814

General Claims  
COUNTY GENERAL FUND  
500 W. Temple, Rm 502  
Los Angeles, CA 90012

Thomas Donner, Chief Bus. Officer  
SANTA MONICA COMM COLLEGE  
1900 Pico Boulevard  
Santa Monica, CA 90405

*Ms. Sally Reed*  
~~Mr. Richard Brown~~, Chief Officer  
COUNTY OF LOS ANGELES  
Hall of Administration  
500 W. Temple, Room 821  
Los Angeles, CA 90012

Dr. Stuart Gothhold, County  
Superintendent  
COUNTY SCHOOL SERVICES  
9300 Imperial Highway  
Downey, CA 90242

Ms. Sandra Davis  
COUNTY TAX COLLECTOR  
Hall of Administration  
500 W. Temple, Room 437  
Los Angeles, CA 90012

Mr. John Cady  
COUNTY FLOOD CONTROL  
DISTRICT  
Program Development Department  
900 S. Fremont  
Alhambra, CA 91802

Mr. Mark H. Bloodgood  
COUNTY AUDITOR-CONTROLLER  
Hall of Administration  
500 W. Temple, Room 528  
Los Angeles, CA 90012

James Hunt, Deputy Fire Chief  
FIRE PROTECTION DISTRICT  
1320 N. Eastern Ave.  
Los Angeles, CA 90063-3294

Kenneth Mahu  
COUNTY ASSESSOR  
Hall of Administration  
500 W. Temple, Room 320  
Los Angeles, CA 90012

Robert Savitskas, Executive Director  
COUNTY WEST VECTOR CONTROL  
6750 Centinela Avenue  
Culver City, CA 90230

STATEMENT OF PREPARATION OF A REDEVELOPMENT PLAN FOR  
THE PROPOSED  
EARTHQUAKE DISASTER RECOVERY REDEVELOPMENT PROJECT

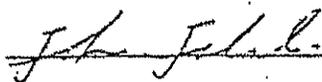
TO: AUDITOR, ASSESSOR, TAX COLLECTOR OF LOS ANGELES COUNTY, ALL  
OTHER AFFECTED TAXING ENTITIES, AND THE STATE BOARD OF  
EQUALIZATION

You are hereby notified that the Redevelopment Agency of the City of Santa Monica is in the process of preparing a Redevelopment Plan for the proposed Earthquake Disaster Recovery Redevelopment Project. It is the intention of the Agency to complete said Plan and to have it adopted pursuant to the California Community Redevelopment Law (Health and Safety Code, Section 33000 et seq.) and the Community Redevelopment Financial Assistance and Disaster Project Law (Health and Safety Code, Section 34000 et seq.).

It is the intention of the Agency to use the 1993-1994 Equalized Assessment Roll, as the Base Year Assessment Roll for the allocation of taxes pursuant to Section 33670 of the Health and Safety Code.

Date: March 31, 1994

REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA



Name John Jalili

Title Executive Director

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MEMORANDUM

PROGRAM & POLICY DEVELOPMENT DIVISION

LAND USE AND TRANSPORTATION MANAGEMENT DEPARTMENT  
CITY OF SANTA MONICA

DATE: March 31, 1994  
TO: State Board of Equalization  
FROM: City of Santa Monica Planning Staff  
SUBJECT: Filing Fee

Please find attached the \$1,400 filing fee required by State Board of Equalization guidelines for submitting the proposed Earthquake Recovery Redevelopment Project Area from the City of Santa Monica for your review.

CITY OF SANTA MONICA  
 95 MAIN STREET  
 SANTA MONICA, CA 90401-3295

\*\*STATE BOARD OF EQUALIZATION\*\*

270105

INVOICE NO	P.O. NUMBER	INDEX NO.	DATE	GROSS AMOUNT	DISCOUNT	NET AMOUNT
Filing Fee	RW 139302		3/31/94	1400.00	0	1400.00
TOTAL ▶						1400.00

PLEASE DETACH  
 BEFORE DEPOSITING

CITY OF SANTA MONICA  
 1685 MAIN STREET  
 SANTA MONICA, CA 90401-3295  
 WARRANT OF THE CITY TREASURER

FIRST INTERSTATE BANK  
 SANTA MONICA OFFICE  
 SANTA MONICA, CALIFORNIA  
 NOT NEGOTIABLE AFTER SIXTY DAYS

18-21/124  
 1220

DATE	NUMBER
3/31/94	270105

270105

AMOUNT
***\$1400.00**

PAY \*\*ONE THOUSAND FOUR HUNDRED DOLLARS AND XX/00\*\*\*\*\*

TO THE  
 ORDER OF \*\*STATE BOARD OF EQUALIZATION\*\*\*\*\*

*Charles...*  
*Paul S. Bernady*

# 270105# 122000218# 124398000# 11

LEGAL BOUNDARY DESCRIPTION  
OF  
THE SANTA MONICA RECOVERY REDEVELOPMENT  
SURVEY AREA

The boundary of the Santa Moinca Earthquake Recovery Redevelopment Area is shown on the attached maps. The legal description of the boundary area is as follows:

That certain real property in the City of Santa Monica, County of Los Angeles, State of California, described as follows:

Commencing at the centerline intersection of Ocean Avenue and Bay Street as shown on Tract No. 8798, recorded in Book 114, Pages 22 and 23 of Maps, records of said County; thence southwesterly along said centerline of Bay Street 226.08 feet, more or less,, to an intersection of the southwesterly line of The Promenade (formerly known as Promenade on said Tract No. 8798) produced southeasterly to said centerline of Bay Street, said intersection being the TRUE POINT OF BEGINNING; thence northeasterly along said centerline of Bay Street to the intersection of the center of Fourth Street (formerly known as Abbie Street as shown on Plat of The Wave Crest Tract, recorded in Book 18, Page 49 of Miscellaneous Records of said County); thence northwesterly along the center of Fourth Street 18.01 feet, more or less, to the center of Bay Street as shown on said Plat of The Wave Crest Tract; thence northeasterly to the centerline of Sixth Street as shown on said Plat of The Wave Crest Tract; thence southeasterly 67.92 feet, more or less, to the center of the northeasterly continuation of said Bay Street; thence northeasterly along the center of said Bay Street to the centerline of Lincoln Boulevard (formerly known as Eighth Street) as shown on Tract No. 5512, recorded in Book 59, Pages 1 and 2 of Maps, records of said County; thence southeasterly along said centerline of said

Lincoln Boulevard 36.26 feet, more or less, to the northeasterly continuation of Bay Street as shown on said Tract No. 5512; thence northeasterly along the center of said Bay Street 1196.72 feet, more or less, to the centerline of Eleventh Street as shown on Tract No. 12515, recorded in Book 282, Page 25, of Maps, records of said County; thence southeasterly along said centerline of said Eleventh Street 40.77 feet, more or less, to the centerline of the northeasterly continuation of said Bay Street; thence northeasterly along said centerline of said Bay Street 683.36 feet, more or less, to the centerline of Euclid Street as shown on said Tract No. 12515; thence southeasterly along said centerline of Euclid Street 319.87 feet, more or less, to the centerline of Grant Street as shown on Tract No. 12655, recorded in Book 247, Page 39, of Maps, records of said County; thence northeasterly along said centerline of Grant Street as shown on Tract No. 12326, as recorded in Book 231, Page 50, of Maps, records of said County, 608.10 feet, more or less, to the centerline of Fourteenth Street as shown on said Tract No. 12326; thence northwesterly along said centerline of Fourteenth Street 320.13 feet, more or less, to the intersection of the southwesterly prolongation of the centerline of Bay Street as shown on Tract No. 11821, as recorded in Book 240, Pages 20 and 21 of Maps, records of said County; thence northeasterly along said centerline of Bay Street 615.06 feet, more or less, to the centerline of Sixteenth Street, as shown on said Tract No. 11821; thence southeasterly along said centerline of Sixteenth Street 995.54 feet, more or less, to the centerline of Pearl Street as shown on said Tract No. 11821; thence northeasterly along said centerline of Pearl Street 1583.79 feet, more or less, to the

centerline of Twentieth Street, as shown on Tract No. 12543, as recorded in Book 253, Pages 49 and 50, of Maps, records of said County; thence northwesterly along said centerline of Twentieth Street 1057.96 feet, more or less, to an intersection with the center of Pico Place South (the first alley southeasterly of, and parallel to, Pico Boulevard) as shown on Tract No. 6330, recorded in Book 69, Pages 33 thru 37; of Maps, records of said County; thence northeasterly along the center of said Pico Place South 3,065.07 feet, more or less, to a point in the southwesterly line of Lot 19, Tract No. 1980, as recorded in Book 21, Page 152 of Maps, records of said County; thence northwesterly along the southwesterly line of said Lot 19, 10.17 feet, more or less, to the most southerly corner of Lot 20 of said Tract No. 1980; thence northeasterly along the southeasterly line of said lot 20 to the easternmost corner of said Lot 20, as shown on said Tract No. 1980, said corner is also in the centerline of Twenty-Eighth Street; thence 20.00 feet, more or less, southeasterly along said centerline of Twenty-Eighth Street, said centerline also being the southeasterly line of Lot 22 of said Tract No. 1980; thence 180 feet, more or less, along a line parallel with the northwesterly line of said Lot 22 and 20.00 feet, more or less, southeasterly measured at right angles, said parallel line terminates at a point in the southwesterly line of Lot 59 of said Tract No. 1980; thence southeasterly along the southwesterly line of said Lot 59, 100 feet, more or less, to the southeasterly line of said Lot 59; thence northeasterly along said southeasterly line of said Lot 59, 180 feet, more or less, to the easternmost corner of said Lot 59, said corner is also in the centerline of Twenty-Ninth Street;

thence 60 feet, more or less, northwesterly along said centerline of Twenty-Ninth Street, said centerline also being the northeast line of said Lot 59; thence northeasterly 540 feet, more or less, to a point in the southwesterly line of Lot 139 of said Tract No. 1980; thence 60 feet, more or less, southeasterly along said southwesterly line to the most southerly corner of said Lot 139; thence northeasterly 1300 feet, more or less, along the southeasterly lines of Lots 139, 140, 177, 178, 215, 216 and 253, all of Tract No. 1980, as recorded in Book 21, Page 152 of Maps, records of said County, to the most easterly corner of said Lot 253, said corner also being in the centerline of Thirty-Fourth Street; thence southeasterly along said centerline 240 feet, more or less, to the most southerly corner of Lot 255 of said Tract No. 1980; thence northeasterly along the southeast line of said Lot 255, 190 feet, more or less, to the most easterly corner of said Lot 255; thence northwesterly along the northeasterly line of said Lot 255, 94.95 feet, more or less, to the most southerly corner of Lot 285 of said Tract No. 1980; thence northeasterly along the southeast line of said Lot 285, 240.59 feet, more or less, to the northeasterly boundary line of the City of Santa Monica, as shown on Tract No. 50704, as recorded in Book 1192, Pages 38 thru 40 of Maps, records of said County; thence continuing along said City Boundary northwesterly 235 feet, more or less, to an angle point in Pico Boulevard; thence continuing along said City Boundary northwesterly 1300 feet, more or less, to an angle point within the Right-of Way of Exposition Boulevard, as shown on Tract No. 14800, recorded in Book 399, Pages 36 and 37, of Maps, records of said County; thence continuing northwesterly along said Boundary of the

City of Santa Monica 710 feet, more or less, to a line within the Right-of-Way of Olympic Boulevard, said line is parallel to the northwesterly sideline of said Olympic Boulevard and 50 feet, more or less, southeasterly of said northwesterly sideline of Olympic Boulevard, measured at right angles; thence continuing along said City Boundary southwesterly along said parallel line 500 feet, more or less, to the intersection of said parallel line and the southeasterly prolongation of the southwesterly sideline of Centinela Avenue, shown as the Right-of-Way adjacent to and northeasterly of Lots 4 and 5, Block 199, of the Town of Santa Monica, as recorded in Book 39, pages 45 thru 51, records of said County, said line of southeasterly prolongation also being the northeasterly Boundary line of the City of Santa Monica; thence continuing northwesterly along said boundary line of the City of Santa Monica 2,349.68 feet, more or less, to an intersection with the centerline of Colorado Avenue, formerly shown as Colorado Street on Tract No. 7077 as recorded in Book 78, Page 87 of Maps, records of said County; thence southwesterly along said centerline of Colorado Avenue and departing from said northeasterly City Boundary as shown on Tract No. 36646, as recorded in Book 941, Pages 32 and 33, records of said County, 760 feet, more or less, to an intersection with the center of Berkeley Street, as shown on Sierra Vista Annex, as recorded in Book 7, Page 181 of maps, records of said County; thence northwesterly 1,567.50 feet, more or less, to an intersection with the center of Santa Monica Place North, the first Alley parallel to and northwesterly of Santa Monica Boulevard (formerly known as Oregon Avenue on Map of Serra Vista Heights, as recorded in Book 8, Page 38 of Maps); thence

southwesterly along the center of said Santa Monica Place North 1,590 feet, more or less, to the center of Princeton Street, as shown on Serra Vista Heights Extension, as recorded in Book 8, Page 180 of Maps; thence southeasterly along said center of Princeton Street 25 feet, more or less, to an intersection with the center of Santa Monica Place South, shown as that alley northwesterly of and parallel to Santa Monica Boulevard, on said Serra Vista Heights Extension; thence southwesterly along said center of Santa Monica Place South 400 feet, more or less, to the center of Twenty-Sixth Street; thence northwesterly along the center of said Twenty-Sixth Street 2.26 feet, more or less, to the northeasterly prolongation of the northwesterly line of Lot 2, Tract No. 12203, as recorded in Book 230, Page 35 of Maps, records of said County; thence southwesterly along said prolongation and said line of Lot 2, 140 feet, more or less, to the southwesterly line of said Tract No. 12203; thence northwesterly along said southwesterly line of said Tract No. 12203, 157.16 feet, more or less, to the southeasterly boundary of Tract No. 26933 as recorded in Book 821, Pages 79 through 81 of Maps, records of said County; thence southwesterly along said boundary line 230.30 feet, more or less, to the northeasterly boundary line of Chelsea Green, as recorded in Book 12, Page 145 of Maps, records of said County; thence southeasterly along said northeasterly boundary line 164.68 feet, more or less, to an intersection with the northeasterly prolongation of the center of Santa Monica Place North, the first Alley northwesterly of and parallel to Santa Monica Boulevard (formerly known as Oregon Avenue on said Chelsea Green); thence southwesterly along said center of Santa Monica Place North 310.30 feet, more or less, to

the center of Chelsea Avenue as shown on said Chelsea Green; thence southeasterly along said center of Chelsea Avenue 177.50 feet, more or less, to the center of Santa Monica Boulevard as shown on said Chelsea Green; thence southwesterly along said center of Santa Monica Boulevard 510.45 feet, more or less, to an intersection with the southeasterly prolongation of the centerline of Twenty-Third Court, the first Alley southwesterly of and parallel to Chelsea Avenue, as shown on Tract No. 4650, as recorded in Book 56, Page 8 of Maps, records of said County; thence northwesterly along said centerline of Twenty-Third Court 680 feet; more or less, to the intersection of the centerline of Arizona Avenue as shown on said Tract No. 4650; thence northeasterly along said centerline of Arizona Avenue 170.19 feet, more or less, to an intersection with the centerline of Twenty-Fourth Street as shown on Parcel Map No. 21853, as recorded in Book 239, Pages 14 and 15 of Maps; thence northwesterly along said centerline of Twenty-Fourth Street 857.56 feet, more or less, to an intersection with the center of Wilshire Place North, the first Alley northwesterly of and parallel to Wilshire Boulevard, as shown on Tract No. 5239, as recorded in Book 54, Page 81 of Maps, records of said County; thence southwesterly along said center of Wilshire Place North 680.60 feet, more or less, to the center of Twenty-Second Street as shown on said Tract No. 5239; thence northwesterly along said center of Twenty-Second Street 42.50 feet, more or less, to an intersection with the center of said Wilshire Place North, the first Alley northwesterly of and parallel to Wilshire Boulevard, as shown on Tract Map No. 7404, as recorded in Book 83, Page 92 of Maps; thence southwesterly along the center of said Wilshire Place North 511.80 feet, more or less,

to the intersection of the centerline of Twentieth Court, the first Alley northeasterly of Twentieth Street as shown on Tract No. 41763, as recorded in Book 1015, Pages 28 and 29 of Maps, records of said County; thence northwesterly along said centerline of Twentieth Court 112.50 feet, more or less, to the center of Wilshire Place North, as shown on Tract No. 48587, as recorded in Book 1170, Pages 60 and 61 of Maps, records of said County; thence southwesterly along the center of said Wilshire Place North 199.90 feet, more or less, to the centerline of Twentieth Street as shown on said Tract No. 48587; thence northwesterly along said centerline of Twentieth Street 377.43 feet, more or less, to the centerline of California Avenue, as shown on said Tract No. 48587; thence southwesterly along said centerline of California Avenue 400.00 feet, more or less, to the centerline of Nineteenth Street as shown on Tract No. 35933, as recorded in Book 914, Pages 9 and 10 of Maps, records of said County; thence northwesterly along said centerline of Nineteenth Street 2,049.77 feet, more or less, to the centerline of Montana Avenue, as shown on Tract No. 50170, as recorded in Book 1187, Pages 90 thru 92 of Maps, records of said County; thence southwesterly along said centerline of Montana Avenue 799.87 feet, more or less, to the centerline of Seventeenth Street, as shown on Tract No. 5119, as recorded in Book 53, Page 64 of Maps, records of said County; thence northwesterly along said centerline of Seventeenth Street 150 feet, more or less, to an intersection with the center of Montana Place North, the first Alley northwesterly of and parrallel to Montana Avenue, as shown on said Tract No. 5119, thence southwesterly along the center of said Montana Place North 1,199.52 feet, more or less, to the centerline

of Fourteenth Street as shown on said Tract No. 5119; thence southeasterly along said centerline of Fourteenth Street 2.50 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 15, Block 15, The Palisades, as recorded in Book 23, Page 142 of Maps, records of said County; thence southwesterly 999.56 along said northwest line of said Lot 15 and continuing southwesterly along the northwest line of said Lot 15 and continuing southwesterly along the northwest lines of the following listed Lots of said The Palisades: Lot 18 in Block 15, Lot 15 in Block 16, Lot 18 in Block 16, and Lot 15 in Block 17, to the center of Eleventh Court, the first Alley northeast of and parallel to Eleventh Street as shown on said The Palisades; thence northwesterly along said center of Eleventh Court 50.00 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 19, Block 17, The Palisades, as recorded in Book 23, Page 142 of Maps, records of said County; thence southwesterly along said northwest line of Lot 19, 200 feet, more or less, to the center of Eleventh Street as shown on said The Palisades; thence southeasterly along said center of Eleventh street 50.00 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 15, Block W, as shown on The Palisades, as recorded in Book 20, Pages 150 and 151, records of said County; thence southwesterly along the northwest lines of said Lot 15 and Lot 18, Block W, both of said The Palisades, 399.83 feet, more or less, to the centerline of Tenth Street, as shown on Tract No. 2743, as recorded in Book 28, Page 7 of Maps, records of said County; thence southeasterly along said centerline of Tenth Street 7.50 feet, more or less, to

an intersection with the northeasterly prolongation of the northwest line of Lot 16, Block C of Tract No. 2743 as recorded in Book 28, Page 7 of Maps, records of said County; thence southwesterly along the northwest lines of said Lot 16 and Lot 33, Block C, of said Tract No. 2743, 399.83 feet, more or less, to the centerline of Ninth Street as shown on said Tract No. 2743; thence southeasterly along said centerline of Ninth Street 140.00 feet, more or less, to the centerline of Montana Avenue as shown on said Tract No. 2743; thence southwesterly along said centerline of Montana Avenue 399.83 feet, more or less, to the centerline intersection of Lincoln Boulevard, formerly known as 8th Street on said Tract No. 2743; thence northwesterly along said centerline of Lincoln Boulevard 140.00 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 16, Block A of said Tract No. 2743; thence southwesterly along said northwest line 199.95 feet, more or less, to the center of Seventh Court as shown on Tract No. 46444, as recorded in Book 1156, Pages 7 and 8 of Maps, records of said County; thence northwesterly along said centerline of said Seventh Court 50.00 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 32, Block A, as shown on said Tract No. 2743; thence southwesterly along said northwest line of said Lot 32 199.92 feet, more or less, to the centerline of Seventh Street as shown on said Tract No. 2743; thence northwesterly along said centerline of Seventh Street 10.00 feet, more or less, to the centerline of Montana Place North, as shown on Tract No. 50047, as recorded in Book 1177, Pages 21 and 22 of Maps, records of said County; thence southwesterly along said centerline of Montana Place

North 240.02 feet, more or less, to an intersection with the northwesterly prolongation of the southwest line of Lot 68, Block B, as shown on The Palisades, as recorded in Book 7, Page 154 of Maps; thence southeasterly along said southwest line of said Lot 68, 200.10 feet, more or less, to the centerline of Montana Avenue as shown on said Tract No. 50047; thence southwesterly along said centerline of Montana Avenue 2,169.53 feet, more or less, to the centerline of Ocean Avenue as shown on Tract No. 36409, as recorded in Book 970, Pages 65 and 66 of Maps, records of said County; thence northwesterly along said centerline of Ocean Avenue 40.00 feet, more or less, to the northeasterly prolongation of the northwest Boundary of Tract No. 7718 as recorded in Book 107, Page 96 of Maps, records of said County; thence southwesterly along said northwest Boundary of said Tract No. 7718, 356.06 feet, more or less, to the center of Palisades Beach Road as shown on said Tract No 7718; thence southeasterly along said center of Palisades Beach Road 2,084.22 feet, more or less, to an intersection with the northeasterly prolongation of the northwesterly terminus of The Promenade; thence southwesterly along said northeasterly prolongation 110.00 feet, more or less, to the center of said northwesterly terminus of The Promenade; thence southeasterly along said center of The Promenade 5,603 feet, more or less, to an intersection with the southeasterly Boundary of Tract No. 8798, as recorded in Book 114, Pages 22 and 23, of Maps, records of said County; thence southwesterly along said Boundary of Tract No. 8798, 10.00 feet, more or less, to the southwest sideline of The Promenade (20 feet wide); thence southeasterly along said sideline of The Promenade 150 feet, more or less, to THE TRUE POINT OF

BEGINNING.

Excepting therefrom that portion of land commonly known as Santa Monica Place, and bounded by the centerlines of Fourth Street, Colorado Avenue, Second Street, and Broadway, as shown on Tract No. 34997, as recorded in Book 926, Page 46 of Maps, records of said County.

The total acreage of that certain real property and the exception described above being 2,307 acres, more or less.

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**M E M O R A N D U M**

**PROGRAM & POLICY DEVELOPMENT DIVISION**

**LAND USE AND TRANSPORTATION MANAGEMENT DEPARTMENT  
CITY OF SANTA MONICA**

**DATE:** March 31, 1994  
**TO:** State Board of Equalization and Interested Taxing Agencies  
**FROM:** City of Santa Monica Planning Staff  
**SUBJECT:** Resolution Designating Base Year Assessment Roll

The attached Resolution designating the Base Year Assessment Roll for the proposed Santa Monica Earthquake Recovery Redevelopment Project was adopted unanimously by the City of Santa Monica Redevelopment Agency at its March 29, 1994 meeting. A signed copy of the Resolution will be mailed to you by certified mail on April 6, 1994.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA ESTABLISHING THE PROPOSED BASE YEAR ASSESSMENT ROLL; AUTHORIZING AND DIRECTING THE TRANSMITTAL OF A STATEMENT TO TAXING OFFICIALS AND AGENCIES; AND AUTHORIZING AND DIRECTING PAYMENT OF A FILING FEE TO THE STATE BOARD OF EQUALIZATION

WHEREAS, on March 22, 1994, the City Council of the City of Santa Monica adopted Resolution No. \_\_\_\_\_ which designated the "Earthquake Recovery Redevelopment Survey Area" pursuant to Section 33310 of the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) to determine if a redevelopment project within said area is feasible; and

WHEREAS, the Community Redevelopment Law sets forth procedures by which a redevelopment project area shall be selected from such a survey area under ordinary circumstances; and

WHEREAS, Section 34013 of the Community Redevelopment Financial Assistance and Disaster Project Law (Health and Safety Code Section 34000 et seq., the "Disaster Project Law") provides certain exemptions and alternate procedures by which a legally sufficient redevelopment plan may be adopted, notwithstanding any other provision of the Community Redevelopment Law, in a community in which a "Disaster" as defined therein, has occurred; and

WHEREAS, "Disaster" is defined in Section 34003 of the Disaster Project law to include a disaster occurring on or after March 1, 1964, respecting which the Governor of the State has certified the need for assistance and which the President of the United States has determined to be a major disaster pursuant to federal law; and

WHEREAS, on January 17, 1994 the "Northridge Earthquake" occurred in Southern California, respecting which Governor Wilson of the State of California certified the need for assistance and designated such earthquake to be a disaster, and President Clinton declared the Northridge Earthquake to be a major disaster under Federal law; and

WHEREAS, Section 34013 of the Disaster Project Law provides that any redevelopment agency may plan, undertake and carry out a redevelopment project in a disaster are pursuant to the Community Redevelopment Law, without regard to the following:

- (1) The requirements of Sections 33301 and 33302 that there be a planning commission and general plan;
- (2) The requirements of Sections 33320.1 and 33322 that the project area be a blighted area or that the project area be selected by a planning commission;

(3) The requirement of Section 33322 that a preliminary plan be prepared;

(4) The requirements of Sections 33331 and 33332 that the redevelopment plan conform to the general plan and shall be based on a preliminary plan;

(5) The requirement of Section 33346 that the redevelopment plan be submitted to the planning commission; and

WHEREAS, pursuant to the disaster exemptions of Section 34013 of the Disaster Project Law, no project area has been selected, and project area boundaries have not yet been determined; and

WHEREAS, in the absence of the requirement of project area selection there can be no requirement for project fiscal reports; and

WHEREAS, the Agency desires to designate a base year assessment roll for a proposed redevelopment project area within the Survey Area; and

WHEREAS, the Agency desires, but is not required to transmit a description of the boundaries of a proposed redevelopment project area and transmit a map of the proposed redevelopment project area to the County of Los Angeles for informational purposes only; and

WHEREAS, the Agency desires, but is not required in the absence of the receipt of a preliminary plan, to transmit the statement that a plan for the redevelopment of the proposed project area is being prepared, to the auditor, assessor, and tax collector of the county in which the proposed project is located.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA AS FOLLOWS:

Section 1. The 1993-94 Equalized Assessment Roll is the "Base Year Assessment Roll" which the Redevelopment Agency of the City of Santa Monica proposes to use for the allocation of taxes pursuant to Section 33670 of the Community Redevelopment Law for the proposed Earthquake Disaster Recovery Redevelopment Project.

Section 2. The Executive Director is hereby authorized and directed to transmit to the taxing officials and agencies and the State Board of Equalization, a statement indicating that a plan for redevelopment of the Proposed Project Area is being prepared and advising of the Base year Assessment Roll which the Agency proposes to use for the allocation of taxes pursuant to Section 33670 of the Community Redevelopment Law.

Section 3. The Agency hereby finds that it is necessarily exempted from the provisions of Section 33327 of the Community Redevelopment Law that the Agency notify the taxing entities of the boundaries of the project area, and is necessarily exempted from the

requirement of Section 33327 that the Agency provide a map indicating the boundaries of the project area, because there is no project area, and because such boundaries have not yet been determined.

Section 4. The Executive Director is hereby authorized to transmit a description of the proposed boundaries of the Proposed Project to the taxing officials and agencies, and the State Board of Equalization for informational purposes only.

Section 5. The Executive Director is hereby authorized and directed to pay to the State Board of Equalization such fee for filing and processing said statement, description of the proposed boundaries and map as may be required pursuant to Section 33328.4 of the Community Redevelopment Law.

Section 6. The Secretary shall certify to the adoption of this Resolution.

APPROVED AS TO FORM:

REDEVELOPMENT AGENCY

  
MARSHA JONES MOUTRIE  
City Attorney

\_\_\_\_\_  
JUDY ABDO  
Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

f:\ppd\shara\reso\disaster

V  
SANTA



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

Thomas Donner, Chief Bus. Officer  
Santa Monica Comm College  
1900 Pico Boulevard  
Santa Monica, California 90405

SUBJECT: Signed Resolution and Corrected Parcel Map Regarding Preparation of  
Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jalili, City Manager for the City of Santa Monica, we are transmitting signed Resolution No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

Also, it has come to our attention that Page 38 of 41 of the individual parcel maps attached with the legal description had shaded the wrong side of the proposed redevelopment boundary. We have included a revised Page 38 which corrects this mistake. If you have any questions, please feel free to call me at 310-458-8585.

Sincerely,

*Paul Casey*

Paul Casey  
Acting Senior Planner

Enclosures: Signed Resolution  
Corrected Parcel Map Page 38

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SANTA

CITY OF



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

Dr. Art Cohen  
Assis. Superintendent  
1651 16th Street  
Santa Monica, California 90404

**SUBJECT:** Signed Resolution and Corrected Parcel Map Regarding Preparation of  
Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jalili, City Manager for the City of Santa Monica, we are transmitting signed Resolution No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

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Sincerely,

Paul Casey  
Acting Senior Planner

Enclosures: Signed Resolution  
Corrected Parcel Map Page 38

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V  
SANTA



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

Mr. Kenneth Hahn  
County Assessor  
Hall of Administration  
500 W. Temple, Room 320  
Los Angeles, California 90012

**SUBJECT:** Signed Resolution and Corrected Parcel Map Regarding Preparation of  
Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jalili, City Manager for the City of Santa Monica, we are transmitting signed Resolution No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

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Acting Senior Planner

Enclosures: Signed Resolution  
Corrected Parcel Map Page 38

V  
SANTA

CITY OF



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

Mr. Mark H. Bloodgood  
County Auditor-Controller  
Hall of Administration  
500 W. Temple, Room 528  
Los Angeles, California 90012

SUBJECT: Signed Resolution and Corrected Parcel Map Regarding Preparation of  
Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jalili, City Manager for the City of Santa Monica, we are transmitting signed Resolution No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

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Acting Senior Planner

Enclosures: Signed Resolution  
Corrected Parcel Map Page 38

V  
SANTA

CITY OF



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

Ms. Sandra Davis  
County Tax Collector  
Hall of Administration  
500 W. Temple, Room 437  
Los Angeles, California 90012

SUBJECT: Signed Resolution and Corrected Parcel Map Regarding Preparation of  
Redevelopment Plan

To Whom It May Concern:

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Acting Senior Planner

Enclosures: Signed Resolution  
Corrected Parcel Map Page 38

V  
SANTA

CITY OF



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

Ms. Sally Reed, Chief Officer  
County of Los Angeles  
Hall of Administration  
500 W. Temple, Room 821  
Los Angeles, California 90012

SUBJECT: Signed Resolution and Corrected Parcel Map Regarding Preparation of  
Redevelopment Plan

To Whom It May Concern:

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Sincerely,

Paul Casey  
Acting Senior Planner

Enclosures: Signed Resolution  
Corrected Parcel Map Page 38

# SANTA MONICA



Program & Policy Development

April 14, 1994

John Wong/David Martin  
STATE BOARD OF EQUALIZATION  
Valuation Division  
450 N. Street, MIC: 59  
Sacramento, California 95814

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

**SUBJECT:** Signed Resolution and Corrected Parcel Map Regarding Preparation of  
Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jalili, City Manager for the City of Santa Monica, we are transmitting signed Resolution No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

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Sincerely,

Paul Casey  
Acting Senior Planner

Enclosures: Signed Resolution  
Corrected Parcel Map Page 38

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SANTA

CITY OF



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

Mr. Frank Aranda, Manager  
Right of Way and Land Division  
Metropolitan Water District  
Box 541153  
Los Angeles, California 90054

SUBJECT: Signed Resolution Regarding Preparation of Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jallli, City Manager for the City of Santa Monica, we are transmitting signed Resolution No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

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Sincerely,

Paul Casey  
Acting Senior Planner

Enclosures: Signed Resolution

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V  
SANTA



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

General Claims  
County General Fund  
500 W. Temple, Room 502  
Los Angeles, California 90012

SUBJECT: Signed Resolution Regarding Preparation of Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jalili, City Manager for the City of Santa Monica, we are transmitting signed Resolution No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

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Sincerely,

Paul Casey  
Acting Senior Planner

Enclosures: Signed Resolution

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V  
SANTA



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

Dr. Stuart Gothhold, County Superintendent  
County School Services  
9300 Imperial Highway  
Downey, California 90242

SUBJECT: Signed Resolution Regarding Preparation of Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jalili, City Manager for the City of Santa Monica, we are transmitting signed Resolution, No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

If you have any questions, please feel free to call me at 310-458-8585.

Sincerely,

Paul Casey  
Acting Senior Planner

Enclosures: Signed Resolution

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SANTA

CITY OF



MONICA

Program & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

Mr. John Cady  
County Flood Control District  
Program Development Department  
900 S. Fremont  
Alhambra, California 91802

**SUBJECT:** Signed Resolution Regarding Preparation of Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jafili, City Manager for the City of Santa Monica, we are transmitting signed Resolution No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

If you have any questions, please feel free to call me at 310-458-8585.

Sincerely,

Paul Casey  
Acting Senior Planner

Enclosures: Signed Resolution

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SANTA

CITY OF



MONICA

Program. & Policy Development

1685 Main Street  
P.O. Box 2200  
Santa Monica, CA 90406-2200  
(213) 458-8585

April 14, 1994

James Hunt, Deputy Fire Chief  
Fire Protection District  
1320 N. Eastern Avenue  
Los Angeles, California 90063-3294

SUBJECT: Signed Resolution Regarding Preparation of Redevelopment Plan

To Whom It May Concern:

As mentioned in the March 31, 1994 letter you received from John Jalili, City Manager for the City of Santa Monica, we are transmitting signed Resolution No. 440 (RAS) of the Redevelopment Agency establishing the base year assessment roll and authorizing and directing the transmittal of a statement to taxing officials and agencies. The Resolution was adopted March 29, 1994 by the Redevelopment Agency and was included unsigned in your packet dated March 31, 1994.

If you have any questions, please feel free to call me at 310-458-8585.

Sincerely,

Paul Casey  
Acting Senior Planner

Enclosures: Signed Resolution

f:\share\letters\redvtax3

**ATTACHMENT B**

**LIST OF AFFECTED TAXING AGENCIES**

LIST OF TAXING AGENCIES

John Jalili, City Manager  
City of Santa Monica ✓  
1685 Main Street  
Santa Monica, CA 90401

John Wong/David Martin  
State Board of Equalization  
Valuation Division  
450 N Street, MIC: 59  
Sacramento, CA 95814

Ms. Sally Reed, Chief Officer  
County of Los Angeles  
Hall of Administration  
500 W. Temple, Room 821  
Los Angeles, CA 90012

Ms. Sandra Davis  
County Tax Collector  
Hall of Administration  
500 W. Temple, Room 437  
Los Angeles, CA 90012

Mr. Mark H. Bloodgood  
County Auditor-Controller  
Hall of Administration  
500 W. Temple, Room 528  
Los Angeles, CA 90012

Mr. Frank Aranda, Manager  
Right of Way and Land Division  
Metropolitan Water District  
Box 541153  
Los Angeles, CA 90054

General Claims  
County General Fund  
500 W. Temple, Room 502  
Los Angeles, CA 90012

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Mr. John Cady  
County Flood Control District ✓  
Program Development Dept.  
900 S. Fremont  
Alhambra, CA 91802

James Hunt, Deputy Fire Chief  
Fire Protection District ✓  
1320 N. Eastern Avenue  
Los Angeles, CA 90063-3294

Robert Saviskas, Executive Director  
County West Vector Control  
6750 Centinela Avenue  
Culver City, CA 90230

Dr. Art Cohen, Asst. Superintendent  
Santa Monica-Malibu USD ✓  
1651 16th Street  
Santa Monica, CA 90404

Thomas Donner, Chief Bus. Officer  
Santa Monica Comm College ✓  
1900 Pico Boulevard  
Santa Monica, CA 90405

Dr. Stuart Gothhold  
County Superintendent ✓  
County School Services  
9300 Imperial Highway  
Downey, CA 90242

ATTACHMENT C

DOCUMENTS FROM GOVERNOR

EXECUTIVE DEPARTMENT  
STATE OF CALIFORNIA



FILED  
In the office of the Secretary of State  
of the State of California  
JAN 17 1994

At 4:12 o'clock P. M.  
MARCH FONG EV, Secretary of State  
By *[Signature]*

PROCLAMATION  
OF A  
STATE OF EMERGENCY

WHEREAS, A State of Emergency has been declared by reason of the earthquake in Los Angeles County on January 17, 1994; and

WHEREAS, State law empowers the Governor to suspend the operation of certain statutes, local ordinances or rules which may impede the efficient delivery of food, pharmaceuticals or other emergency necessities;

NOW, THEREFORE, I, PETER WILSON, in accordance with the authority vested in me by Section 8627.5 of the California Emergency Services Act in the California Government Code, HEREBY SUSPEND any state, county, city or special district statute, ordinance, regulation or rule imposing non safety-related restrictions on the delivery of food products through retail or institutional channels, including, but not limited to, hospitals, jails, restaurants and schools.

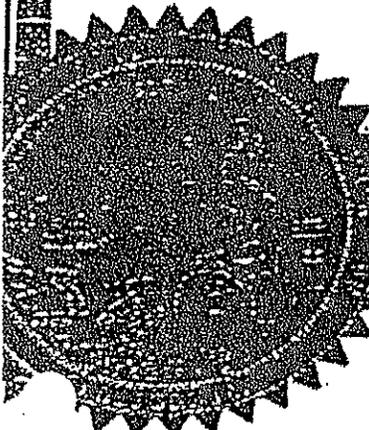
IT IS FURTHER ORDERED the rules which are suspended by this Order include, but are not limited to, rules governing the hours during which deliveries may be made. This Order shall remain in effect until rescinded by me, until the State of Emergency is officially terminated by me, or for a period of 60 days, whichever occurs first.

IN WITNESS WHEREOF I have  
herewith set my hand and  
cause the Great Seal of  
the State of California to  
be affixed this 17th day  
of January 1994.

*Peter Wilson*  
Governor of California

ATTEST:  
*March Fong Ev*  
Secretary of State

By *[Signature]*  
Deputy Secretary of State





PETE WILSON  
GOVERNOR

State of California  
GOVERNOR'S OFFICE  
SACRAMENTO 95814

TELEPHONE  
(916) 445-2841

January 18, 1994

The President  
The White House  
Washington, D.C. 20500

Through: Mr. William M. Medigovich  
Regional Director  
Federal Emergency Management Agency  
Region IX, Building 105  
Presidio of San Francisco, California 94129

Dear Mr. President:

On January 17, 1994, as a result of the earthquakes and aftershocks that occurred in southern California and in response to my verbal request, you declared the existence of a "major disaster" in the State of California. This declaration implemented the provisions of Section 401, Public Law 93-288, as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 100-707, implemented by Title 44, Code of Federal Regulations, Section 206.36, for the County of Los Angeles, the County of Ventura, and the City of Anaheim. Assistance provided by the federal government through the Federal Emergency Management Agency (FEMA) and other federal sources will provide vital assistance to the State of California in mitigating the impact on the affected areas.

The preliminary damage assessment currently in process demonstrates that the earthquake losses far exceed available state and local government resources. Total damages are conservatively estimated to be between \$15 billion and \$30 billion. Public facility and highway damages alone are well over \$500 million. Supplemental federal assistance is necessary for a successful recovery, particularly in light of the 1993 winter storm and October 1993 firestorm disasters, which have already devastated southern California and other parts of the state within the last twelve months.

As a result of the latest earthquake, thirty-eight fatalities and over 2,500 injuries have been confirmed. The American Red Cross and the Salvation Army have opened 25 shelters throughout the earthquake area, and it is estimated that over 25,000 people have been displaced. Particularly devastating have been numerous collapsed freeway

The President  
January 18, 1994  
Page 2

segments and overpasses which have caused severe disruption of the southern California highway network. It will be at least a year before this disruption can be minimized. Los Angeles and Ventura Counties have also suffered widespread damage to water systems, as well as numerous devastating building collapses, including an apartment building, a shopping mall, and virtually the whole city of Fillmore.

Electric services in the affected areas are not yet fully restored. In addition, due to five major waterline breaks, over 200,000 southern California residents continue to lack water service; restoration is not expected for many days. Finally, Southern California Gas reports approximately 20,000 customers without service; restoration is not expected for some time.

State and local resources have been fully activated in response to the earthquake. Seven state Urban Search and Rescue teams, comprised of fifty-six members each, have been deployed. The Governor's Office of Emergency Services has also mobilized thirty-eight strike teams to provide assistance through the fire mutual aid system. The Los Angeles Police Department, Los Angeles Sheriff's Office and the California Highway Patrol remain on tactical alert, with the State Police providing additional assistance. The National Guard has deployed 2,000 personnel to support the Los Angeles Sheriff's Office. In addition, the California Department of Transportation and the Department of Water Resources are currently conducting damage assessments of highways and dams in the affected areas, while the state Departments of Toxic, Fish and Game, and Conservation are also performing disaster response activities.

As we have agreed that supplemental federal disaster assistance is necessary, I hereby request the implementation of Temporary Housing Assistance, the Individual and Family Grant Program, Disaster Unemployment Assistance, Crisis Counseling, and the disaster loan program of the Small Business Administration. I am also requesting Public Assistance for the restoration of local government and certain private non-profit facilities. I also expect to implement the State Supplemental Grant program, as well as the California Disaster Assistance Program, which provides low interest deferred payment loans. Specific estimates of the types and amount of assistance necessary under Public Law 93-288, as amended are not available at this time.

Compounding the problems created by this devastating earthquake, as well as numerous previous disasters, is the continuing economic recession in California. The recession has required us to reduce General Fund spending by over ten percent, thereby requiring a significant reduction of services and resources provided by the state to the public and local governments. Economic forecasts from both the public and private sectors project little relief for several years. California, as both a governmental entity and its constituent counties, is unable to cope with the additional fiscal burden imposed by this most recent catastrophic disaster.

The President  
January 18, 1994  
Page 3

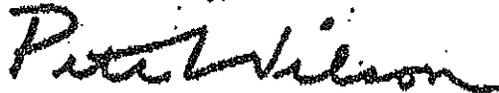
On the heels of this economic "disaster" have now come three major disasters in the course of the last twenty months in the Los Angeles area alone. Following the civil unrest of 1992, the winter storms of 1993, and the most recent firestorms of a few months ago, it is clear that neither this area nor the state can be asked to bear the burden of recovery alone. So, as Florida, Hawaii and others have done in the recent past, I am requesting that the Federal Emergency Management Agency's share of public assistance costs be 100 percent.

Pursuant to FEMA regulations, I certify that the total state and local expenditures and obligations for this major disaster exceed the state's capacity to respond and recover. I certify that for this major disaster, the state and affected local governments will assume responsibility for the applicable non-federally eligible costs.

I would like to express my sincere gratitude for your immediate and unceasing efforts on behalf of the earthquake victims. The actions of the Federal Emergency Management Agency and other federal agency staff have been commendable and essential to alleviate the pain and suffering of disaster victims. The expeditious and effective response of federal and state officials will allow the early opening of Disaster Application Centers, which will in turn help victims begin the long and arduous process of coping with this devastating tragedy and rebuilding their lives.

I have designated Richard A. Andrews, Ph.D., Director of the California Office of Emergency Services, as the State Coordinating Officer for this request. He will coordinate with the Federal Emergency Management Agency to perform damage assessments, and may provide further information on my behalf.

Sincerely,



PETE WILSON  
Governor

**ATTACHMENT D**

**DOCUMENTS FROM PRESIDENT**

THE WHITE HOUSE  
WASHINGTON

January 17, 1994

The Honorable James L. Witt  
Director  
Federal Emergency Management Agency  
Washington, D.C. 20473

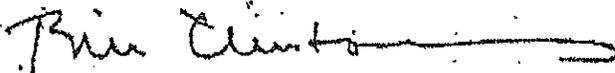
Dear Mr. Witt:

I have determined that the damage in certain areas of the State of California, resulting from an earthquake and aftershocks on January 17, 1994, and continuing, is of sufficient severity and magnitude to warrant a major disaster declaration under the Robert T. Stafford Disaster Relief and Emergency Assistance Act ("the Stafford Act"). I, therefore, declare that such a major disaster exists in the State of California.

In order to provide Federal assistance, you are hereby authorized to allocate from funds available for these purposes, such amounts as you find necessary for Federal disaster assistance and administrative expenses.

You are authorized to provide Individual Assistance and Public Assistance in the designated areas. Consistent with the requirement that Federal assistance be supplemental, any Federal funds provided under the Stafford Act for Public Assistance will be limited to 75 percent of the total eligible costs except for direct Federal assistance costs for emergency work authorized at 100 percent Federal funding for the first 72 hours.

Sincerely,



FEB 28 '94 11:59AM

NO. 039 P002/005  
P. 2/5

THE WHITE HOUSE  
WASHINGTON

January 20, 1994

The Honorable James L. Witt  
Director  
Federal Emergency Management Agency  
Washington, D.C. 20472

Dear Mr. Witt:

I have determined that the damage in certain areas of the State of California, resulting from an earthquake and aftershocks on January 17, 1994, and continuing, is of sufficient severity and magnitude that special conditions are warranted regarding the cost-sharing arrangements concerning Federal funds provided under the Robert T. Stafford Disaster Relief and Emergency Assistance Act ("the Stafford Act") for the Public Assistance program.

Therefore, I amend my January 17, 1994, major disaster declaration to provide that the Federal Emergency Management Agency (FEMA) may reimburse 100 percent of the costs of providing direct Federal assistance for emergency work which FEMA approves through January 25, 1994.

Please notify the Governor of the State of California and the Federal Coordinating Officer of this amendment to my major disaster declaration.

Sincerely,

*Bill Clinton*

**ATTACHMENT E**

**LIST OF PROPERTIES DAMAGED OR DESTROYED**

RED TAGGED BUILDINGS

SINGLE FAMILY

PARCEL #

4282024018  
4281014005  
4282034016  
4282016007  
4276009005  
4275004004  
4292022021

MULTI FAMILY

PARCEL #

4292016025  
4292016019  
4292016018  
4292014017  
4291019006  
4292005006  
4292005006  
4291020008  
4281023017  
4282025010  
4281022008  
4281021009  
4281019017  
4281014002  
4281014054  
4281010015  
4281014010  
4276030021  
4282036006  
4276010039  
4276012014  
4276029006  
4274019043  
4276008019  
4276014029  
4276016009  
4276028001  
4276014023  
4292020001  
4275004015  
4275004016  
4281023032  
4281014001

RED TAGGED BUILDINGS (cont.)

NON RESIDENTIAL

PARCEL #

4291001033  
4290021001  
4291012013  
4291012013  
4291003002  
4291011011  
4291011006  
4291019006  
4281032006  
4281020012  
4282003020  
4282003020  
4282015011  
4275026004  
4291006008  
4276028024  
4291021015  
4282028017  
4275010012  
4292003028  
4282032010  
4289003045  
4292001001  
4280024018  
4283008017  
4291031013  
4284001001  
4283023034  
4283029022  
4291016020  
4291019025  
4291020001  
4282025027  
4282022025  
4282022025  
4282022024  
4275007001  
4292023010  
4291001003  
4281035024  
4282008020  
4282007025  
4276011001

YELLOW TAGGED BUILDINGS

SINGLE FAMILY

PARCEL #

4292014008  
4283027012  
4281010022  
4282004007  
4276011014  
4282036007  
4275026015  
4276015012  
4274021005  
4275005010  
4283014020  
4292031001  
4291031040

MULTI FAMILY

PARCEL #

4292020008  
4292018002  
4291011010  
4292016003  
4292011014  
4292014010  
4291011005  
4292006020  
4292011031  
4292005017  
4292005013  
4291020006  
4281029015  
4282009032  
4281024005  
4281024007  
4281024008  
4282013014  
4281023004  
4281023006  
4281016016  
4281016016  
4281016014  
4281016013  
4281017074  
4281017063  
4281020010

YELLOW TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4282005018  
4282032027  
4281017074  
4281017063  
4281020010  
4282005018  
4282032027  
4281009021  
4281010022  
4281014055  
4281014006  
4281014047  
4281014011  
4281013005  
4283013024  
4281008021  
4281010010  
4281005016  
4282020019  
4281001018  
4281007045  
4281007012  
4581003021  
4281003016  
4281004022  
4282002002  
4277009026  
4281003003  
4281003025  
4281003012  
4276010036  
4276011011  
4277009001  
4277027011  
4276012016  
4277008058  
4276008025  
4275010008  
4275014012  
4274011006  
4274012008  
4276016004  
4276017022  
4276016014  
4275005007  
4270014059

YELLOW TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4276012031  
4276013010  
4276028001  
4291021028  
4281011001  
4274024013  
4281015021  
4281016033  
4281016007  
4281015023  
4281016008  
4281014024  
4281014033  
4281017024  
4281014016  
4281018002  
4281013021  
4281013017  
4281018011  
4281017023  
4281015012  
4292031004  
4291031012  
4282021001  
4291012018  
4274021015  
4274005029  
4281033011  
4281010012  
4276005032

NON RESIDENTIAL

PARCEL #

4291014008  
4291013001  
4291012018  
4291016002  
4291016012  
4291011012  
4291018018  
4291010017  
4291011006  
4291019023  
4291019017

YELLOW TAGGED BUILDINGS (cont.)

NON RESIDENTIAL

PARCEL #

4291006009  
4291020016  
4291007014  
4282029020  
4280025015  
4275012023  
4275025008  
4276026016  
4275030802  
4268015018  
4291025023  
4291025023  
4275017014  
4277026023  
4291025011  
4290001016  
4275022001  
4275016019  
4282010024  
4291021012  
4284001001  
4289003045  
4274027020  
4280025018  
4280027018  
4281015002  
4279025021  
4279025020  
4290014011  
4275025008  
4289011040  
4273005003  
4291016001  
4291017021  
4291017001  
4291011010  
4291018022  
4291018001  
4291010023  
4291020001  
4291008012  
4291021001  
4291008014  
4291021001  
4282026001  
4282013024

YELLOW TAGGED BUILDINGS (cont.)

NON RESIDENTIAL

PARCEL #

4282015012  
4275009019  
4276028013  
4275005001  
4276024020  
4289025001  
4291001001  
4292020011  
4291004015  
4292012025  
4291005003  
4291006025  
4282009024  
4282009030  
4282009030  
4281020029  
4282004021  
4282004001  
4282003020  
4282002001  
4291004015  
4292012025

GREEN TAGGED BUILDINGS

MULTI FAMILY

PARCEL #

4292025059  
4292025002  
4292024018  
4292025004  
4292024017  
4292024016  
4292025018  
4292026037  
4292023014  
4292026066  
4292026025  
4292027003  
4292027004  
4292022019  
4292022024  
4292027007  
4292022044  
4292027010  
4292022013  
4292021014  
4291013022  
4291014005  
4292024023  
4292024002  
4292024003  
4292017023  
4292017029  
4292017020  
4292024006  
4292024006  
4292017019  
4292024028  
4292017026  
4292017030  
4292023002  
4292018019  
4292018017  
4292018027  
4292023044  
4292023009  
4292019015  
4292022041  
4292019012  
4292021001  
4291002011  
4292016022

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4292017004  
4292017005  
4292017033  
4292017032  
4292017012  
4292016014  
4292018004  
4292018006  
4292018026  
4292019023  
4292014027  
4292019003  
4292014018  
  
4292019029  
4292013025  
4292013015  
4292009033  
4292009025  
4292009022  
4292009027  
4292016008  
4292009067  
4292016011  
4292015034  
4292010019  
4292010016  
4292014002  
4292011036  
4292011018  
4292011028  
4292014029  
4292011013  
4292013002  
4292012029  
4292013004  
4291011005  
4291025007  
4290006012  
4292008020  
4292009054  
4292009056  
4292009009  
4292009010  
4292008012  
4292010003

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4292007022  
4292007020  
4292010008  
4292006022  
4292006019  
4292006017  
4292011007  
4292006026  
4292012004  
4292005028  
4292012028  
4292005016  
4291006024  
4291023016  
4291024010  
4289011040  
4292001018  
4292008007  
4292001017  
4292002023  
4292002022  
4292007005  
4292007008  
4292007056  
4292007027  
4292002015  
4292002012  
4292006029  
4292006060  
4292006005  
4292006025  
4292006008  
4292005027  
4292005005  
4290004004  
4290004005  
4290004007  
4281031022  
4281031021  
4281031021  
4281032009  
4281-31015  
4281032011  
4281033001  
4281033003  
4281030021

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281033005  
4281030019  
4281033006  
4281030027  
4281033010  
4281030026  
4281034049  
4281029019  
4281034006  
4281034009  
4281034010  
4281034011  
4281034012  
4281028031  
4281035005  
4281028020  
4281028034  
4281035045  
4281028062  
4282008017  
4282009007  
4282008031  
4282009008  
4282008012  
4282011032  
4282026016  
4282026015  
4282026012  
4282028003  
4282029014  
4282028022  
4282029013  
4282029012  
4283019005  
4283021004  
4283020023  
4283021006  
4283020026  
4283021021  
4283020040  
4281024030  
4281031004  
4281024020  
4281031005  
4281031006  
4281024017

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281031009  
4281024028  
4281025025  
4281025023  
4281030008  
4281030009  
4281025015  
4281030010  
4281030012  
4281026015  
4281029002  
4281026023  
4281027021  
4281028005  
4281027036  
4281028006  
4281028008  
4281028009  
4282007016  
4282007015  
4282008023  
4282008009  
4282025020  
4282026007  
4282025018  
4282030027  
4282029005  
4282029007  
4283017024  
4283022003  
4283022004  
4283022007  
4283023038  
4283022010  
4283023028  
4283023035  
4283022015  
4281023023  
4281023022  
4281024006  
4281023021  
4281023019  
4281024010  
4281023042  
4281025002  
4281022025

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281025004  
4281022023  
4281025007  
4281025028  
4281022018  
4281025012  
4281021018  
4281021034  
4281027030  
4281020022  
4281020021  
4281027004  
4281027005  
4281027006  
4281020028  
4281027058  
4281027008  
4281020016  
  
4282007007  
4282007024  
4282024028  
4282024020  
4282031023  
4282031022  
4282030008  
4282031019  
4283017002  
4283025001  
4283024018  
4283024017  
4283024013  
4283024012  
4283025014  
4283024005  
4281016018  
4281016017  
4281016015  
4281023008  
4281023009  
4281023010  
4281016011  
4281023048  
4281017022  
4281022030  
4281017020

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281017019  
4281022010  
4281022011  
4281022012  
4281021028  
4281018023  
4281018020  
4281021006  
4281021008  
4281018016  
4281020039  
4281020030  
4281020005  
4281019038  
4281020006  
4281019013  
4281020008  
4281019011  
4282006005  
4282005030  
4282005021  
4282005019  
4282005017  
4282005031  
4282024027  
4282024008  
4282024010  
4282024012  
4282031005  
4282032019  
4282032018  
4283007017  
4283016022  
4283026016  
4283026012  
4283026009  
4283027018  
4283026002  
4283027020  
4281015003  
4281015004  
4281009020  
4281015007  
4281015010  
4281014003  
4281010028

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281014006  
4281014041  
4281010016  
4281014009  
4281010014  
4281013042  
4281013002  
4281013003  
4281013007  
4281012002  
4281011029  
4281011018  
4281011016  
4282003016  
4282003016  
4282004038  
4282004009  
4282003029  
4282016021  
4282016019  
4282015006  
4282015007  
4282015009  
4282022005  
4282022006  
  
4283008019  
4284033012  
4281008022  
4281009005  
4281008020  
4281008019  
4281009041  
4281007019  
4281007018  
4281010007  
4281010008  
4281007059  
4281010080  
4281007053  
4281007014  
4281010011  
4281011001  
4281011003  
4281011004  
4281005019

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281005018  
4281011005  
4281005035  
4281011032  
4281011008  
4282020020  
4282020024  
4281008033  
4281008026  
4281008006  
4281001030  
4281008009  
4281008010  
4281008011  
4281008012  
4281007002  
4281002021  
4281007007  
4281007039  
4281002017  
4281002050  
4281007010  
4281002037  
4281007011  
4281002044  
4281003027  
4281003017  
4281003015  
4281003046  
4281004022  
4281005003  
4281004030  
4281004019  
4281005006  
4281005007  
4281005028  
4281004015  
4282020007  
4282036022  
4282036019  
4283012002  
4283012010  
4283032016  
4283032020  
4277008039  
4281001044

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281001008  
4277009038  
4281002056  
4277009044  
4277009059  
4281002026  
4281002030  
4281002013  
4277027002  
4281003004  
4277027009  
4276010013  
4281004035  
4276010015  
4281004040  
4282001008  
4276011012  
4282001009  
4276030027  
4282018059  
4275011020  
4275011019  
4275012025  
4275012019  
4282036008  
4274013018  
4274014023  
4274015005  
4277007057  
4277008063  
4277008005  
4277007036  
4277008010  
4277010092  
4277009003  
4277010041  
4277010042  
4277009031  
4277026015  
4277027015  
4277026077  
4277026033  
4276009003  
4276009006  
4276009007  
4276011026

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4276011032  
4276029022  
4276030006  
4276029042  
4276029030  
4275010022  
4275010017  
4275013020  
4275013025  
4275013018  
4275012009  
4274027022  
4274013005  
4274013007  
4274013017  
4274014006  
4274015011  
4277008055  
4277008073  
4277010009  
4277010077  
4277010035  
4277026041  
4277026064  
4277026007  
4277026010  
4276009013  
4276009015  
4276008008  
4276013031  
4276028023  
4276029003  
4276029005  
4276028016  
4275010005  
4275009017  
4275010006  
4275009015  
4275010026  
4275009014  
4275009013  
4275010011  
4275014017  
4275013007  
4274019035  
4274016018

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4274017005  
4274019016  
4276008021  
4276008052  
4276008017  
4276008037  
4276014018  
4276013032  
4276028002  
4275009023  
4274011021  
4274010024  
4274010012  
4274010013  
4274011017  
4274020020  
4274018015  
4274020003  
4274026008  
4274019048  
4273002003  
4273002004  
4273002006  
4273002007  
4273002008  
4273002015  
4276015003  
4276015004  
4276014006  
4276014009  
4275007010  
4274010018  
4274025004  
4276016026  
4274009017  
4274022003  
4274022004  
4274022006  
4274022010  
4275022011  
4274022011  
4274022012  
4276016008  
4276017023  
4276017023  
4276016013

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4276024027  
4276024020  
4275006031  
4275003013  
4290018011  
4282010001  
4282011029  
4276030001  
4276029027  
4276028001  
4276016015  
4276017034  
4289012016  
4289011024  
4289011027  
4289003051  
4284001025  
4284001022  
4284016014  
4284017004  
4292027023  
4292027019  
4292021014  
4292021020  
4292022043  
4292020010  
4292019017  
4292019016  
4292013017  
4292013022  
4292014021  
4292014011  
4292011029  
4292011027  
4292012022  
4292012003  
4292012003  
4292011012  
4292012001  
4292006024  
4292006054  
4281028023  
4281028027  
4281028043  
4281020022  
4281021027

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281021033  
4281018044  
4281019019  
4281018046  
4281019022  
4281018025  
4281018048  
4281012027  
4281013025  
4281012028  
4281013024  
4281012021  
4281011027  
4281011023  
4281011001  
4281005022  
4281004023  
4276010011  
4277027010  
4276009043  
4274024010  
4274020024  
4274020032  
4274010020  
4281016003  
4281016004  
4281015019  
4281015018  
4281016006  
4281015014  
4281016008  
4281015024  
4281015024  
4281017028  
4281014015  
4281014014  
4281014013  
4281018002  
4281018005  
4281018006  
4281013019  
4281018008  
4281018009  
4281018010  
4281019001  
4281012026

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281019003  
4281019008  
4282005034  
4282004049  
4282005006  
5282005008  
4282014028  
4282015024  
4282015023  
4282014003  
4282015022  
4282015021  
4282014005  
4282022021  
4282022018  
4282023006  
4282032030  
4282032006  
4282033015  
4283014023  
4283029003  
4283028012  
4283029013  
4283029014  
4283028003  
4283028002  
4292026044  
4292023001  
4292016012  
4292009016  
4292009014  
4292010001  
4292007030  
4292008011  
4292007055  
5292001023  
4292002025  
4281032013  
4281030040  
4281030001  
4281024013  
4281025001  
4281023032  
4281015025  
4281015013  
4281010001

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4281007033  
4281002025  
4281001013  
4281001039  
4292001007  
4292001009  
4292001010  
4292001013  
4281033033  
4281033015  
4281033014  
4281034031  
4281034018  
4281034040  
4281034016  
4281034029  
4281035019  
4281035018  
4281035017  
4281035013  
4281035026  
4282010023  
4283031020  
4274012002  
4292016024  
4292009044  
4293013016  
4277008028  
4277007001  
4292025013  
4292025061  
4292026024  
4292026026  
4292026019  
4292026018  
4292026017  
4292027134  
4290022007  
4290022005  
4290022001  
4290010022  
4290010022  
4273002020  
4289003028  
4284016002  
4283027023

GREEN TAGGED BUILDINGS (cont.)

MULTI FAMILY

PARCEL #

4274015019  
4274019022  
4273003003  
4273005004  
4289003022  
4275005019  
4290020026  
4274020005  
4274021014  
4274023014  
4274023013  
4292027001  
4292022020  
4292022001  
4292015013  
4292011001  
4292006001  
4292007013  
4281034003  
4281030013  
4281022015  
4281017013  
4281017012  
4281010012  
4281003001  
4277027021

GREEN TAGGED BUILDINGS

NON RESIDENTIAL

PARCEL #

4292021021  
4291001028  
4291015004  
4291015010  
4291028003  
4292018015  
4291002006  
4291012018  
4291012016  
4291012011  
4291013011  
4291017022  
4291017016  
4291016008  
4291016010  
4291016011  
4291004012  
4291004006  
4291012006  
4291012007  
4291017023  
4291025031  
4290006904  
4292014007  
4291019016  
4291025011  
4291025011  
4291025011  
4291025011  
4291025011  
4291025011  
4292011002  
4292008001  
4292007004  
4291008023  
4291009800  
4291021017  
4291022014  
4281032007  
4282009006  
4282029017  
4283021020  
4282011005  
4282026022  
4282029001

GREEN TAGGED BUILDINGS (cont.)

NON RESIDENTIAL

PARCEL #

4283013027  
4283014024  
4282002027  
4282016027  
4282021025  
4275011028  
4276011009  
4275028014  
4274011018  
4276013028  
4275014001  
4275024001  
4274010014  
4276016041  
4291006008  
4291008023  
4291007008  
4282017025  
4276013033  
4276015016  
4291015027  
4291016013  
4291026022  
4291025023  
4291023021  
4291023001  
4291022023  
4291021018  
4291021028  
4282027031  
4282026011  
4275016009  
4275016005  
4275016024  
4277026003  
4268014026  
4290011003  
4291025012  
4290011005  
4290010004  
4291024012  
4290010002  
4291023009  
4283009001  
4275015017  
4275016011

GREEN TAGGED BUILDINGS (cont.)

NON RESIDENTIAL

PARCEL #

4275020005  
4275016021  
4282033900  
4283029016  
4292002011  
4282009017  
4282010020  
4291021010  
4291021011  
4282028020  
4291022005  
4283003010  
4290002010  
4283019022  
4284001023  
4275032009  
4293013013  
4292001002  
4292001002  
4280023015  
4281024002  
4280025035  
4281023026  
4281023001  
4281023001  
4280025018  
4280026019  
4281016020  
4281015022  
4281015002  
4279033036  
4279033032  
4281009068  
4279025001  
4291014020  
4291014025  
4289012001  
4289011016  
4283028001  
4274017018  
4274017019  
4274026017  
4291013023  
4291013013  
4291016001  
4291012010

GREEN TAGGED BUILDINGS (cont.)

NON RESIDENTIAL

PARCEL #

4291019024  
4291010012  
4291019001  
4291020022  
4291020022  
4291021027  
4282026021  
4282024026  
4282024002  
4282023021  
4282014027  
4276028012  
4275008807  
4275006001  
4276025042  
4275006027  
4275005020  
4275004027  
4275003016  
4291026022  
4291001035  
4291003021  
4292020011  
4291004015  
4291004013  
4292012025  
4291005020  
4291005020  
4291005001  
4281035025  
4281028060  
4281027034  
4282007025  
4281019026  
4281012024  
4282003021  
4282003021  
4276010035  
  
4276011001  
4276010027  
4276012026  
4276009036  
4276009036  
4276008014  
4276006011

GREEN TAGGED BUILDINGS (cont.)

NON RESIDENTIAL

PARCEL #

4276015001  
4276015017  
4276016028  
4276004004

GREEN TAGGED BUILDINGS

SINGLE FAMILY

PARCEL #

4292015023  
4292015003  
4283022005  
4283024008  
4283024004  
4281017014  
4281018018  
4283026017  
4283026005  
4282034018  
4283031016  
4277027025  
4276014041  
4274019040  
4274025005  
4276024012  
4276015015  
4276016017  
4284016018  
4284034010  
4281019025  
4281014075  
4281014017  
4281013014  
4292002007  
4292027002

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ATTACHMENT F

REDEVELOPMENT PLAN

**REDEVELOPMENT PLAN**  
**FOR THE**  
**SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT**

**ADOPTED: June 21, 1994**  
**ORDINANCE NO. 1747**

**PREPARED BY THE**  
**REDEVELOPMENT AGENCY OF THE**  
**CITY OF SANTA MONICA, CALIFORNIA**

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**REDEVELOPMENT PLAN**  
**FOR THE**  
**SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT**

**§ 100. INTRODUCTION**

**§ 101. Contents of the Plan**

This is the Redevelopment Plan (the "Plan") for the Santa Monica Earthquake Recovery Redevelopment Project (the "Project") in the City of Santa Monica (the "City"), County of Los Angeles, State of California. This Plan consists of text (§§ 100-800), the "Redevelopment Plan Map" (Exhibit No. 1), the "Legal Description of the Project Area Boundaries" (Exhibit No. 2), "Proposed Public Improvements and Facilities Projects" (Exhibit No. 3), a "Diagram Illustrating Limitations on Type, Size and Height of Buildings" (Exhibit No. 4), and a "Diagram Illustrating Approximate Amount of Open Space" (Exhibit No. 5).

This Plan was prepared by the Redevelopment Agency of the City of Santa Monica (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000, et seq.), the Community Redevelopment Financial Assistance and Disaster Project Law (Health & Safety Code Sections 34000 et seq., the "Disaster Project Law"), the California Constitution, and all applicable local codes and ordinances.

**§ 102. Purpose of the Plan**

This Plan is adopted in order to provide for and facilitate the repair, restoration, demolition and/or replacement of property or facilities damaged as a result of a disaster in a disaster-stricken area, and/or to perform specific actions necessary to prevent or mitigate an emergency pursuant to the Disaster Project Law.

On January 17, 1994 and thereafter, the "Northridge Earthquake", followed by a series of aftershocks, occurred with disastrous consequences in the City of Santa Monica. The Governor of the State of California, certified the need for assistance by directing the execution of the State Emergency Plan for the County of Los Angeles, by directing the Office of Emergency Services and other state departments and agencies to perform all appropriate actions under state law, and by requesting federal assistance in a letter to the president of the United States. The President has declared the earthquake to be a major disaster under federal law. The area covered by such actions includes the Project Area.

**§ 103. Agency Powers, Duties and Obligations for Implementation of Plan**

This Plan provides that redevelopment powers will be used for projects to maintain, repair, restore, demolish or replace property or facilities damaged or destroyed as a result of the Northridge Earthquake declared by proclamation of the Governor to be a state of emergency. The Project Area is determined by the City Council of the City of Santa Monica to be in need of redevelopment as a result of the disaster.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Project Area. The Plan presents a process and basic framework within which specific redevelopment activities will be presented, priorities established and specific solutions proposed. The Plan is based upon applicable portions of the Community Redevelopment Law in effect on the adoption date of the Plan. This shall not be construed to limit the powers or duties of the Agency under the Community Redevelopment Law, which powers and duties shall be governed by the Community Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred and/or requirement imposed.

#### § 104. Project Objectives

The objectives of this Project with respect to the Project Area are the undertaking, carrying out, or approval of programs and projects to maintain, repair, restore, demolish, or replace buildings, structures or facilities damaged or destroyed as a result of the Earthquake, and to perform actions necessary to prevent or mitigate an emergency located within the Project Area in accordance with the Redevelopment Plan and local codes and ordinances. To this end, the following objectives are sought:

1. The provision of financial and technical assistance to owners and tenants of residential, commercial and other real property and improvements damaged as a result of the Earthquake.
2. The maintenance and promotion of private sector investment within the Project Area to prevent the loss of and to restore commercial sales activity.
3. The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
4. The retention and restoration of as many existing businesses as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the redevelopment of the Project Area.
5. The preservation and restoration of sales, business license, and other fees, taxes and revenues to the City of Santa Monica to at least pre-Earthquake levels.
6. The preservation of the area's existing employment base and the restoration of local job opportunities affected by the Earthquake.
7. The replanning, redesign and development of areas which are damaged, stagnant or improperly utilized as a result of the Earthquake.
8. The repair or amelioration of the vehicular circulation systems; water, sewer and storm drainage systems; off-street parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the Project Area.
9. The replacement and improvement of the community's supply of housing (inside or outside the Project Area), including opportunities for low- and moderate-income households.

Redevelopment of the Project Area pursuant to this Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law and the Disaster Project Law by: (1) planning, design and/or redevelopment of areas which are in need of maintenance, repair, restoration, demolition or replacement as a result of the Earthquake; (2) protecting and promoting sound development and redevelopment of Earthquake-stricken areas and injurious conditions through the employment of appropriate means; (3) installing new or repairing or replacing existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (4) other means as determined appropriate by the Agency.

## § 200. GENERAL DEFINITIONS

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Affected Taxing Entities" means any taxing entity (sometimes referred to as "taxing agency"), other than the City, that levied property taxes within the Project Area in the fiscal year prior to the adoption of the Plan.
2. "Agency" means the Redevelopment Agency of the City of Santa Monica, California.
3. "Base Year Assessment Roll" means the 1993-94 assessment roll as last equalized on August 20, 1993.
4. "City" means the City of Santa Monica, California.
5. "City Council" means the City Council of the City of Santa Monica, California.
6. "Community Redevelopment Law" means the Community Redevelopment Law of the State of California (Health & Safety Code, § 33000, et seq.).
7. "County" means the County of Los Angeles, California.
8. "Disaster Project Law" means the Community Redevelopment Financial Assistance and Disaster Project Law (Health & Safety Code, §§ 34000-34014).
9. "Disaster" means the Northridge Earthquake which occurred January 17, 1994 and the subsequent occurring aftershocks ("Earthquake") respecting which the Governor of the State has certified the need for assistance and proclaimed a state of emergency pursuant to California Government Code Sections 8550 et seq., and which the President of the United States has determined to be a major disaster pursuant to federal law.
10. "General Plan" means the General Plan of the City, as it now reads or as it may be amended from time-to-time.
11. "Plan" means the Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project.
12. "Project" means the Santa Monica Earthquake Recovery Redevelopment Project.

13. "Project Area" means the area included within the boundaries of the Santa Monica Earthquake Recovery Redevelopment Project and shown and described in Exhibit Nos. 1 and 2 attached hereto.
14. "State" means the State of California.

### § 300. PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION

The boundaries of the Project Area are shown on the "Redevelopment Plan Map," attached hereto and incorporated herein as Exhibit No. 1 and described in the "Legal Description of the Project Area Boundaries," attached hereto and incorporated herein as Exhibit No. 2.

### § 400. PROPOSED REDEVELOPMENT ACTIVITIES

#### § 401. General Redevelopment Actions

The Agency proposes to undertake and carry out this Plan, and to maintain, repair, restore, demolish and replace property or facilities damaged or destroyed as a result of the Disaster in the Project Area, and to perform actions necessary to prevent or mitigate an emergency, by:

1. Providing for participation in the redevelopment process by owners and occupants of properties located in the Project Area, consistent with the Plan and rules adopted by the Agency;
2. Encouraging, to the maximum extent feasible, the provision of dwellings suitable for the needs of families displaced by the Disaster or by redevelopment or rehabilitation activities.
3. Installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities and other public facilities and improvements;
4. Rehabilitation, development or construction of structures and improvements by present owners, their successors and the Agency;
5. Disposition of property for uses in accordance with this Plan;
6. Rehabilitation, development or construction of low- and moderate-income housing within the Project Area and/or the City, or other housing within the Project Area;
7. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
8. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.
9. Acquisition of property, subject to the limits set forth in this Plan;
10. Management of property under the ownership and control of the Agency;
11. Demolition or removal of buildings and improvements;

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law, which powers are not expressly limited by this Plan.

§ 402. Participation by Owners and Tenants and Business Reentry Preferences

§ 402.1. Opportunities for Participation

In accordance with this Plan and the rules for owner participation adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of residential, business and other types of real property in the Project Area shall be given the opportunity to participate in redevelopment by rehabilitation, retention of improvements, or new development by retaining all or a portion of their properties, acquiring and developing adjacent or other properties in the Project Area, or selling their properties to the Agency and purchasing and developing other properties in the Project Area, by participating with developers in the redevelopment of all or a portion of their properties, or by other suitable means.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations or other joint entities.

§ 402.2. Preferences for Reentry of Persons Engaged in Business

In accordance with this Plan and the rules for preference for businesses to reenter the Project Area adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, the Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan.

§ 402.3. Rules for Owner Participation and Preferences for Businesses to Reenter

The Agency shall promulgate rules for owner participation and preferences for businesses to reenter within the redeveloped Project Area. Where there is a conflict between the participation and reentry preferences provisions in this Plan and such rules adopted by the Agency, the rules shall prevail.

§ 402.4. Participation Agreements

The Agency may require that each participant who has submitted an acceptable proposal to the Agency shall enter into an agreement with the Agency by which the participant agrees to rehabilitate, develop or use and maintain the property in conformance with the Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property shall be required to sign

and join in the recordation of such documents as are necessary to make the provisions of this Plan and such participation agreement applicable to their properties.

**§ 403. Acquisition of Property**

**§ 403.1. Acquisition of Real Property**

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, purchase, or any other means authorized by law, provided, however, the Agency shall not exercise the power of eminent domain to acquire any parcel of real property within the Project Area.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in property less than a fee.

**§ 403.2. Acquisition of Personal Property**

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, except by eminent domain.

**§ 404. Property Owned and Managed by the Agency**

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any City, County, City and County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

**§ 405. Rehabilitation, Conservation and Moving of Structures**

**§ 405.1. Rehabilitation and Conservation**

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Project Area not owned or acquired by the Agency. The Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating residential, commercial, industrial and other buildings and structures within the Project Area. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to preserve and add to the economic life of properties in the Project Area by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage

owners of property within the Project Area to maintain, repair, restore, demolish or replace their property consistent with this Plan and such standards as may be developed for the Project Area.

**§ 405.2. Moving of Structures**

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any structure or building which can be rehabilitated to a location within or outside the Project Area.

**§ 406. Demolition, Clearance, Public Improvements, Building and Site Preparation**

**§ 406.1. Demolition and Clearance**

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes and objectives of this Plan. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33413 and 33413.5 of the Community Redevelopment Law.

**§ 406.2. Public Improvements, Facilities and Utilities**

To the extent and in the manner permitted by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and facilities and public utilities (within or outside the Project Area) necessary to carry out the Plan. Such public improvements, facilities and utilities include, but are not limited to, over- or underpasses, bridges, paving of streets, other street improvements, curbs, gutters, sidewalks, streetlights, medians, electrical, natural gas, telephone and water distribution systems, wastewater, sewers, storm drains, traffic signals and synchronization, parks and park facilities, lighting, plazas, playgrounds, beaches, piers, motor vehicle parking facilities, landscaped areas, street furnishings, mass transportation, bicycle and pedestrian facilities, transportation control measures and circulations improvements, and those public improvements set forth in Exhibit No. 3, Proposed Public Improvements and Facilities Projects, attached hereto and incorporated herein by this reference.

**§ 406.3. Preparation of Building Sites**

To the extent and in the manner permitted by law, the Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized (to such extent and in such manner permitted by law) to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Plan.

**§ 407. Disposition and Development of Property**

**§ 407.1. Real Property Disposition and Development - General**

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent and in the manner permitted by law, the Agency is

authorized to dispose of real property by negotiated lease, sale or transfer without public bidding, but only after public hearing.

All real property acquired, in whole or in part, directly or indirectly, by the Agency in the Project Area with tax increment monies, shall be sold or leased for development for consideration which shall not be less than fair market value for the highest and best use in accordance with this Plan; or for consideration not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale or lease. Real property acquired by the Agency may be conveyed by the Agency without charge to the City and where beneficial to the Project, without charge to any other public body. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency may offer real property acquired by the Agency in the Project Area for purchase and development by owner participants.

Pursuant to the provisions of Section 33444.6 of the Community Redevelopment Law, as part of an agreement that provides for the development or rehabilitation of property in the Project Area to 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 devices. Prior to entering into such an agreement for development that will be assisted, the Agency shall find, after 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.

#### § 407.2. Disposition and Development Documents

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to insure that developments are carried out pursuant to this Plan.

All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including but not limited to the clauses required by Section 33436 of the Community Redevelopment Law.

§ 407.3. Development by Agency or Other Public Bodies or Entities

To the extent and in the manner now or hereafter permitted by law; the Agency is authorized to 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 which is publicly owned either within or without the Project Area, if the City Council determines: (1) that the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located; and (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Community Redevelopment Law and under Section 602 of this Plan, or out of any other available funds. The acquisition of property and installation or construction of each facility referred to in the "Proposed Public Improvements and Facilities Projects," attached hereto as Exhibit No. 3 and incorporated herein by reference, is provided for in this Plan.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such 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, such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying 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 accord with the provisions of Section 33679 of the Community Redevelopment Law.

§ 407.4. Development

All development in the Project Area must conform to this Plan and all applicable federal, state and local laws, and must receive the approval of the appropriate public agencies.

During the period of development in the Project, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with disposition and development documents and time schedules.

**§ 407.5. Disposal of Personal Property**

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

**§ 408. Provision for Low- and Moderate-Income Housing**

**§ 408.1. General Authority**

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing.

**§ 408.2. Increased and Improved Supply of Affordable Housing**

Subject to any limitations and exceptions authorized by law and exercised by the Agency, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Community Redevelopment Law for the Project shall be used by the Agency for the purposes of increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, as defined by Health & Safety Code Section 50052.5, to persons and families of low or moderate income, as defined in Health & Safety Code Section 50093, and very low income households, as defined in Health & Safety Code Section 50105, unless one or more of the following findings are made: (1) that no need exists in the City to improve or increase the supply of low and moderate income housing in a manner which would benefit the Project Area; or (2) that some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 602 is sufficient to meet such housing needs; or (3) that a substantial effort to meet low and moderate income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from state, local and federal sources for low and moderate income housing alone, or in combination with the taxes allocated under Section 33334.2, is equivalent in impact to the funds otherwise required to be aside pursuant to said Section.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

1. Acquire land or building sites;
2. Improve land or building sites with on-site or off-site improvements;
3. Donate land to private or public persons or entities;
4. Construct buildings or structures;

5. Acquire buildings or structures;
6. Rehabilitate buildings or structures;
7. Provide subsidies to or for the benefit of persons or families of very low, low, or moderate income; and
8. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part the replacement and inclusionary housing provisions of the Community Redevelopment Law. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by Section 33334.2 of the Community Redevelopment Law.

These funds shall be deposited by the Agency into a separate Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law, and held in such Fund until used. Any interest earned by such Low and Moderate Income Fund shall accrue to the Fund. The Agency shall use the moneys in the fund as required and authorized by the Community Redevelopment Law.

Assistance provided by the Agency to preserve the availability to lower income households of affordable housing units which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates may be credited and offset against the Agency's obligations under Section 33334.2 of the Community Redevelopment Law.

**§ 408.3. New or Rehabilitated Dwelling Units Developed Within the Project Area**

To the extent and in the manner required by the Community Redevelopment Law:

1. At least thirty percent (30%) of all new and rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low or moderate income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be available at affordable housing cost to, and occupied by, very low-income households.
2. At least fifteen percent (15%) of all new and 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; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to very low-income households.

The percentage requirements set forth in this Section shall apply independently of the requirements of Section 408.2 and in the aggregate to housing made available pursuant to paragraphs 1 and 2, respectively, of this Section 408.3, and not to each individual case of rehabilitation, development or construction of dwelling units.

Notwithstanding the requirements of the preceding paragraphs, for so long as permitted or authorized by applicable law, the following provisions shall apply:

- a. The requirements of paragraphs 1 and 2 of this Section 408.3 shall not apply to rehabilitated dwelling units unless such dwelling units are substantially rehabilitated.
- b. To satisfy the provisions of paragraphs 1 and 2 of this Section 408.3, the Agency may utilize the provisions of Sections 33413(b)(2) (A)(ii) to (v), inclusive, and Sections 33413(b)(2) (B) and (C), as applicable, of the Community Redevelopment Law.
- c. To satisfy the provisions of paragraphs 1 and 2 of this Section 408.3, the Agency may utilize the provisions of Section 33413(c)(2)(A) of the Community Redevelopment Law.
- d. The requirements of paragraph 2 of this Section 408.3 shall only apply to dwelling units under the jurisdiction of the Agency.

**§ 408.4. Duration of Dwelling Unit Availability**

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 408.2 and 408.3 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 in Section 900 of this Plan; except to the extent a longer period of time may be required by other provisions of law.

**§ 409. Cooperation With Public Bodies**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. Public bodies will also be given a reasonable preference to reenter into the redeveloped Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval. The Agency is authorized to assist in the development of publicly owned buildings, facilities, structures or other improvements as provided in Section 407.3 of this Plan.

Pursuant to Section 33401 of the Community Redevelopment Law, the Agency is authorized, but not required, in any year during which it owns property in the Project Area that is tax exempt, to pay directly to any City, County, City and County, District, including but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management, maintenance and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

**§ 500. LAND USES AND DEVELOPMENT REQUIREMENTS**

**§ 501. General Controls and Limitations**

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan and all applicable state laws and City ordinances and regulations. Real property in the Project Area shall be developed, rehabilitated and otherwise changed in conformance with the provisions of this Plan and in accordance with the City's General Plan. All uses shall be limited to what is permitted by the General Plan.

**§ 502. Redevelopment Plan Map**

The Redevelopment Plan Map attached hereto and incorporated herein as Exhibit No. 1 illustrates the location of the Project boundaries, the major and immediately adjacent streets, the proposed public rights-of-way and public easements and the land uses to be permitted in the Project Area for all public, semi-public and private land.

**§ 503. Permitted Land Uses**

**§ 503.1. Residential**

Areas shown on the Map as Residential shall be maintained, developed and used for single or multiple family housing as specified and permitted within such areas by the General Plan. Commercial uses will be permitted in Residential areas where permitted by the General Plan.

**§ 503.2. Commercial**

Areas shown on the Map as Commercial shall be developed, maintained and used in accordance with the uses permitted in the General Plan. Residential uses will be permitted in Commercial areas where permitted by the General Plan.

**§ 503.3. Industrial**

Areas shown on the Map as Industrial shall be developed, maintained and used in accordance with the uses permitted in the General Plan. Residential and commercial uses may be permitted in Industrial areas where permitted by the General Plan.

§ 504. Public, Quasi-Public and Open Space Uses

§ 504.1. Public Uses

Areas shown on the Redevelopment Plan Map as Public shall be used for public facilities, including, but not limited to, school sites, public services, open space and recreation areas.

The Agency may, at the request of the public body owning a site, redesignate the site for a use other than Public provided that the Agency finds that:

1. The change in use is consistent with the goals of the Redevelopment Plan;
2. The change in use is compatible with the land use designations for the adjacent areas; and
3. The change in use shall be subject to all required City approvals.

§ 504.2. Public Street Layout, Rights-of-Way and Easements

The street layout in the Project Area is illustrated on the Redevelopment Plan Map (Exhibit No. 1) and shall remain substantially in its existing configuration. Streets and alleys may be widened, altered, realigned, abandoned, depressed, decked or closed as necessary for proper development of the Project. Additional public streets, rights-of-way and easements may be created in the Project as needed for development and circulation. Any changes in the existing street layout shall be in accord with, and shall be effectuated in the manner prescribed by, state and local law.

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 found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained, amended or created.

The air rights over public rights-of-way may be used for private uses, buildings, platforms, decks and other uses subject to Agency approval. The public rights-of-way may further be used for transportation systems, vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

§ 504.3. Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area of the Project, the Agency is authorized to permit the establishment, alteration or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic, religious and charitable institutions, and facilities of other similar 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 upon such uses as are necessary to protect the development and use of the Project Area. The Agency shall give special consideration to participation in such projects to qualified nonprofit organizations which have a special understanding of the needs and concerns of the community.

**§ 505. Limitation on Type, Size and Height of Buildings**

Except as set forth in this Plan, the type, size and height of buildings shall be limited by applicable Federal, State and local statutes, codes, ordinances and regulations and as generally diagrammed in Exhibit No. 4 attached hereto and incorporated herein by this reference. The density of development pursuant to the Plan shall be substantially in conformance with the density existing prior to the Earthquake, except where the Agency determines in accord with City codes and regulations, a higher or lower intensity use is appropriate.

**§ 506. Limitation on Number of Buildings**

The number of buildings in the Project Area shall not exceed approximately 100,000.

**§ 507. Number of Dwelling Units**

The approximate number of dwelling units in the Project Area shall be 75,000.

**§ 508. Open Space, Landscaping, Light, Air and Privacy**

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings as generally diagrammed in Exhibit No. 5 of this Plan, attached hereto and incorporated herein by this reference. In all areas sufficient space shall be maintained between buildings to provide adequate light, air and privacy. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

**§ 509. Nondiscrimination and Nonsegregation**

There shall be no discrimination or segregation based upon race, color, creed, religion, disability, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

**§ 600. METHODS FOR FINANCING THE PROJECT**

**§ 601. General Description of the Proposed Financing Methods**

The Agency is authorized to finance the Project with financial assistance from the City, State and federal government of the United States of America, property tax increments, special assessment districts, sales and transient occupancy tax funds, donations, interest income, Agency bonds, loans from private financial institutions, the lease of Agency-owned property, sale of Agency-owned property and/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 this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans from survey and planning and for the operating capital for administration of this Project may be provided by the City until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from

sources other than the City. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

As available, funds from the City's capital improvement program derived from gas tax funds from the state and county may be used for street improvements and public transit facilities. The Agency may enter into joint powers authorities and other mechanisms for cooperative development of public facilities or arrange for other public entities to provide the facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 602 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific project activities.

It is estimated that the total Project cost to the Agency will not exceed revenues derived from the Project or obtained by the Agency on behalf of the Project. Revenues will be received from the sale of land. The remaining balance will come from the following: tax increments, revenue from the lease of Agency-owned lands and buildings; participation agreements, repayments of loans and interest earned thereon, capital improvement funds from the City, sales and transit occupancy tax funds, and other special use taxes and other sources which are now or may become available to the Agency.

Any other loans, grants or financial assistance from the United States, or any other public or private source, will be utilized if available.

## § 602. Tax Increment Funding

### § 602.1. Allocation of Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the County of Los Angeles, the City of Santa Monica, any district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project 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 (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and
2. Except as provided in paragraph (3) 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. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid to the respective taxing agencies. 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 shall be paid to the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount identified in paragraph (1) above which 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. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

#### **§ 602.2. Distribution to Affected Taxing Entities**

To the extent required by applicable law, the Agency shall make payments to Affected Taxing Entities calculated pursuant to this Section 602.2. All amounts calculated pursuant to this Section shall be calculated after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted from the total amount of tax increment funds received by the Agency in the applicable fiscal year. The payments made pursuant to this Section to the Affected Taxing Entities shall be allocated among such entities in proportion to the percentage share of property taxes each Affected Taxing Entity receives during the fiscal year the funds are allocated. Agency payments to the Affected Taxing Entities shall be reduced in accordance with the provisions of Section 33607.5 of the Community Redevelopment Law or any other applicable provisions of law.

1. 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 an amount equal to twenty-five percent (25%) 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.
2. 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, in addition to the amounts paid under (1), 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.

3. 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 in addition to the amounts paid pursuant to (1) and (2), 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 increments.

The payments made pursuant to this Section are the exclusive payments that are required to be made by the Agency to Affected Taxing Entities during the term of this Plan.

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 or the City by this Section, pursuant to the provisions of Section 33607.5 of the Community Redevelopment Law or any other applicable provisions of law.

In each fiscal year, the City shall receive, and the Agency shall pay to it, an amount equal to the amount the City would have received pursuant to subdivision (1) of this Section 602.2 if it were an Affected Taxing Entity.

#### § 602.3. Agency Pledge of Tax Increments

The portion of taxes allocated to the Agency in paragraph (2) of Section 602.1 above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

#### § 603. Bonds, Advances and Indebtedness

The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor shall any of its political subdivisions be liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such

bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

**§ 604. Time Limit on Establishment of Indebtedness**

No loan, advance or other indebtedness to finance, in whole or in part, the Project and to be repaid from the division and allocation of taxes to the Agency shall be established or incurred by the Agency after twenty (20) years from adoption of the Redevelopment Plan, except by amendment of this Plan as authorized by applicable law. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Agency's Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Community Redevelopment Law. The loans, advances or indebtedness may be repaid over a period of time longer than this time limit as provided in this Section. No indebtedness to finance, in whole or in part, the Project and which is to be repaid from the division and allocation of taxes to the Agency shall be repaid with such taxes beyond forty-five (45) years from the adoption of the Redevelopment Plan.

**§ 605. Limitation on Amount of Bonded Indebtedness**

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in paragraph 2 of Section 602.1 above which can be outstanding at any one time shall not exceed Ninety-Five Million Dollars (\$ 95,000,000) in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any payments made from such principal amount by the Agency of any taxing agency pursuant to Sections 33401 and 33676 of the Community Redevelopment Law to alleviate financial burden; and (2) any funds required by Section 33333.2 of the Community Redevelopment Law and Section 408.2 of this Plan to be deposited by the Agency in a low and moderate income housing fund as a result of such payments to taxing agencies.

**§ 606. Other Loans and Grants**

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

**§ 700. DURATION OF PLAN'S CONTROLS**

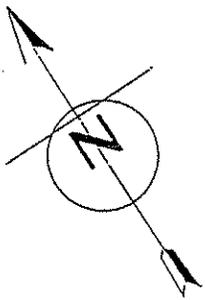
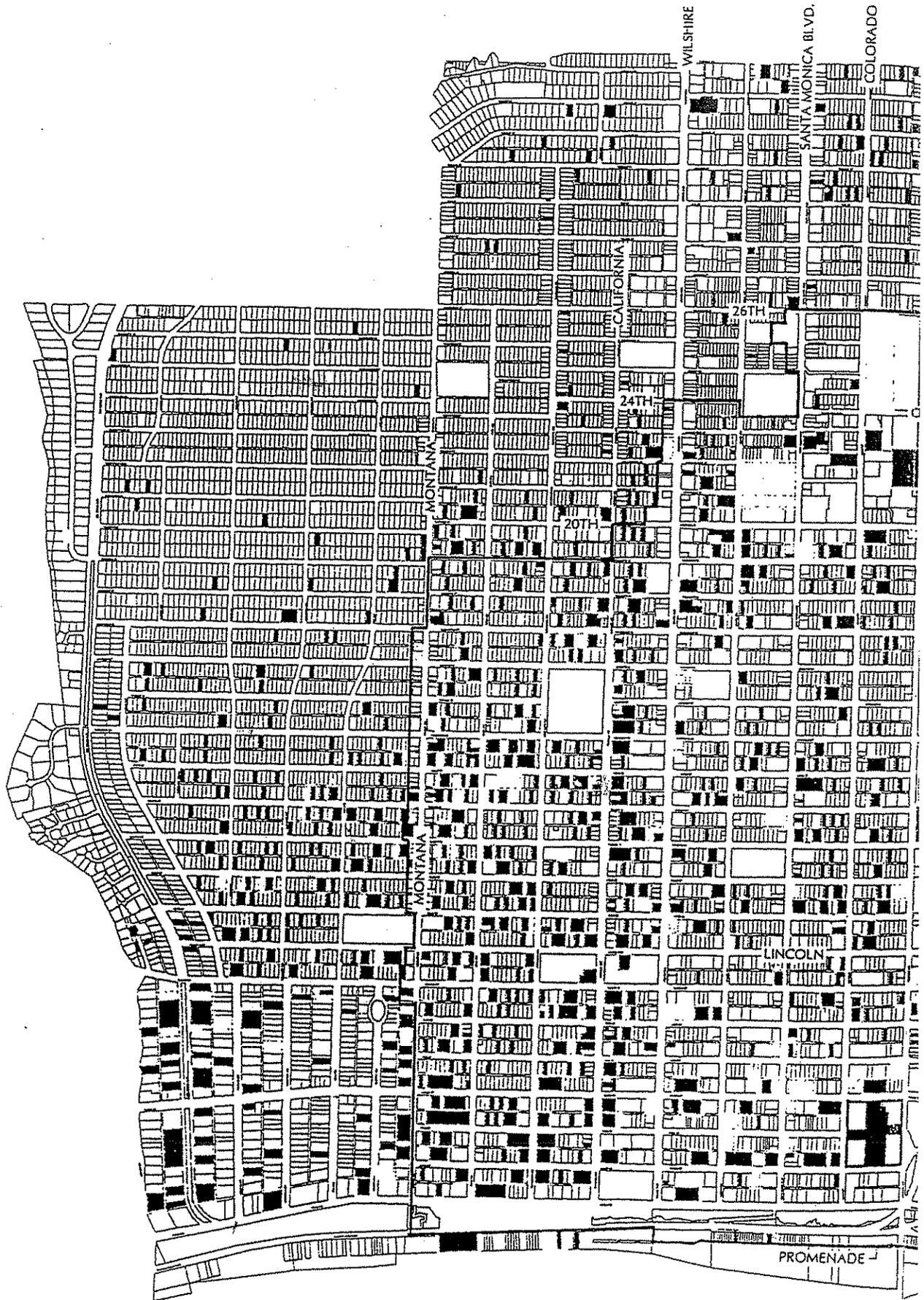
Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for the period ending thirty (30) years from the adoption of the Redevelopment Plan. After the time limit on the effectiveness of the Redevelopment Plan, the Agency shall have no authority to act pursuant to the Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to Section 33413 of the Community Redevelopment Law, in which case 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.

**§ 800. PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established in the Community Redevelopment Law or by any other procedure hereinafter established by law.

EXHIBIT NO. 1

REDEVELOPMENT PLAN MAP



EVERY REDEVELOPMENT AREA



-  Red Tags ( unsafe )
-  Yellow Tags ( limited entry )
-  Green Tags ( with damage )

EXHIBIT NO. 2

LEGAL DESCRIPTION OF PROJECT AREA

LEGAL BOUNDARY DESCRIPTION  
OF THE SANTA MONICA RECOVERY REDEVELOPMENT  
PROJECT AREA

The boundaries of the Santa Monica Recovery Redevelopment Project Area are shown on the attached map. The legal description of the Project includes that certain real property in the City of Santa Monica, County of Los Angeles, State of California, described as follows:

Commencing at the centerline intersection of Ocean Avenue and Bay Street as shown on Tract No. 8798, recorded in Book 114, Pages 22 and 23 of Maps, records of said County; thence southwesterly along said centerline of Bay Street 226.08 feet, more or less, to an intersection of the southwesterly line of The Promenade (formerly known as Promenade on said Tract No. 8798) produced southeasterly to said centerline of Bay Street, said intersection being the TRUE POINT OF BEGINNING; thence northeasterly along said centerline of Bay Street to the intersection of the center of Fourth Street (formerly known as Abbie Street as shown on Plat of The Wave Crest Tract, recorded in Book 18, Page 49 of Miscellaneous Records of said County); thence northwesterly along the center of Fourth Street 18.01 feet, more or less, to the center of Bay Street as shown on said Plat of The Wave Crest Tract; thence northeasterly to the centerline of Sixth Street as shown on said Plat of The Wave Crest Tract; thence southeasterly 67.92 feet, more or less, to the center of the northeasterly continuation of said Bay Street; thence northeasterly along the center of said Bay Street to the centerline of Lincoln Boulevard (formerly known as Eighth Street) as shown on Tract No. 5512, recorded in Book 59, Pages 1 and 2 of Maps, records of said County; thence southeasterly along said centerline of said Lincoln Boulevard 36.26 feet, more or less, to the northeasterly continuation of Bay Street as shown on said Tract No. 5512; thence

northeasterly along the center of said Bay Street 1196.72 feet, more or less, to the centerline of Eleventh Street as shown on Tract No. 12515, recorded in Book 282, Page 25, of Maps, records of said County; thence southeasterly along said centerline of said Eleventh Street 40.77 feet, more or less, to the centerline of the northeasterly continuation of said Bay Street; thence northeasterly along said centerline of said Bay Street 683.36 feet, more or less, to the centerline of Euclid Street as shown on said Tract No. 12515; thence southeasterly along said centerline of Euclid Street 319.87 feet, more or less, to the centerline of Grant Street as shown on Tract No. 12655, recorded in Book 247, Page 39, of Maps, records of said County; thence northeasterly along said centerline of Grant Street as shown on Tract No. 12326, as recorded in Book 231, Page 50, of Maps, records of said County, 608.10 feet, more or less, to the centerline of Fourteenth Street as shown on said Tract No. 12326; thence northwesterly along said centerline of Fourteenth Street 320.13 feet, more or less, to the intersection of the southwesterly prolongation of the centerline of Bay Street as shown on Tract No. 11821, as recorded in Book 240, Pages 20 and 21 of Maps, records of said County; thence northeasterly along said centerline of Bay Street 615.06 feet, more or less, to the centerline of Sixteenth Street, as shown on said Tract No. 11821; thence southeasterly along said centerline of Sixteenth Street 995.54 feet, more or less, to the centerline of Pearl Street as shown on said Tract No. 11821; thence northeasterly along said centerline of Pearl Street 1583.79 feet, more or less, to the centerline of Twentieth Street, as shown on Tract No. 12543, as recorded in Book 253, Pages 49 and 50, of Maps, records of said

County; thence northwesterly along said centerline of Twentieth Street 1057.96 feet, more or less, to an intersection with the center of Pico Place South (the first alley southeasterly of, and parallel to, Pico Boulevard) as shown on Tract No. 6330, recorded in Book 69, Pages 33 thru 37, of Maps, records of said County; thence northeasterly along the center of said Pico Place South 1,401.24 feet, more or less, to the center of Cloverfield Boulevard, formerly shown as Twenty Third Street on said Tract No. 6330; thence northwesterly along said center of Cloverfield Boulevard, formerly shown as Twenty Third Street on Erkenbrecher Syndicate Santa Monica Tract, recorded in Book 6, Pages 26 and 27, of Maps, records of said County, 2,380 feet to the center of Twenty Sixth Street, as shown on Los Angeles County Assessor's Map Book 4268, Page 14; thence northeasterly and northwesterly along said center of Twenty Sixth Street, as shown on said Assessor's Book 4268 and as shown on Tract No. 25003, recorded in Book 816, Pages 79 and 80, of Maps, records of said County, and as shown on Town of Santa Monica, as recorded in Book 39, Pages 45 thru 51, of Miscellaneous Records, records of said County, a distance of 3,470 feet, more or less, to the northeasterly prolongation of the northwesterly line of Lot 2, Tract No. 12203, as recorded in Book 230, Page 35 of Maps, records of said County; thence southwesterly along said prolongation and said line of Lot 2, 140 feet, more or less, to the southwesterly line of said Tract No. 12203; thence northwesterly along said southwesterly line of said Tract No. 12203, 157.16 feet, more or less, to the southeasterly boundary of Tract No. 26933 as recorded in Book 821, Pages 79 through 81 of Maps, records of said County; thence southwesterly along said

southeasterly boundary line 230.30 feet, more or less, to the northeasterly boundary line of Chelsea Green, as recorded in Book 12, Page 145 of Maps, records of said County; thence southeasterly along said northeasterly boundary line 164.68 feet, more or less, to an intersection with the northeasterly prolongation of the center of Santa Monica Place North, being the first Alley northwesterly of and parallel to Santa Monica Boulevard (formerly known as Oregon Avenue on said Chelsea Green); thence southwesterly along said center of Santa Monica Place North 310.30 feet, more or less, to the center of Chelsea Avenue as shown on said Chelsea Green; thence southeasterly along said center of Chelsea Avenue 177.50 feet, more or less, to the center of Santa Monica Boulevard as shown on said Chelsea Green; thence southwesterly along said center of Santa Monica Boulevard 510.45 feet, more or less, to an intersection with the southeasterly prolongation of the centerline of Twenty-Third Court, the first Alley southwesterly of and parallel to Chelsea Avenue, as shown on Tract No. 4650, as recorded in Book 56, Page 8 of Maps, records of said County; thence northwesterly along said centerline of Twenty-Third Court 680 feet, more or less, to the intersection of the centerline of Arizona Avenue as shown on said Tract No. 4650; thence northeasterly along said centerline of Arizona Avenue 170.19 feet, more or less, to an intersection with the centerline of Twenty-Fourth Street as shown on Parcel Map No. 21853, as recorded in Book 239, Pages 14 and 15 of Maps; thence northwesterly along said centerline of Twenty-Fourth Street 857.56 feet, more or less, to an intersection with the center of Wilshire Place North, the first Alley northwesterly of and parallel to Wilshire Boulevard, as shown on Tract No. 5239,

as recorded in Book 54, Page 81 of Maps, records of said County; thence southwesterly along said center of Wilshire Place North 680.60 feet, more or less, to the center of Twenty-Second Street as shown on said Tract No. 5239; thence northwesterly along said center of Twenty-Second Street 42.50 feet, more or less, to an intersection with the center of said Wilshire Place North, the first Alley northwesterly of and parallel to Wilshire Boulevard, as shown on Tract Map No. 7404, as recorded in Book 83, Page 92 of Maps; thence southwesterly along the center of said Wilshire Place North 511.80 feet, more or less, to the intersection of the centerline of Twentieth Court, the first Alley northeasterly of Twentieth Street as shown on Tract No. 41763, as recorded in Book 1015, Pages 28 and 29 of Maps, records of said County; thence northwesterly along said centerline of Twentieth Court 112.50 feet, more or less, to the center of Wilshire Place North, as shown on Tract No. 48587, as recorded in Book 1170, Pages 60 and 61 of Maps, records of said County; thence southwesterly along the center of said Wilshire Place North 199.90 feet, more or less, to the centerline of Twentieth Street as shown on said Tract No. 48587; thence northwesterly along said centerline of Twentieth Street 377.43 feet, more or less, to the centerline of California Avenue, as shown on said Tract No. 48587; thence southwesterly along said centerline of California Avenue 400.00 feet, more or less, to the centerline of Nineteenth Street as shown on Tract No. 35933, as recorded in Book 914, Pages 9 and 10 of Maps, records of said County; thence northwesterly along said centerline of Nineteenth Street 2,049.77 feet, more or less, to the centerline of Montana Avenue, as shown on Tract No. 50170, as recorded in Book 1187,

Pages 90 thru 92 of Maps, records of said County; thence southwesterly along said centerline of Montana Avenue 799.87 feet, more or less, to the centerline of Seventeenth Street, as shown on Tract No. 5119, as recorded in Book 53, Page 64 of Maps, records of said County; thence northwesterly along said centerline of Seventeenth Street 150 feet, more or less, to an intersection with the center of Montana Place North, the first Alley northwesterly of and parrallel to Montana Avenue, as shown on said Tract No. 5119, thence southwesterly along the center of said Montana Place North 1,199.52 feet, more or less, to the centerline of Fourteenth Street as shown on said Tract No. 5119; thence southeasterly along said centerline of Fourteenth Street 2.50 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 15, Block 15, The Palisades, as recorded in Book 23, Page 142 of Maps, records of said County; thence southwesterly 999.56 along said northwest line of said Lot 15 and continuing southwesterly along the northwest line of said Lot 15 and continuing southwesterly along the northwest lines of the following listed Lots of said The Palisades: Lot 18 in Block 15, Lot 15 in Block 16, Lot 18 in Block 16, and Lot 15 in Block 17, to the center of Eleventh Court, the first Alley northeast of and parallel to Eleventh Street as shown on said The Palisades; thence northwesterly along said center of Eleventh Court 50.00 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 19, Block 17, The Palisades, as recorded in Book 23, Page 142 of Maps, records of said County; thence southwesterly along said northwest line of Lot 19, 200 feet, more or less, to the center of Eleventh Street as shown on said The

Palisades; thence southeasterly along said center of Eleventh street 50.00 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 15, Block W, as shown on The Palisades, as recorded in Book 20, Pages 150 and 151, records of said County; thence southwesterly along the northwest lines of said Lot 15 and Lot 18, Block W, both of said The Palisades, 399.83 feet, more or less, to the centerline of Tenth Street, as shown on Tract No. 2743, as recorded in Book 28, Page 7 of Maps, records of said County; thence southeasterly along said centerline of Tenth Street 7.50 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 16, Block C of Tract No. 2743 as recorded in Book 28, Page 7 of Maps, records of said County; thence southwesterly along the northwest lines of said Lot 16 and Lot 33, Block C, of said Tract No. 2743, 399.83 feet, more or less, to the centerline of Ninth Street as shown on said Tract No. 2743; thence southeasterly along said centerline of Ninth Street 140.00 feet, more or less, to the centerline of Montana Avenue as shown on said Tract No. 2743; thence southwesterly along said centerline of Montana Avenue 399.83 feet, more or less, to the centerline intersection of Lincoln Boulevard, formerly known as 8th Street on said Tract No. 2743; thence northwesterly along said centerline of Lincoln Boulevard 140.00 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 16, Block A of said Tract No. 2743; thence southwesterly along said northwest line 199.95 feet, more or less, to the center of Seventh Court as shown on Tract No. 46444, as recorded in Book 1156, Pages 7 and 8 of Maps, records of said County; thence northwesterly along said

centerline of said Seventh Court 50.00 feet, more or less, to an intersection with the northeasterly prolongation of the northwest line of Lot 32, Block A, as shown on said Tract No. 2743; thence southwesterly along said northwest line of said Lot 32 199.92 feet, more or less, to the centerline of Seventh Street as shown on said Tract No. 2743; thence northwesterly along said centerline of Seventh Street 10.00 feet, more or less, to the centerline of Montana Place North, as shown on Tract No. 50047, as recorded in Book 1177, Pages 21 and 22 of Maps, records of said County; thence southwesterly along said centerline of Montana Place North 240.02 feet, more or less, to an intersection with the northwesterly prolongation of the southwest line of Lot 68, Block B, as shown on The Palisades, as recorded in Book 7, Page 154 of Maps; thence southeasterly along said southwest line of said Lot 68, 200.10 feet, more or less, to the centerline of Montana Avenue as shown on said Tract No. 50047; thence southwesterly along said centerline of Montana Avenue 2,169.53 feet, more or less, to the centerline of Ocean Avenue as shown on Tract No. 36409, as recorded in Book 970, Pages 65 and 66 of Maps, records of said County; thence northwesterly along said centerline of Ocean Avenue 40.00 feet, more or less, to the northeasterly prolongation of the northwest Boundary of Tract No. 7718 as recorded in Book 107, Page 96 of Maps, records of said County; thence southwesterly along said northwest Boundary of said Tract No. 7718, 356.07 feet, more or less, to the center of Palisades Beach Road and Southern Pacific Company Right-of-Way as shown on said Tract No 7718; thence southeasterly along said center of Palisades Beach Road 2,740.92 feet, more or less, to an intersection with the southwesterly

prolongation of the northwest line of Wilshire Boulevard; thence southwesterly along said southwesterly prolongation 171.82 feet, more or less, to the center of The Promenade, as shown on the Los Angeles County Assessor's Map Book 4292, Page 32; thence southeasterly along said center of The Promenade 4,946.66 feet, more or less, to an intersection with the southeasterly Boundary of Tract No. 8798, as recorded in Book 114, Pages 22 and 23, of Maps, records of said County; thence southwesterly along said Boundary of Tract No. 8798, 10.00 feet, more or less, to the southwest sideline of The Promenade (20 feet wide); thence southeasterly along said sideline of The Promenade 150 feet, more or less, to THE TRUE POINT OF BEGINNING.

Excepting therefrom that portion of land known as Third Street Mall and bounded by the centerlines of Fourth Street, Colorado Avenue, Second Street, and Broadway, as shown on Tract No. 34997, as recorded in Book 926, Page 46 of Maps, records of said County.

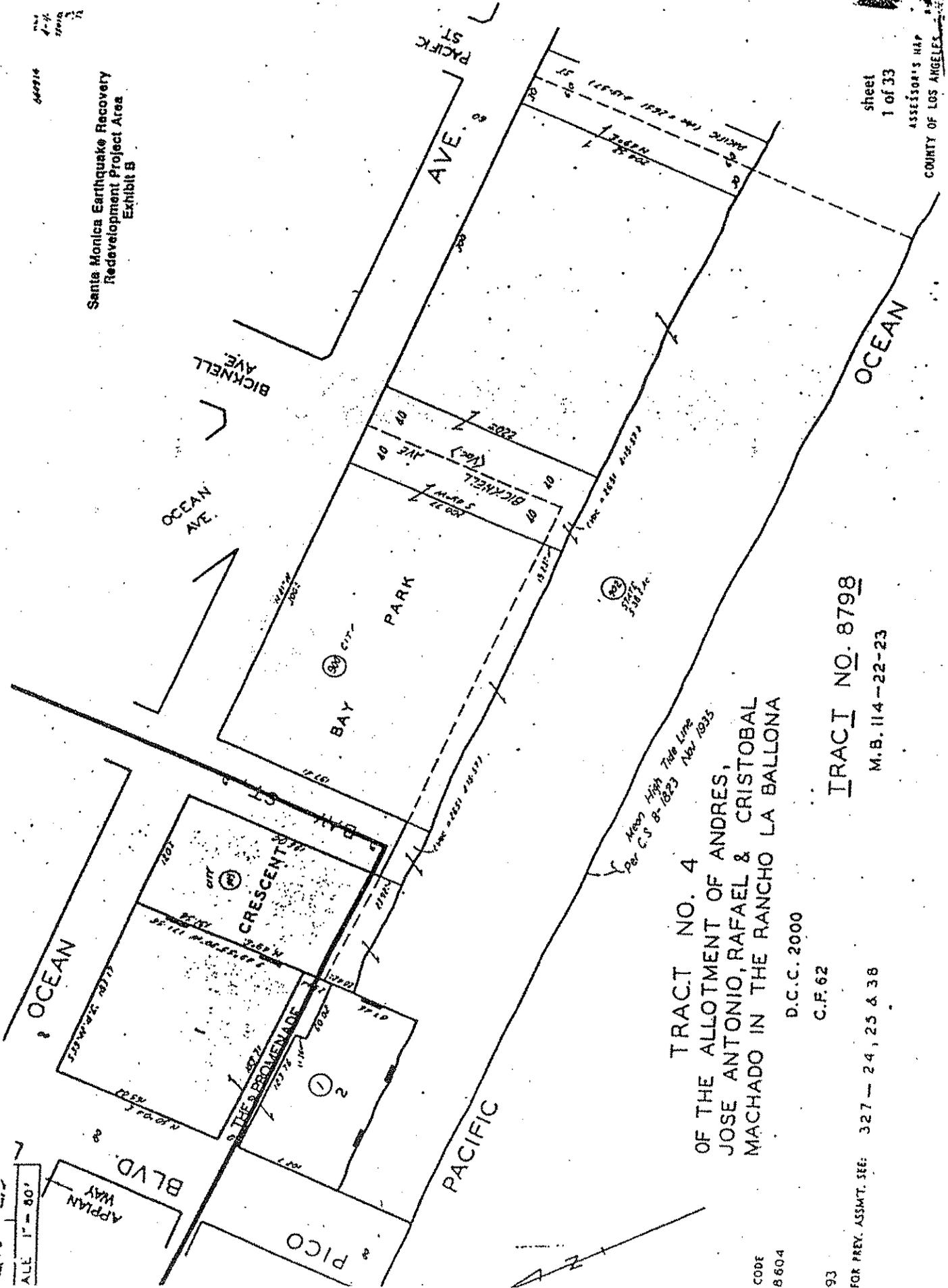
The total acreage of that certain real property and the exception described above being 1,851 acres, more or less.

G:\TONY\BDSMRRSA (gs)

LEGAL DESCRIPTION BOUNDARY MAPS  
FOR THE SANTA MONICA EARTHQUAKE  
RECOVERY REDEVELOPMENT PLAN

666616  
1/4-7  
1/4-7

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B



APPLAN WAY  
BLVD. 8  
OCEAN

CODE  
8604

193

FOR PREY. ASSMNT. SEE: 327 - 24, 25 & 36

TRACT NO. 4  
OF THE ALLOTMENT OF ANDRES,  
JOSE ANTONIO, RAFAEL & CRISTOBAL  
MACHADO IN THE RANCHO LA BALLONA

D.C.C. 2000

C.F. 62

TRACI NO. 8798

M.B. 114-22-23

sheet  
1 of 33

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES

1994

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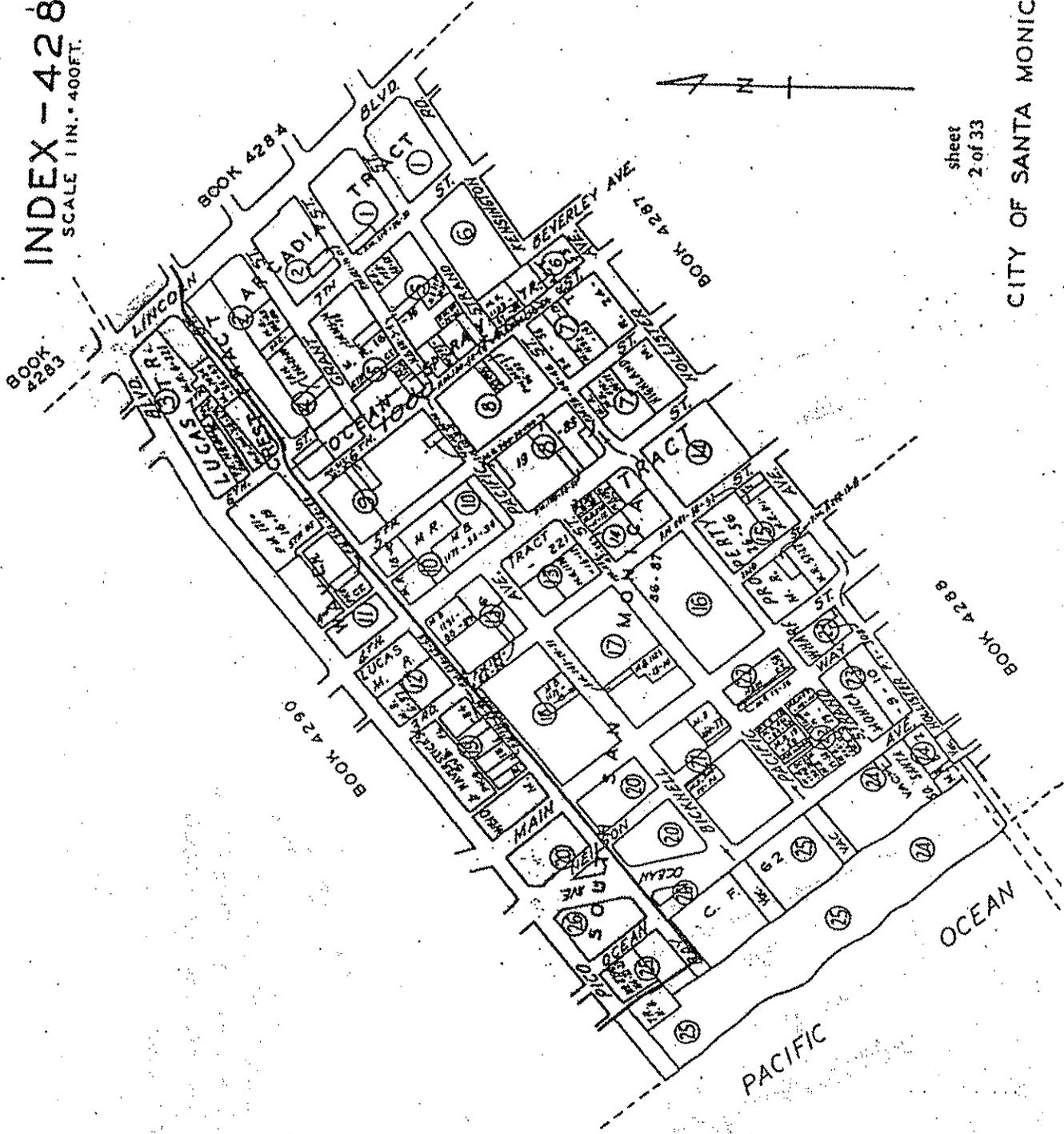
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sheet  
2 of 33

CITY OF SANTA MONICA

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

284

1994

1" = 400'

INDEX - 4284

SCALE 1 IN. = 400 FT.

BOOK 4290

BOOK 4283

BOOK 4289

BOOK 4273

BOOK 4287

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

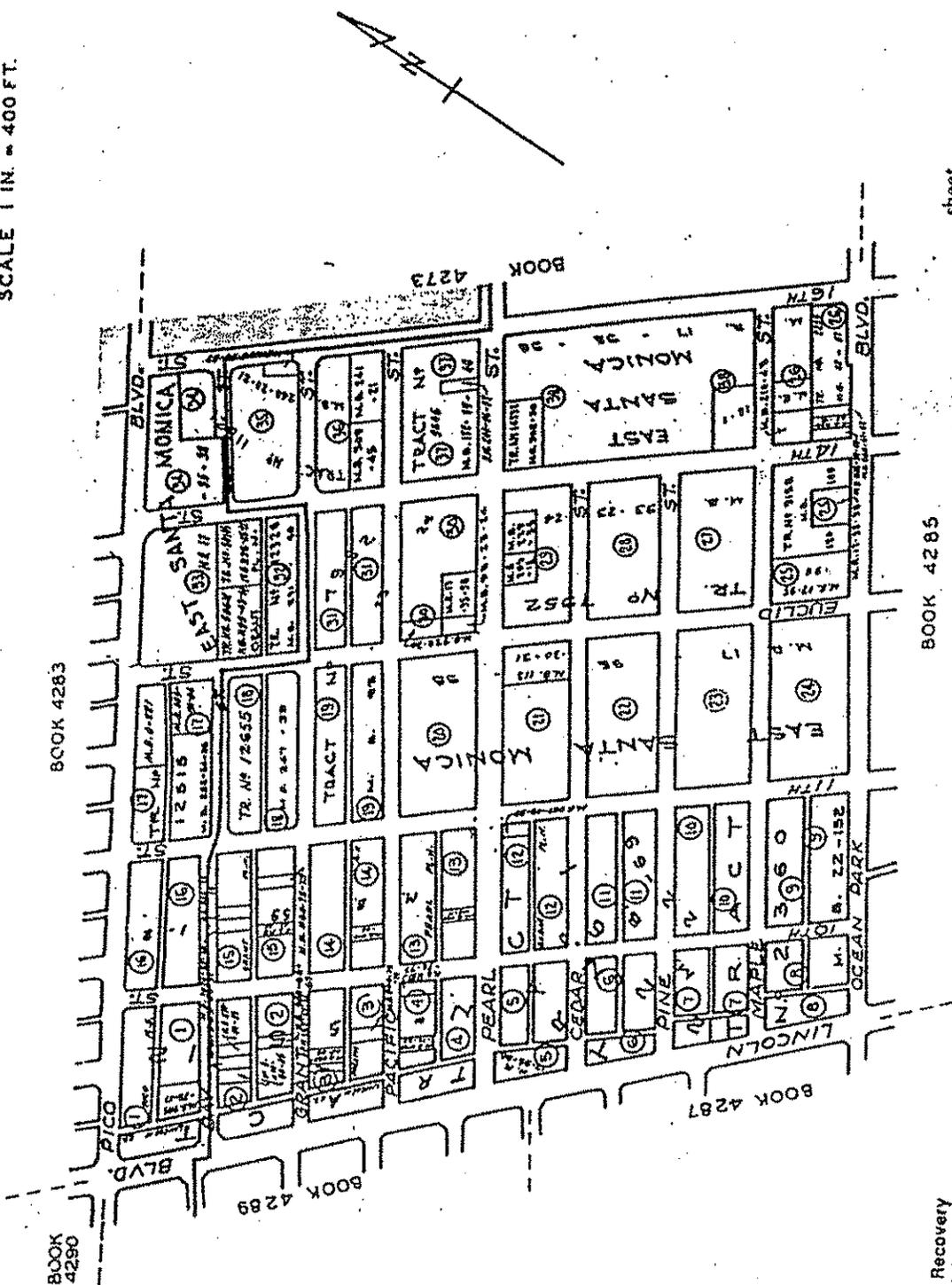
BOOK 4285

sheet  
3 of 33

CITY OF SANTA MONICA

ASSESSOR'S MAP

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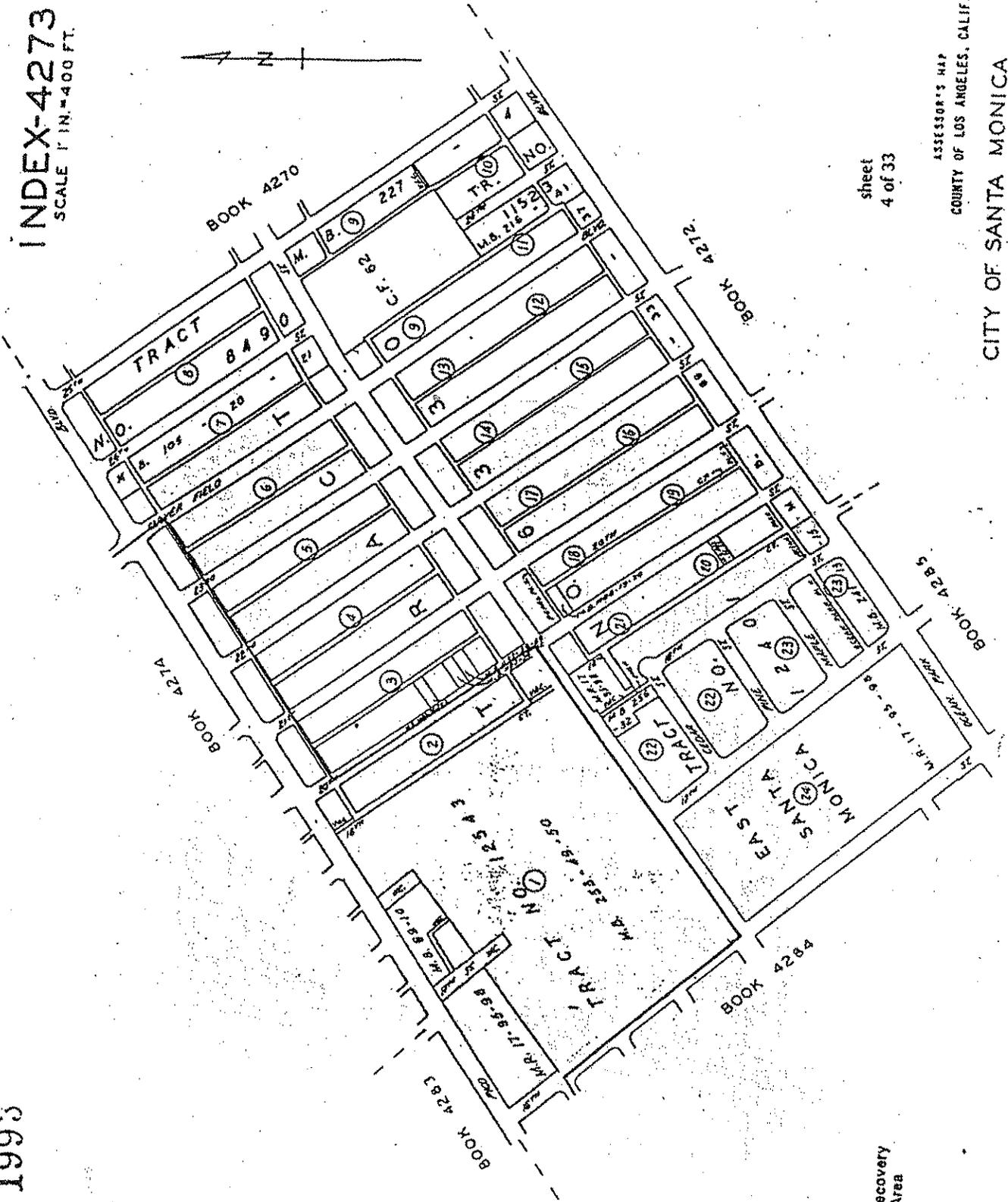
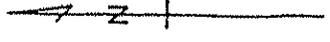


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1993

INDEX-4273  
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sheet  
 4 of 33

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.  
 CITY OF SANTA MONICA

Santa Monica Earthquake Recovery  
 Redevelopment Project Area  
 Exhibit B

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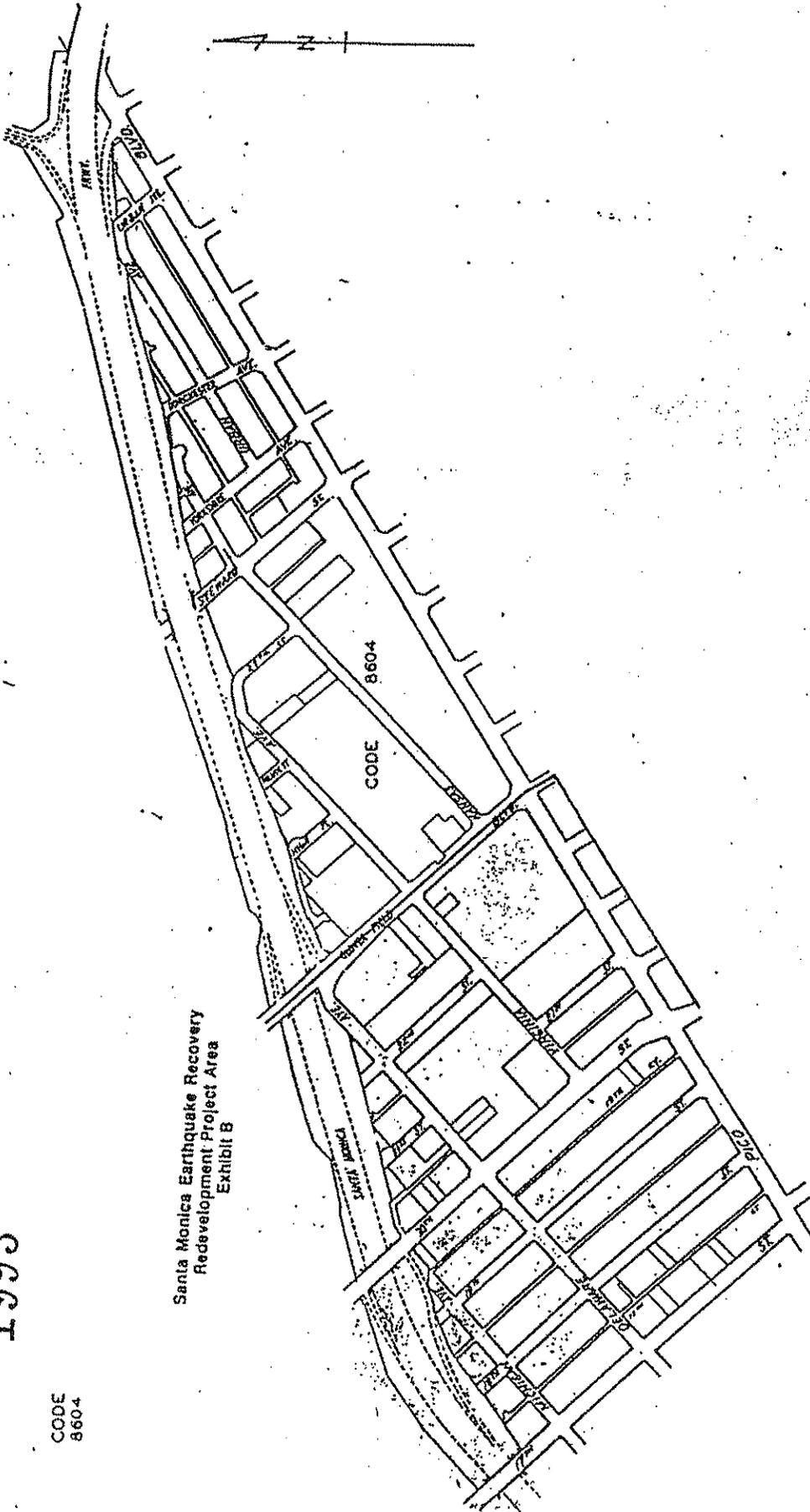
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CODE-DISTRICT MAP

1993

CODE  
8604

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B



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CITY OF SANTA MONICA  
FIRST ANNEX.

SANTA MONICA - MALIBU UNIFIED SCHOOL  
 SANTA MONICA COMMUNITY COLLEGE  
 METROPOLITAN WATER DIST.  
 L.A. CO. FLOOD CONTROL DIST.  
 SO. CALIF. RAPID TRANSIT DIST.  
 L.A. CO. WEST MOSQUITO ABATEMENT DIST.

ALL IN: LACO FIRE-F&FW

sheet  
5 of 33

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

INDEX - 4275  
SCALE 1 IN = 400 FT.

1992

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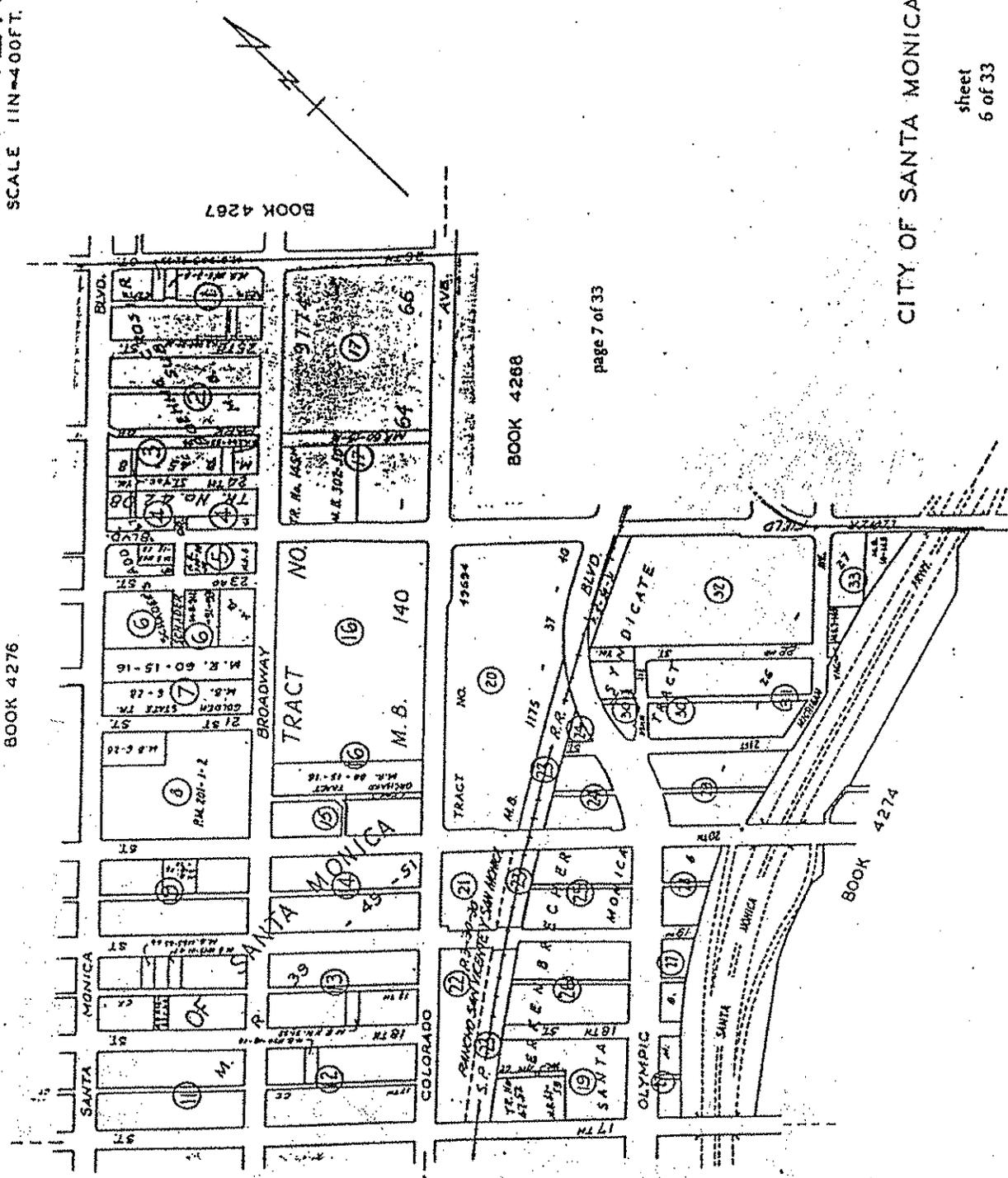
BOOK 4282

BOOK 4288

BOOK 4283

BOOK 4274

page 7 of 33



CITY OF SANTA MONICA

sheet  
6 of 33

ASSESSOR'S MAP  
COUNTY OF...

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

274

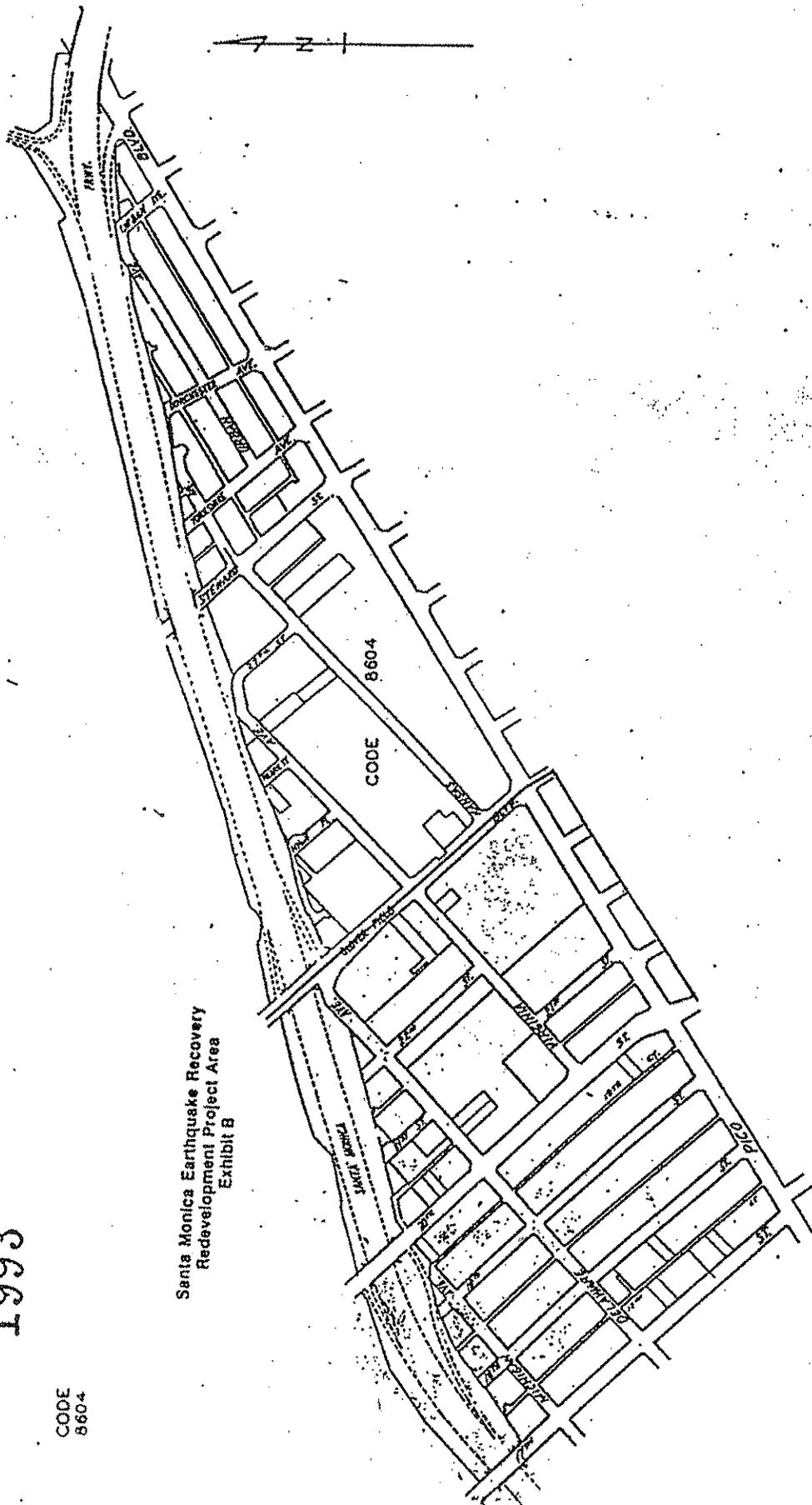
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# CODE-DISTRICT MAP

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8604

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B



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CITY OF SANTA MONICA  
FIRST ANNEX.

- SANTA MONICA - HALIBU UNIFIED SCHOOL
  - SANTA MONICA COMMUNITY COLLEGE
  - METROPOLITAN WATER DIST.
  - L.A. CO. FLOOD CONTROL DIST.
  - S.D. CALIF. RAPID TRANSIT DIST.
  - L.A. CO. WEST MOSQUITO ABATEMENT DIST.
- ALL IN: LACO FIRE-F&FW

sheet  
5 of 33

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

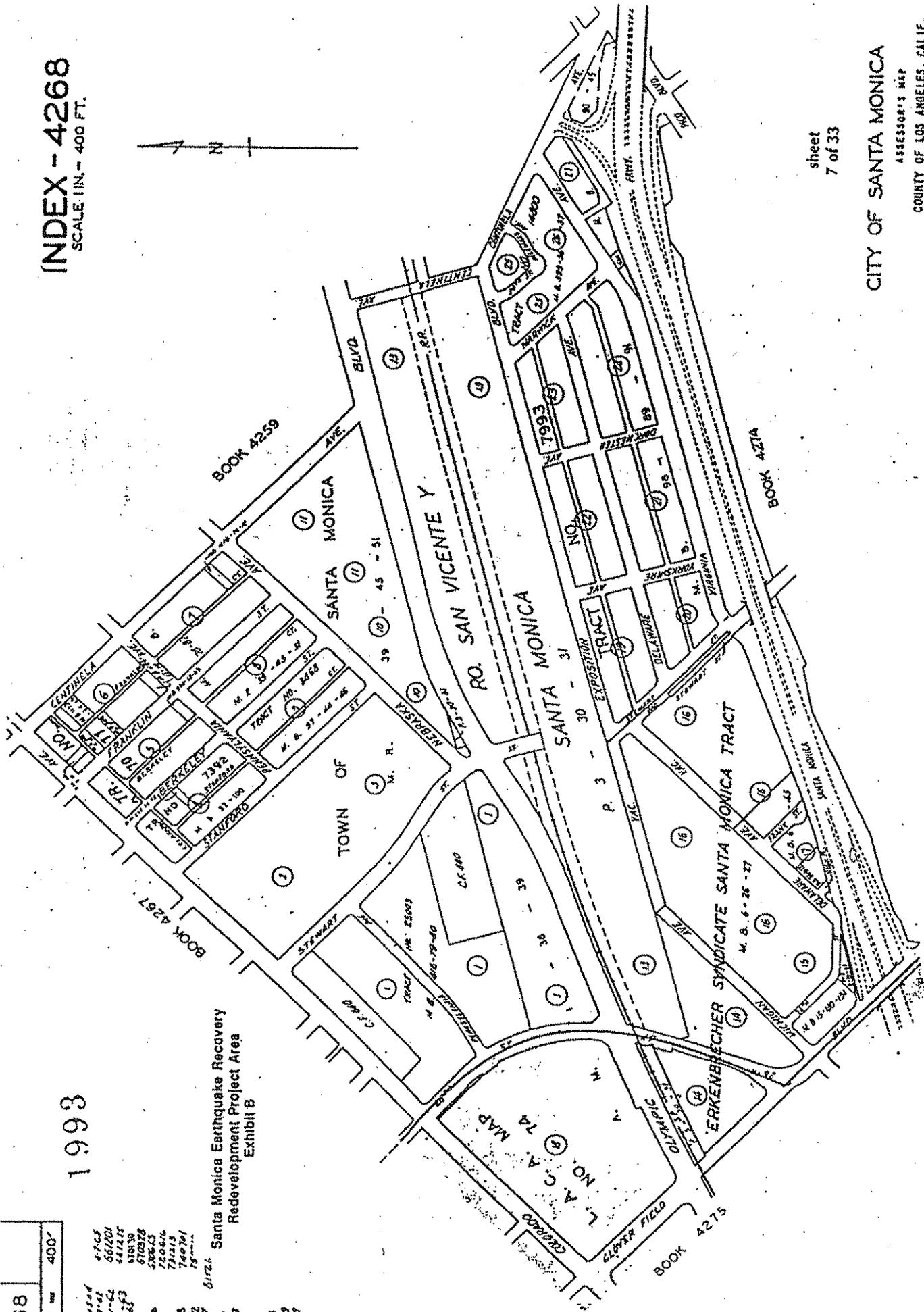


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Santa Monica Earthquake Recovery  
 Redevelopment Project Area  
 Exhibit B

INDEX - 4268  
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sheet  
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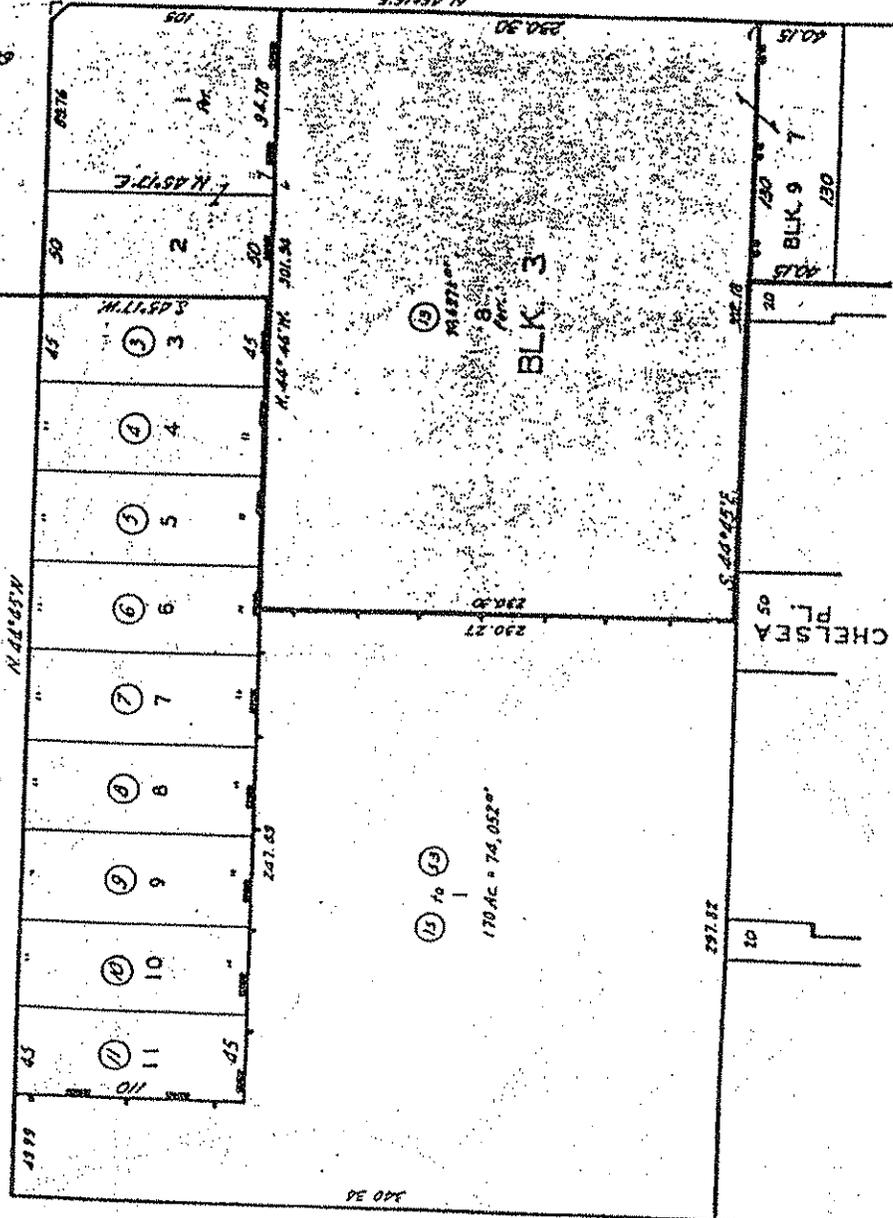
CITY OF SANTA MONICA  
 ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

ARIZONA  
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SANTA MONICA  
PL.N

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Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B



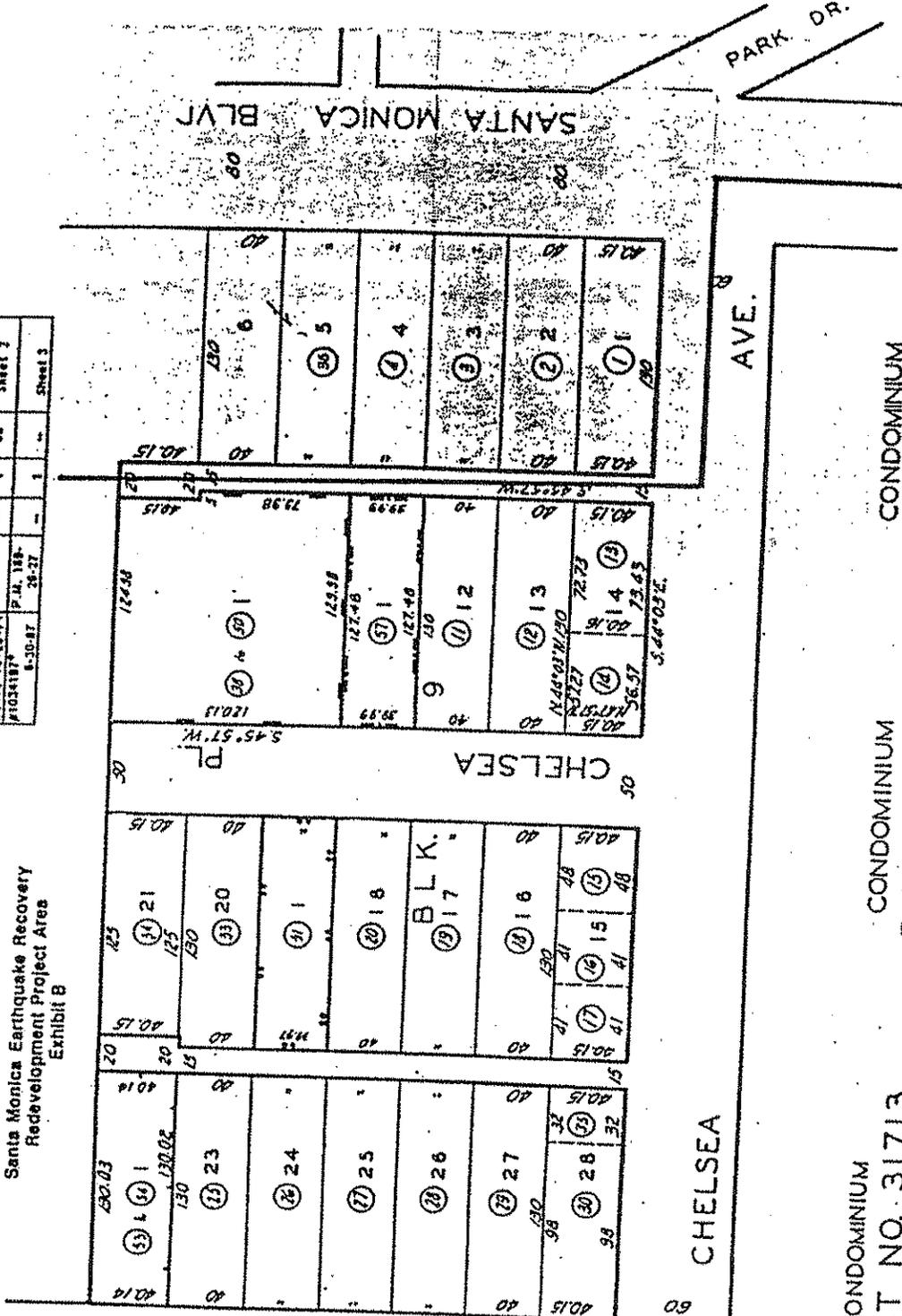
1992

\* Drawn to scale  
Dimensions are approximate

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

The assessment of units in the following Cond. Plans, includes all rights and interests in the areas set forth in deeds of record.

Condominium Plan Reference	Common Area	Subdivision
Tract No. Blk. Lots	Units of Airspace	
O.F. #1025-818	3773	Sheet 2
TR19 10-28-74	1	Sheet 2
#10341874	1	Sheet 3
8-30-87	1	Sheet 3

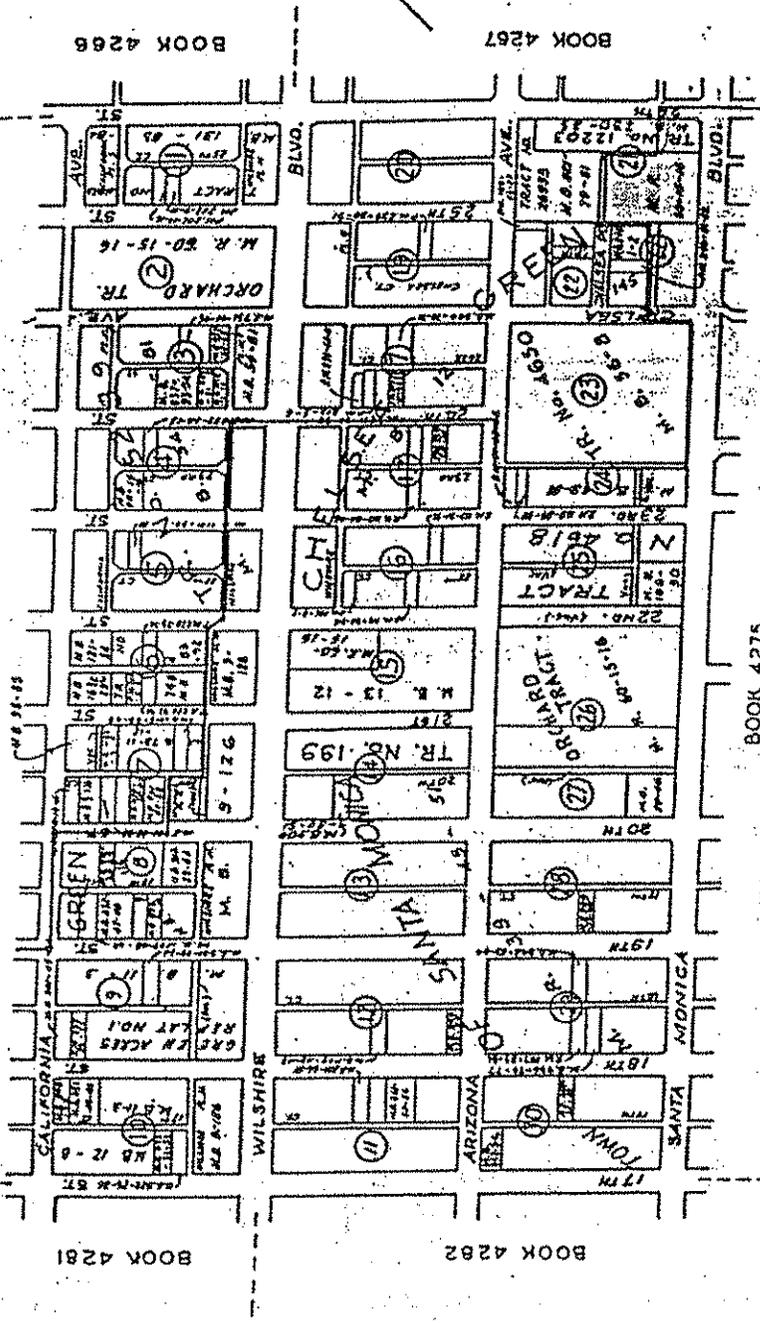


1994

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- 670300

INDEX-4276  
SCALE 1IN.-400FT.



CITY OF SANTA MONICA  
sheet  
10 of 33

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

ASSEMBLED MAP

1/2" = 400'

1994

INDEX-4277  
SCALE 1/4"=400 FT.

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BOOK 4264

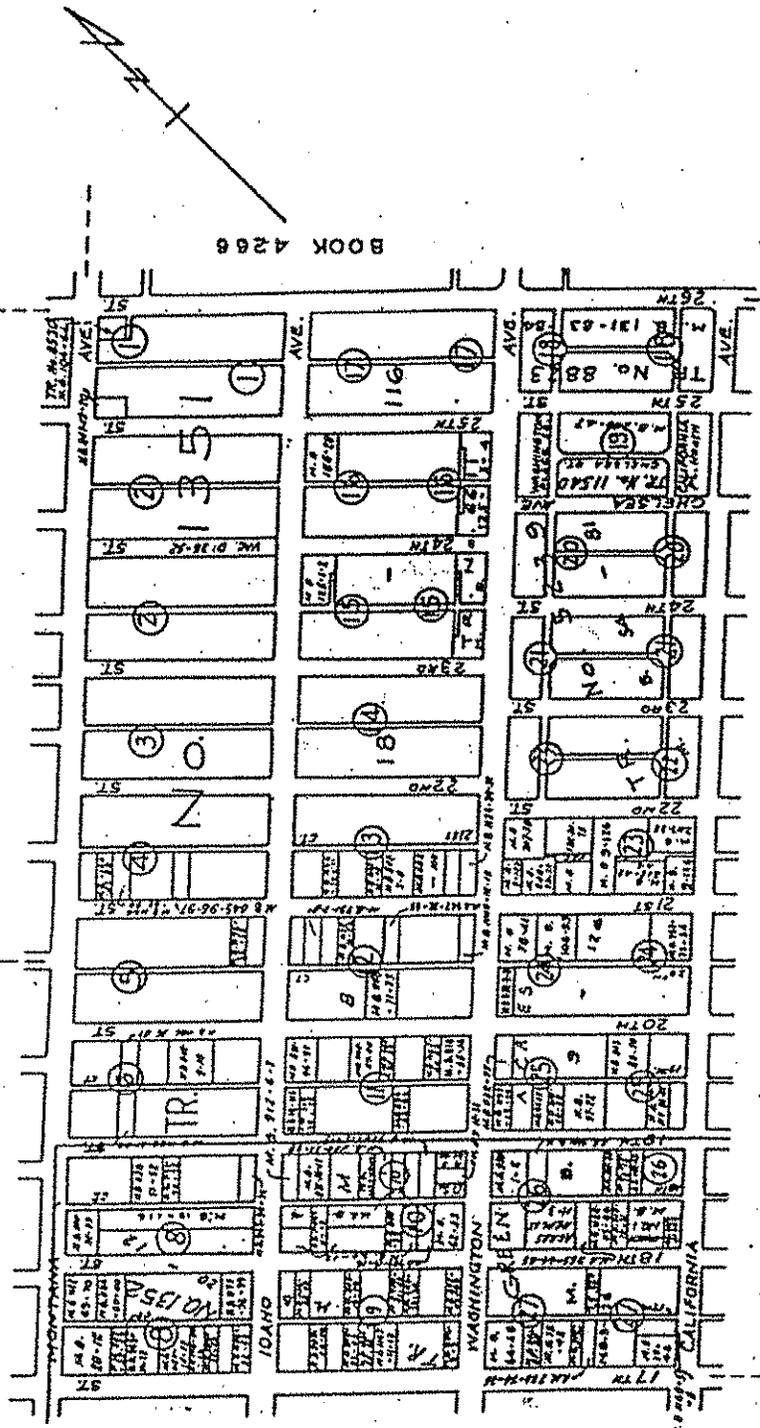
BOOK 4278

BOOK 4279

BOOK 4261

BOOK 4268

BOOK 4276



CITY OF SANTA MONICA

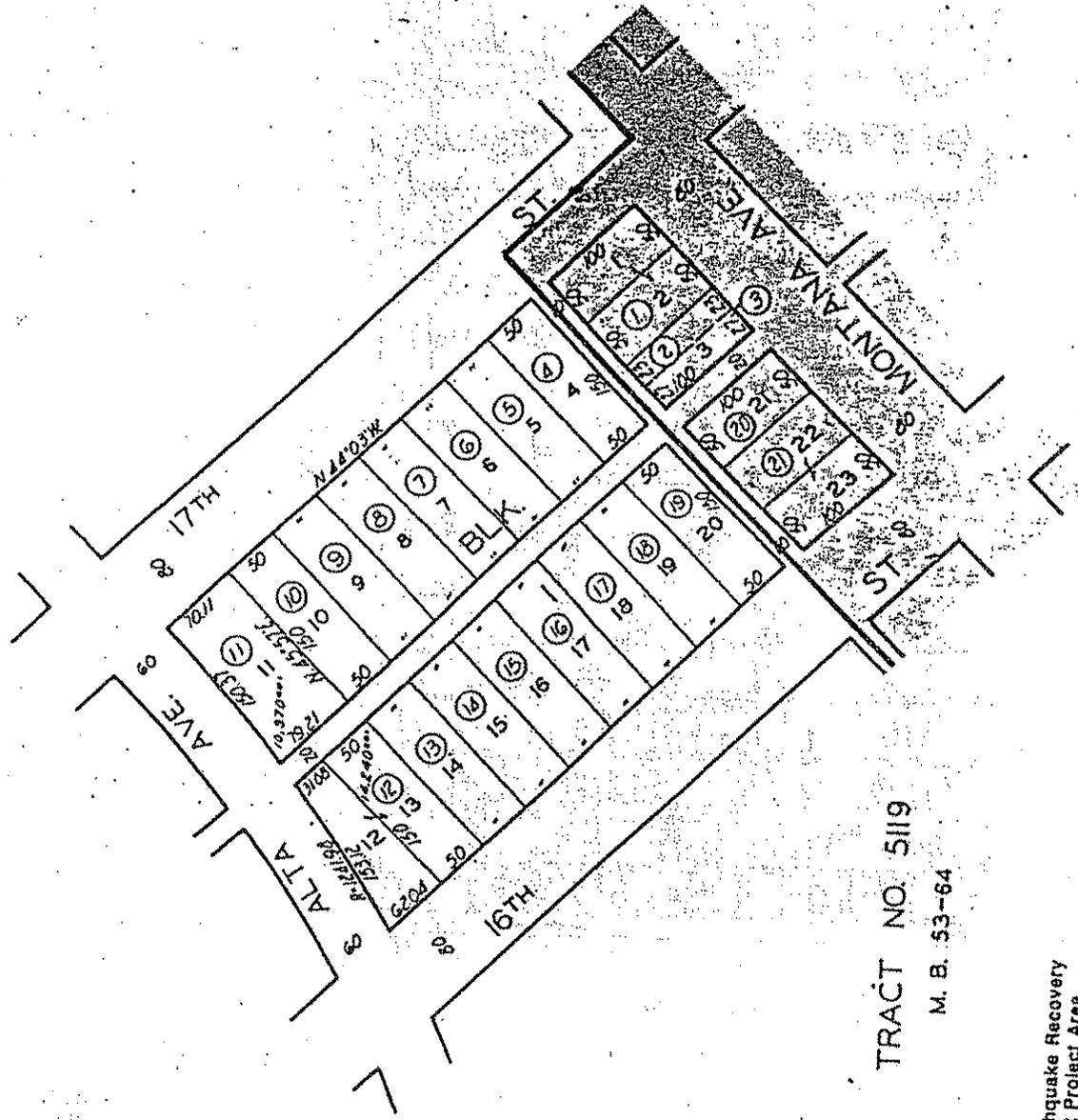
Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

sheet  
11 of 33

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES

19 25  
100'

6



TRACT NO. 5119  
M. B. 53-64

CODE  
8604

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

FOR PREV. ASSMNT. SEE: 366-30

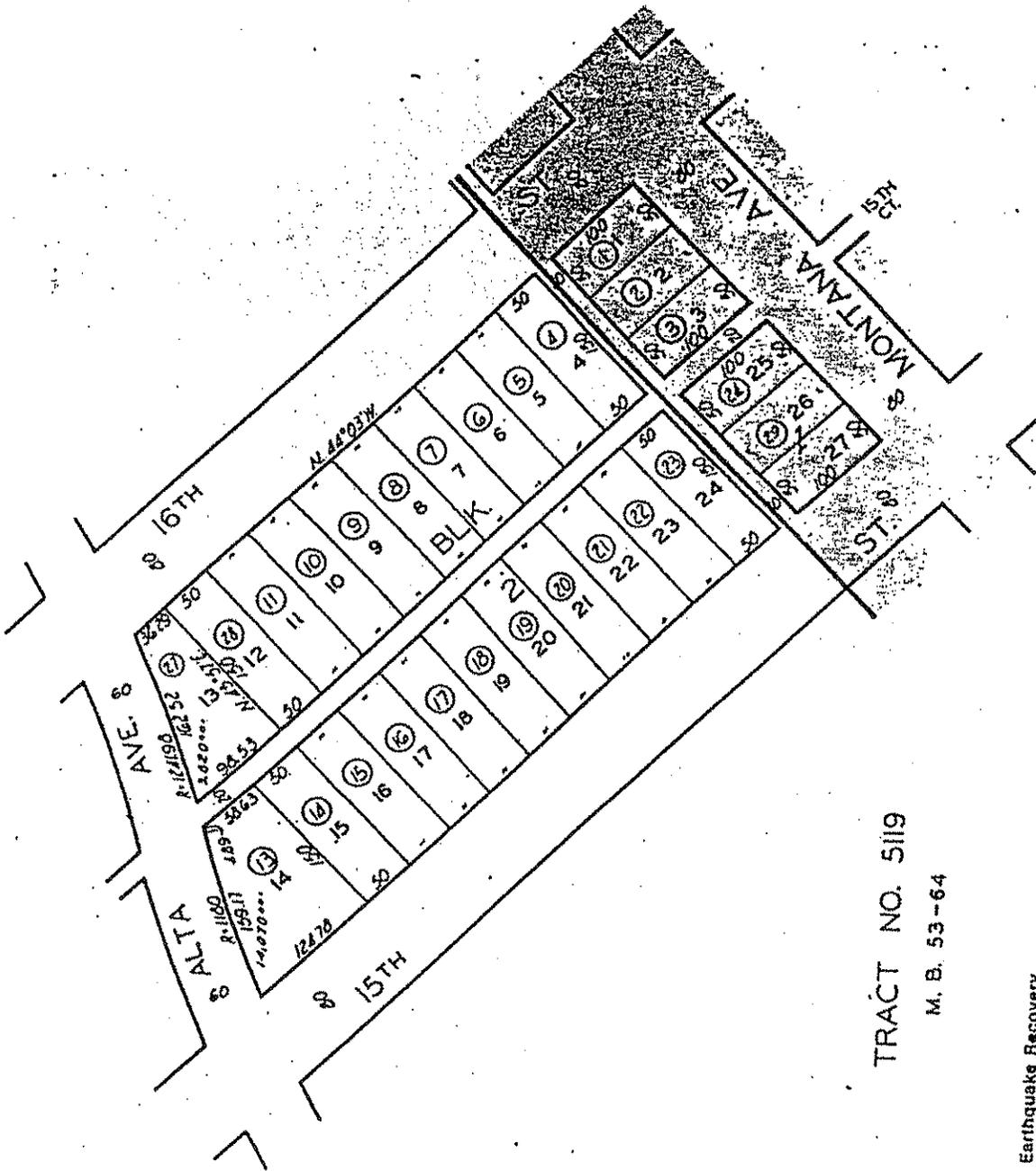


79 26

100'

6

67



TRACT NO. 5119

M. B. 53-64

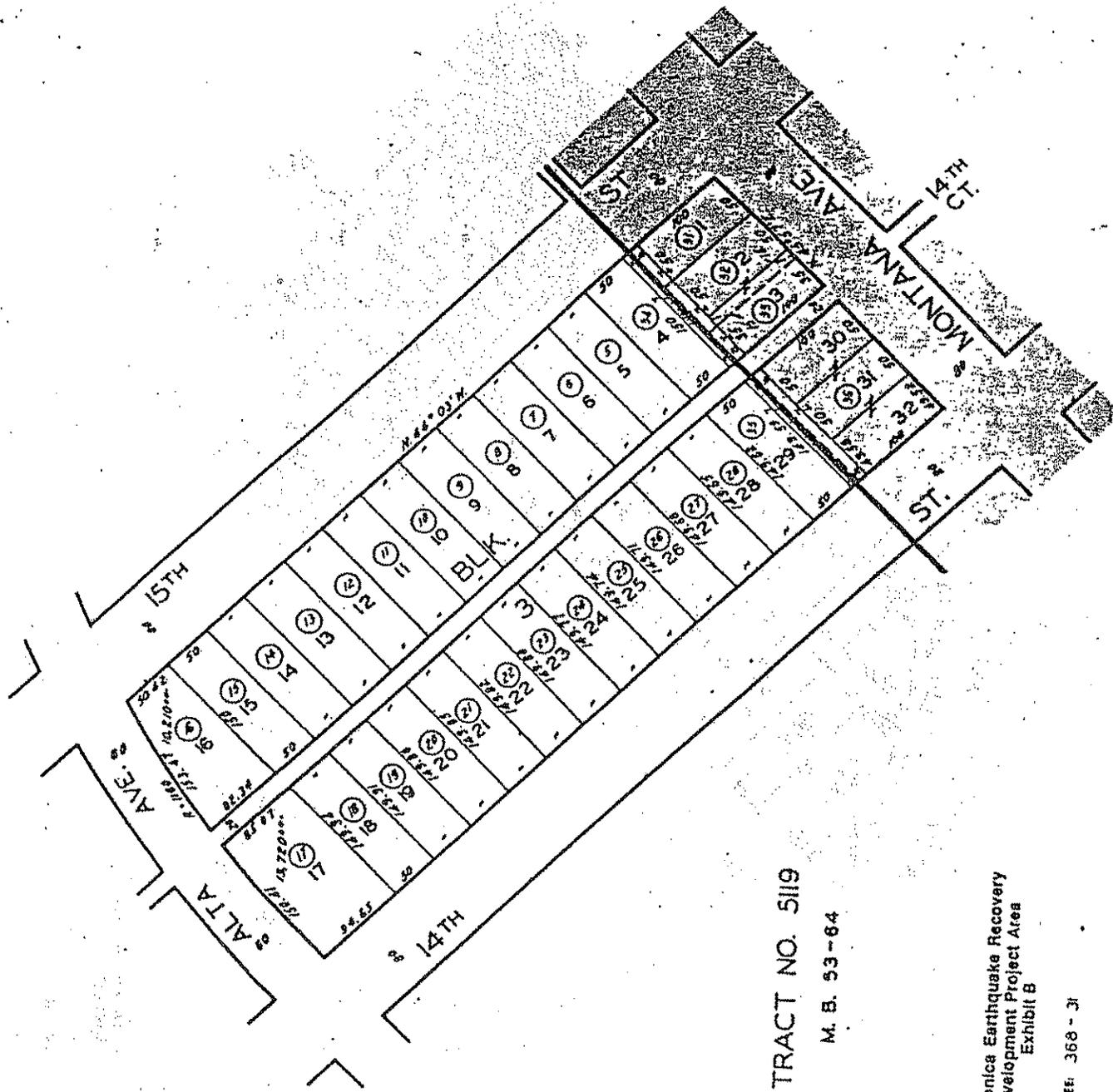
CODE  
8604

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

FOR PREV. ASSM'T. SEE: 368 - 30 & 31

sheet  
13 of 33  
ASSESSOR'S MAP

279 | 33  
1" = 100'



TRACT NO. 5119

M. B. 53-64

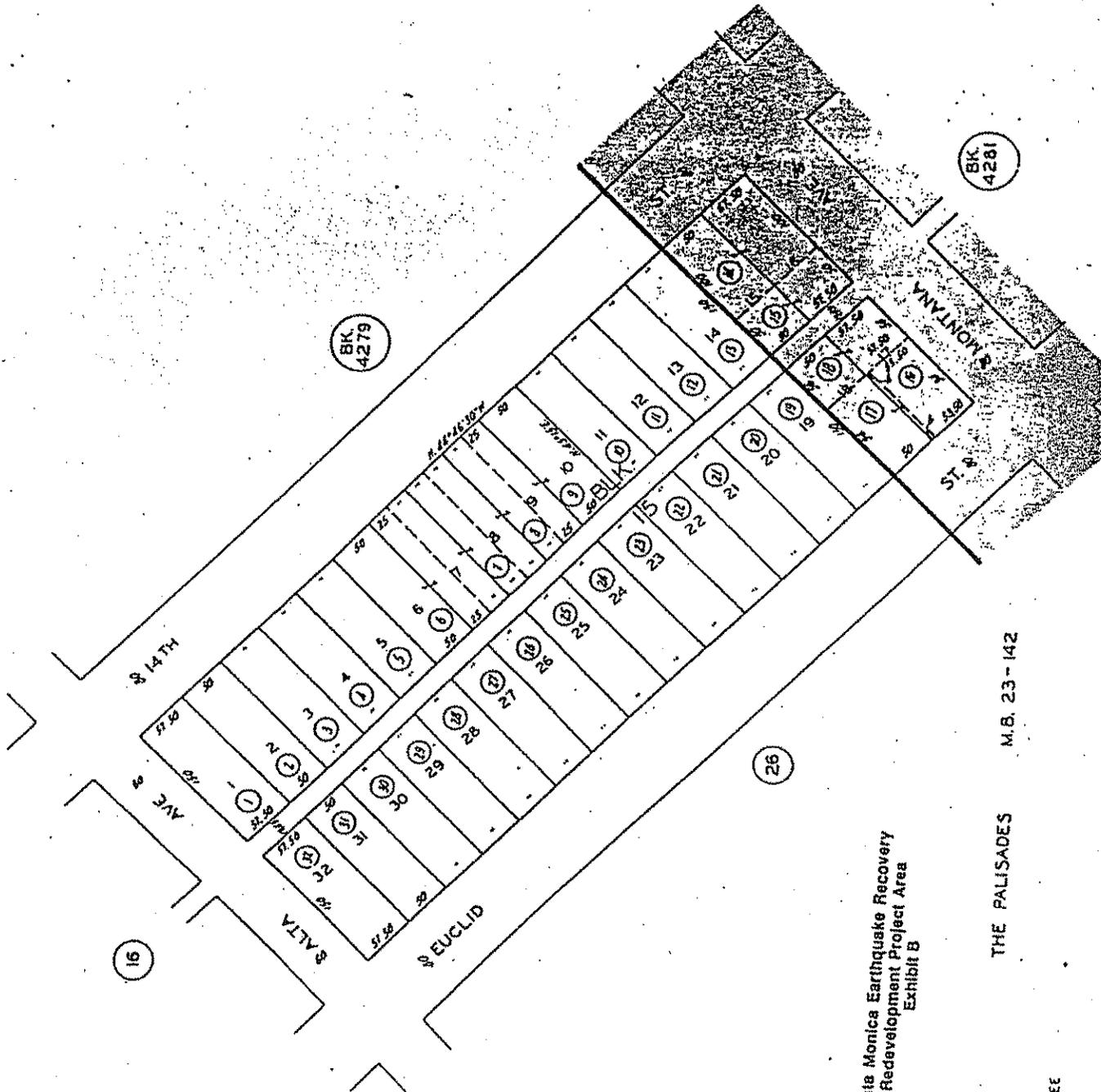
CODE  
8604

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

FOR PREV. ASSM'T. SEE: 368-31

1280 27

SCALE 1" = 100'



Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

CODE  
8804

sheet  
15 of 33

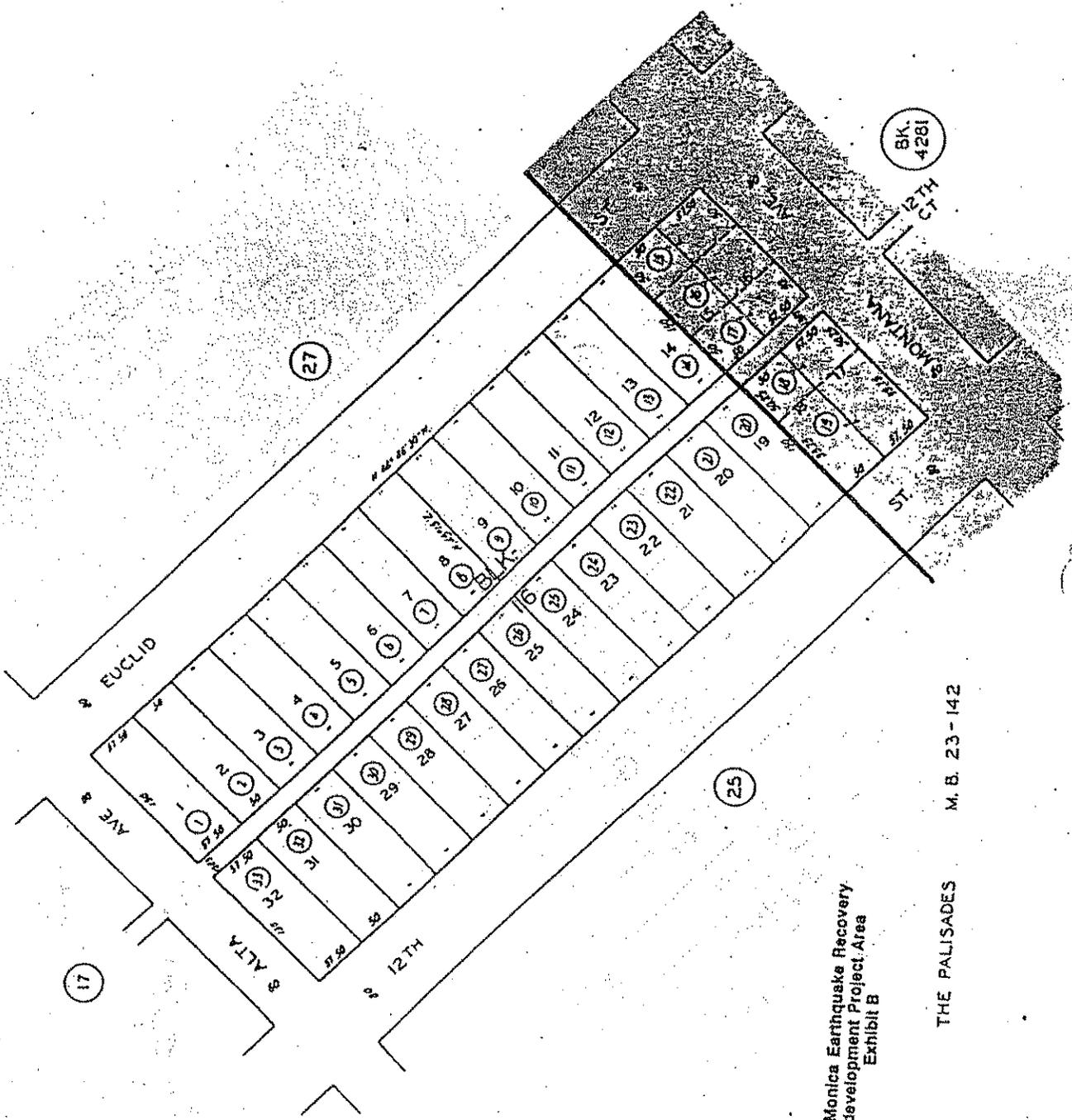
M.B. 23-142

THE PALISADES

FOR REF: ASSHT SEE  
ST-23

AS

1280 26  
 SCALE 1" = 100'



Santa Monica Earthquake Recovery  
 Redevelopment Project Area  
 Exhibit B

CODE  
 8604

THE PALISADES M. B. 23-142

FOR PRELIMINARY ASSAULT SEE...

sheet  
 16 of 33

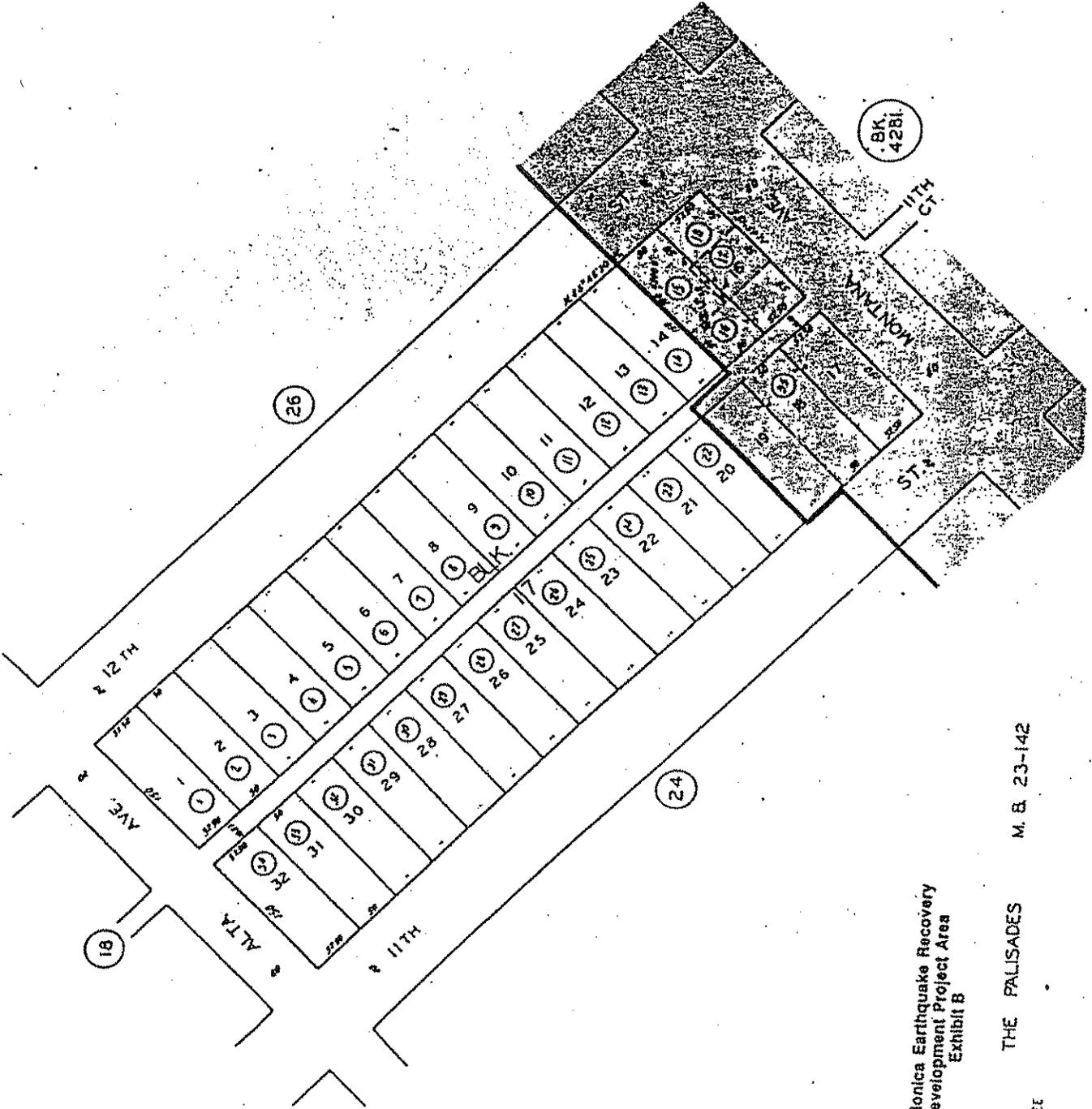
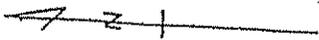
ASSESSOR'S MAP

70046607  
1/12/17

sheet  
17 of 33

ASSESSOR'S MAP

280 25  
1/8" = 100'



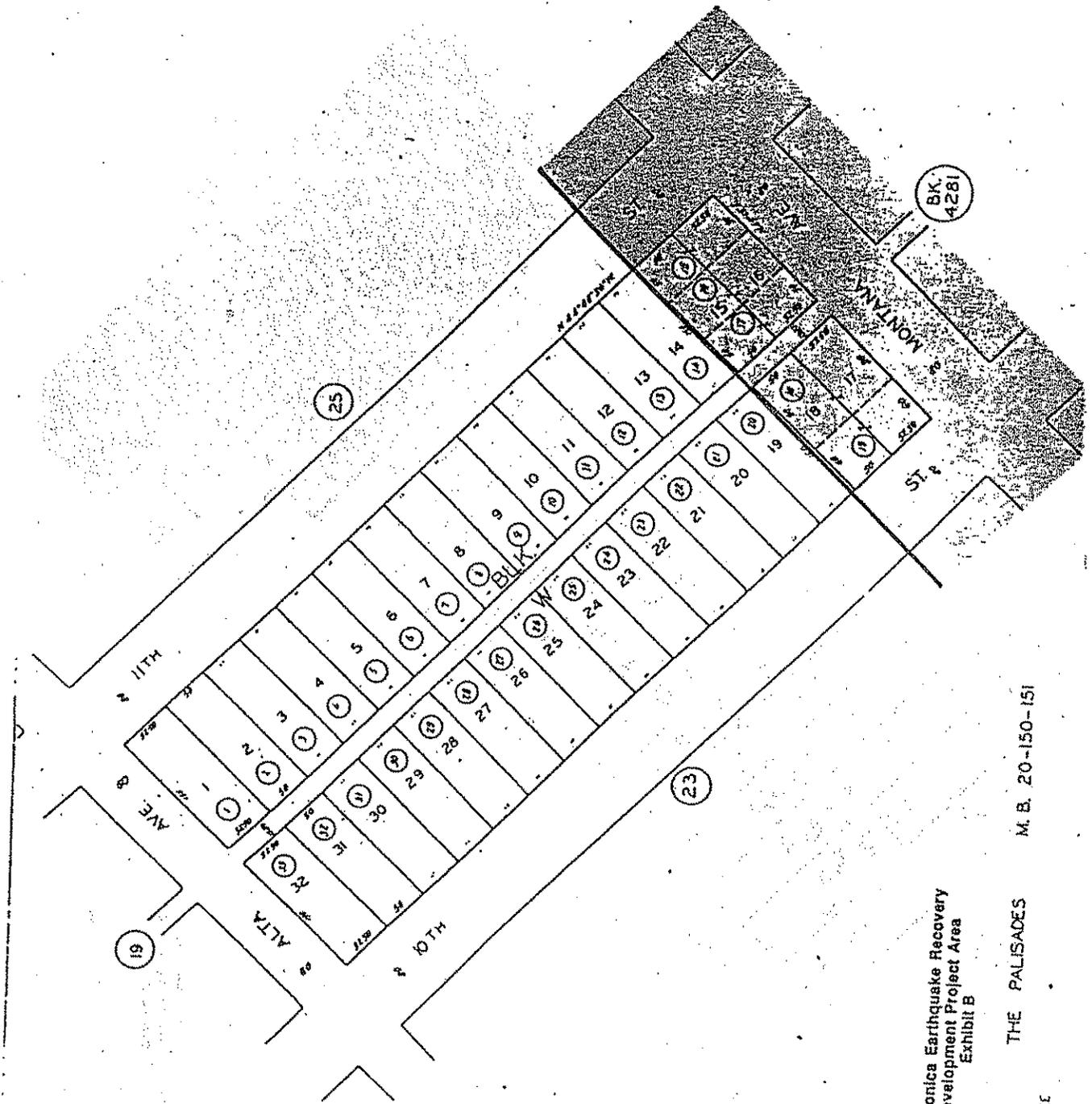
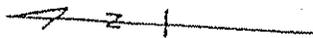
CODE 8604  
Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

THE PALISADES  
M. B. 23-142

FOR INFO: ASSAULT SEE  
37-22

280 | 24

1" = 100'



Unit  
 8604  
 Santa Monica Earthquake Recovery  
 Redevelopment Project Area  
 Exhibit B

THE PALISADES  
 M. B. 20-150-151

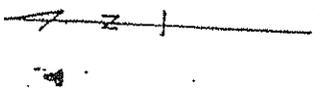
FOR INFO: ASSAULT SEC  
 57-22

sheet  
 18 of 33

ASSESSOR'S MAP

280 23  
SHEET 1  
1/4" = 100'

1987

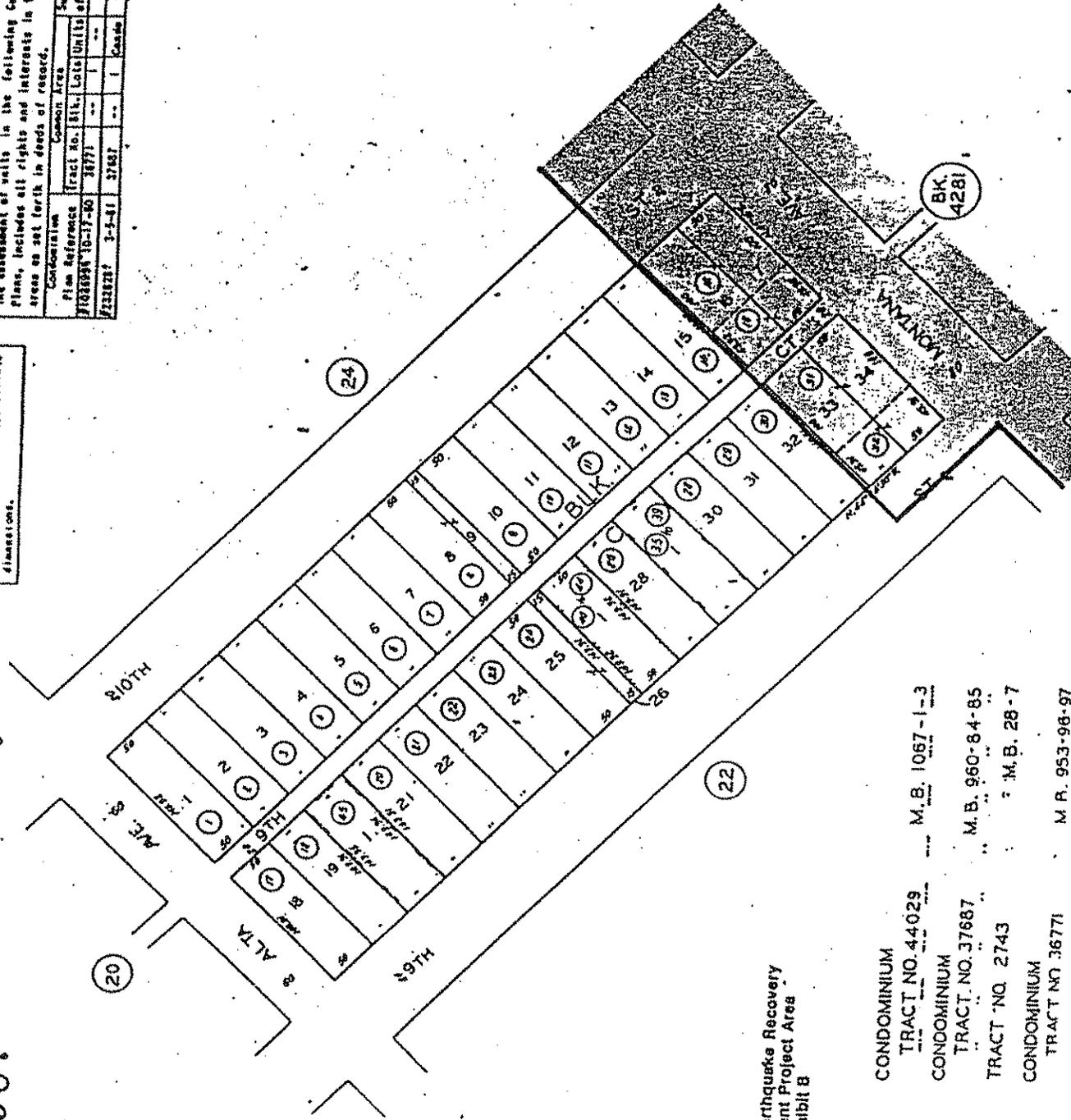


Diagrammatic depicts approximate dimensions.

The assessment of wells in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium	Common Area	Subdivision
Plan Reference	Tract No. Blk. Lots/Units	Units of Airspace
2102254	15-17-80 38771	--
2332727	3-5-81 37687	--
		Sheet 2
		Sheet 3

1/20/11  
7/12/17  
8/10/21/0  
8/23/23/06  
2027/03-24  
2020/04/16



Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

CONDOMINIUM  
TRACT NO. 44029 M.B. 1067-1-3  
CONDOMINIUM  
TRACT NO. 37687 M.B. 960-84-85  
TRACT NO. 2743 M.B. 28-7  
CONDOMINIUM  
TRACT NO. 36771 M.R. 953-98-97

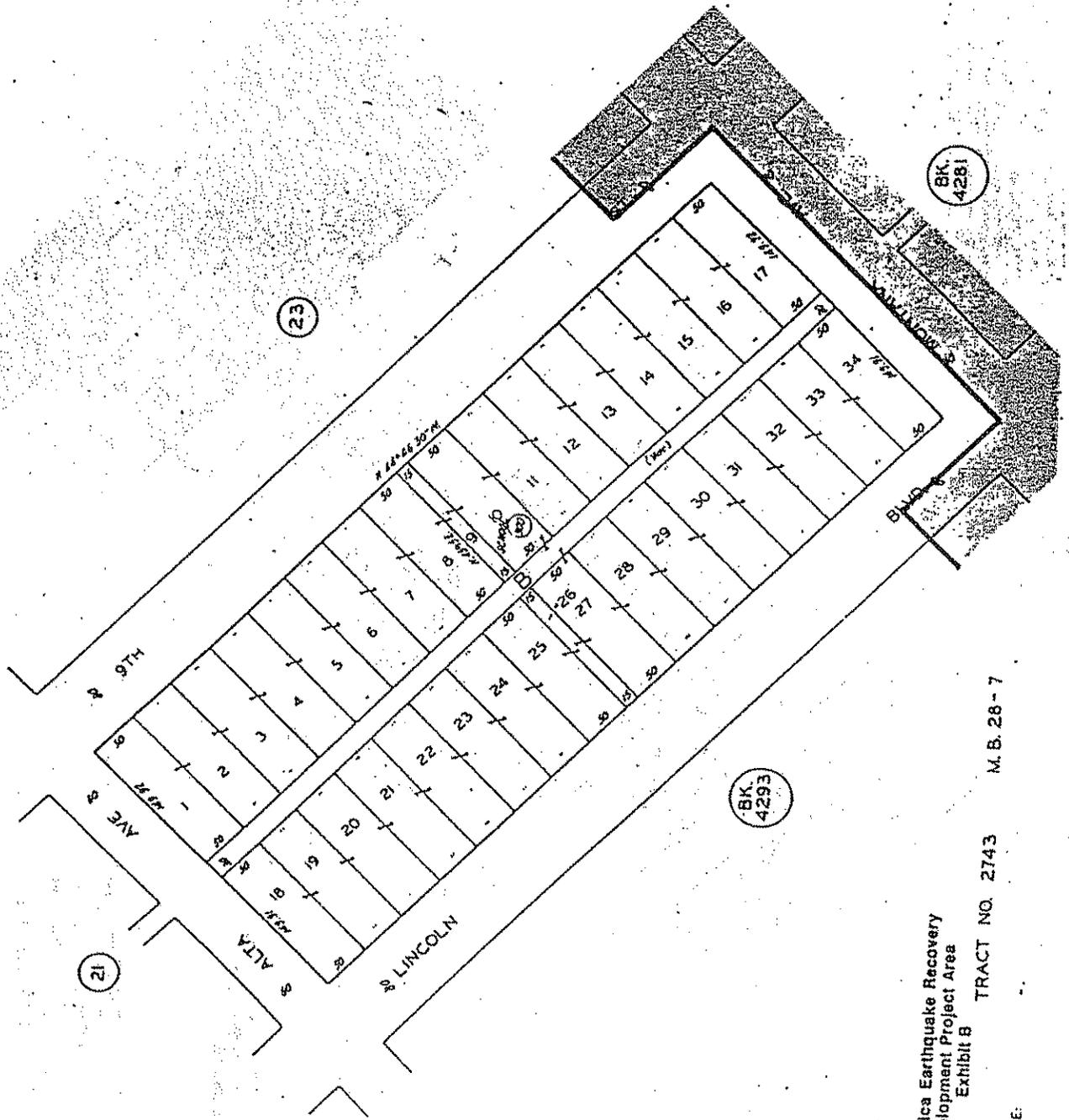
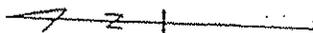
CODE  
8604

FOR PREV. ASSA'T SEE:  
57-22

sheet  
19 of 33

ASSESSOR'S

280 22  
E 1" = 100'



CODE  
8604

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

TRACT NO. 2743 M.B. 28-7

FOR PREV ASSM'T SEE:

293

TRA 8604

SHEET 11  
SCALE 1" = 100'

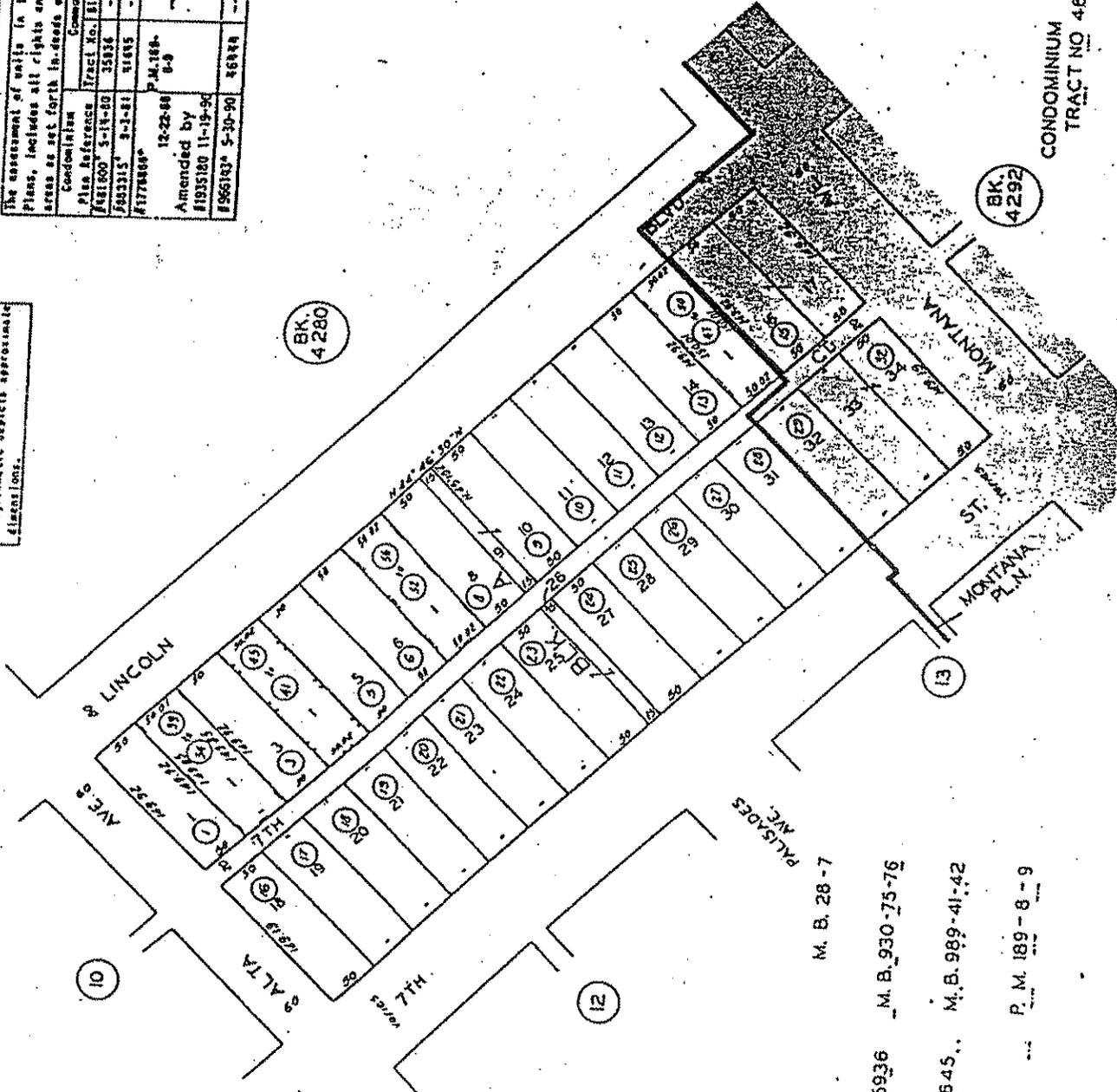
1991

Diagrammatic depicts approximate  
diagonal lines.

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Common Area	Tract No. BK, Lot/Unit of Acreage	Subdivision
#181000 5-14-00	35036	-- 1 --	Sheet 3
#183315 3-1-81	11815	-- 1 --	Sheet 3
#177888*	P.M. 188- 8-9	-- 1 --	Sheet 3
Amended by #1935180 11-19-90			
#96183* 5-30-90	46444	-- 1 --	Sheet 4

6911221,  
741228  
1312276  
#102841,  
#103141,  
#4433948-87  
#177888-87  
#181000-00  
#183315-01-07  
#1935180-01-07  
#196183-01-07



BK. 4280

BK. 4292

Sanita Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

sheet  
21 of 33

CONDOMINIUM  
TRACT NO 46444 M.B. 1156-7-8

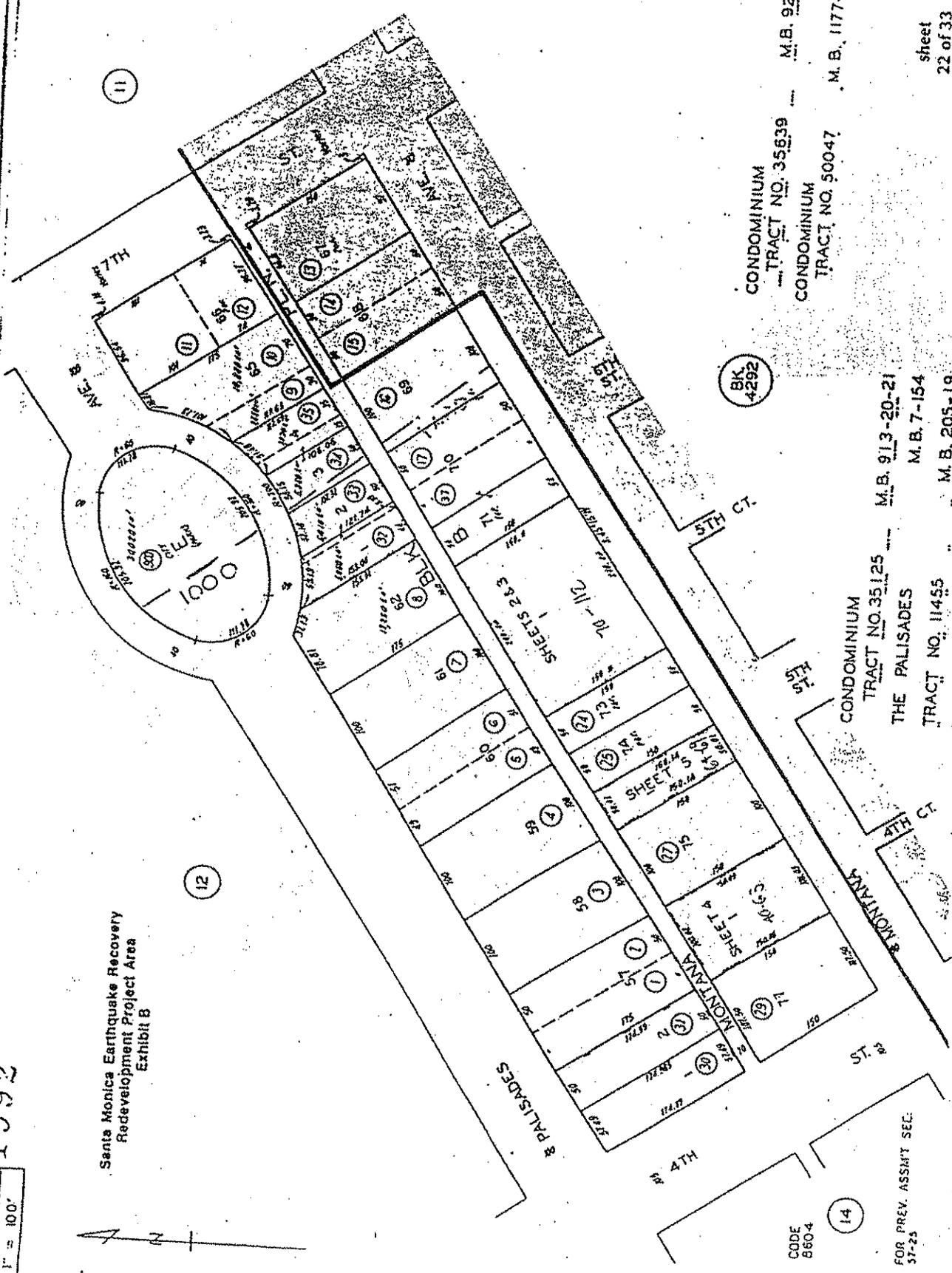
TRACT NO. 2743  
CONDOMINIUM  
TRACT NO. 35936 M.B. 930-75-76  
CONDOMINIUM  
TRACT NO. 41645 M.B. 989-41-42  
CONDOMINIUM  
PARCEL MAP P.M. 189-8-9

FOR PREV. ASSMT SEE:  
11-91

4293 13  
SHEET 1  
SCALE 1" = 100'

1992

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B



4293 13  
SHEET 1  
SCALE 1" = 100'

11

12

14

CONDOMINIUM  
TRACT NO. 35639 M.B. 925-10-11  
CONDOMINIUM  
TRACT NO. 50047 M.B. 1177-21-22

BK.  
4292

CONDOMINIUM  
TRACT NO. 35125 M.B. 913-20-21  
THE PALISADES  
TRACT NO. 11455 M.B. 7-154  
TRACT NO. 11455 M.B. 205-19

CODE  
8604

FOR PREV. ASSMT SEC.  
57-25

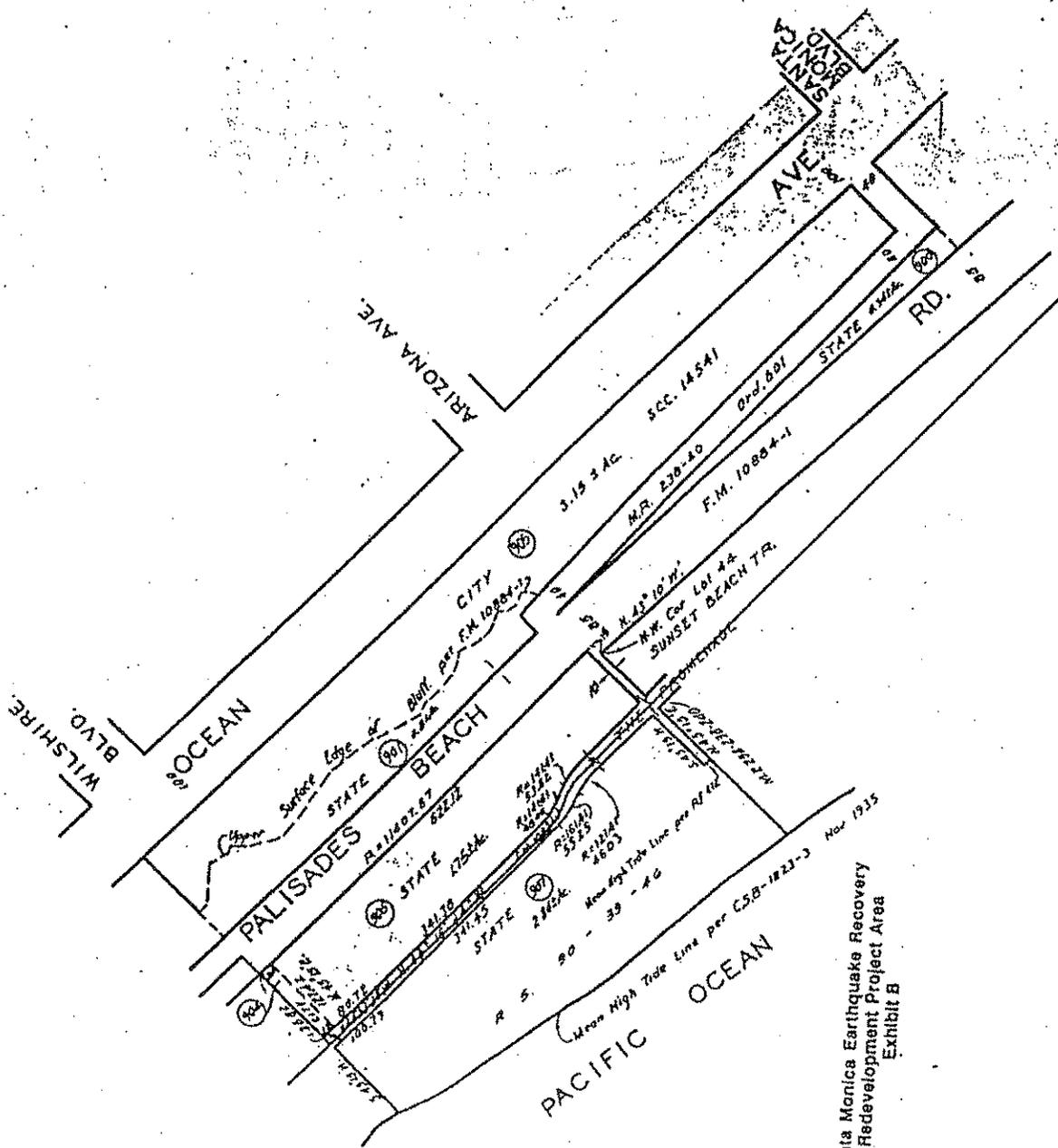
sheet  
22 of 33

ASFC

REVISED  
5-7-87  
MILLER  
MORRIS

sheet  
32 of 33  
ASSESSOR  
COUNTY OF

191 32  
1" = 150'

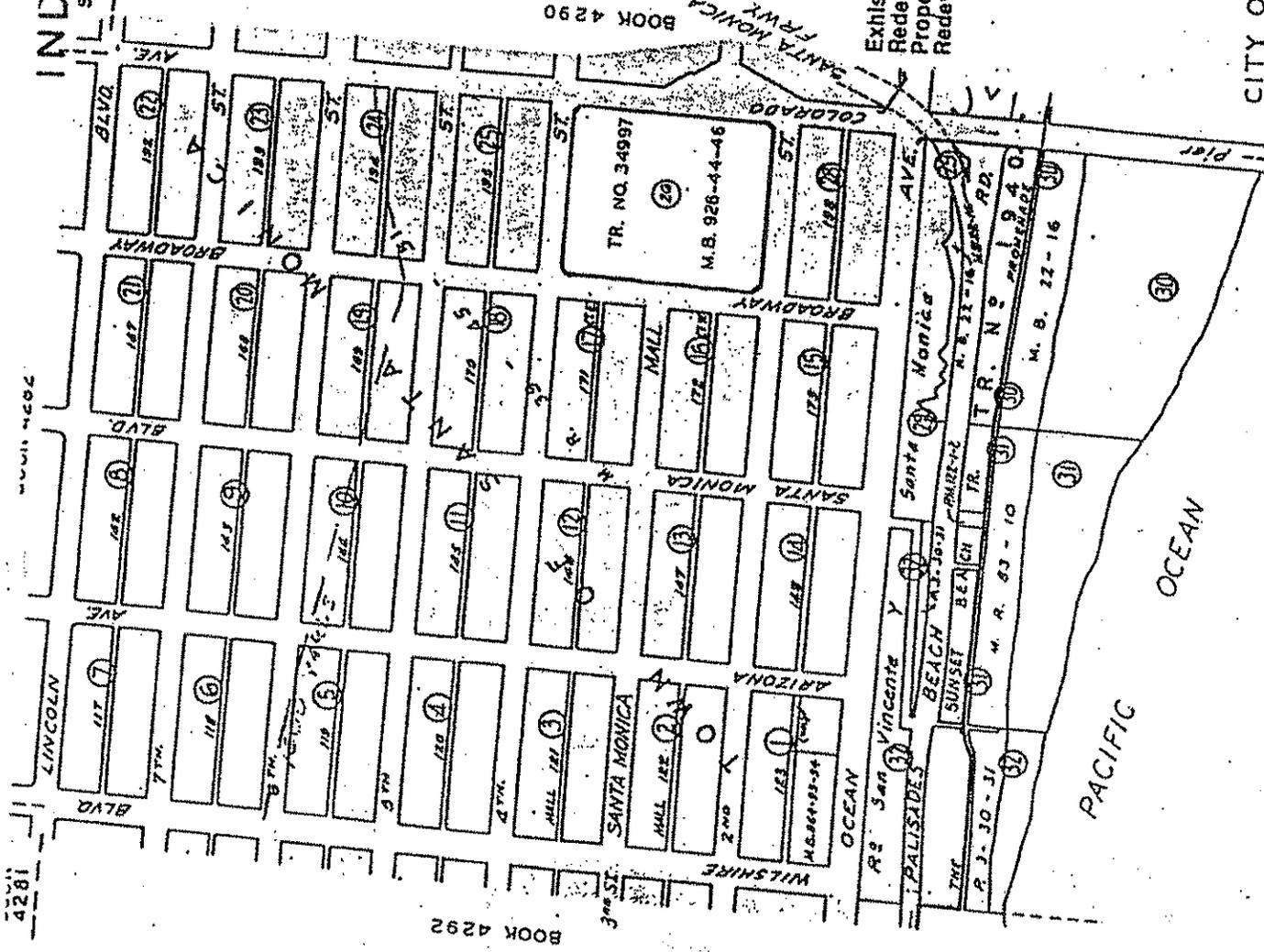


RANCHO SAN VICENTE Y SANTA MONICA  
P. 3 - 30 - 31

993 FOR PREV. ASSEMT. SER. 326-1

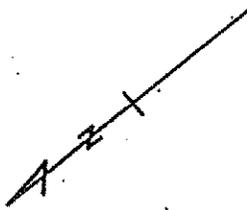
CODE  
8604

INDEX - 4291  
 SCALE 1 IN. = 400 FT.  
 BOOK 4283



BOOK 4290

BOOK 4292



Existing Downtown Santa Monica  
 Redevelopment Area excluded from  
 Proposed Earthquake Recovery  
 Redevelopment Project Area

sheet  
 31 of 33

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES

CITY OF SANTA MONICA

400'  
 40331  
 4291

Santa Monica Earthquake Recovery  
 Redevelopment Project Area  
 Exhibit B

4292 32

SCALE 1" = 80'

PALISADES BEACH

THE PROMENADE

RANCHO SAN VICENTE  
CITY SANTA MONICA

P. 3-30-31

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

CODE  
8604

Mean High Tide Line  
For C.S.S. 1823-3 Nov. 1935

STATE

CITY

R-11007  
96-30

(S.M. Part of Hwy. Inc.  
of  
Palisades Blvd.

sheet  
30 of 33

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES

NO. 1393 FOR PREV. ASSMT. SEE: 96 - 51 & 52

741212  
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 31070226  
 31072392-04  
 310723802-06  
 31072700027-02  
 310914400001-01  
 120300000001-01

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 90

1993

F.M. 10864

PALISADES BEACH

Mean High Tide Line per CSB-1821-1

City

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9.50± AC.

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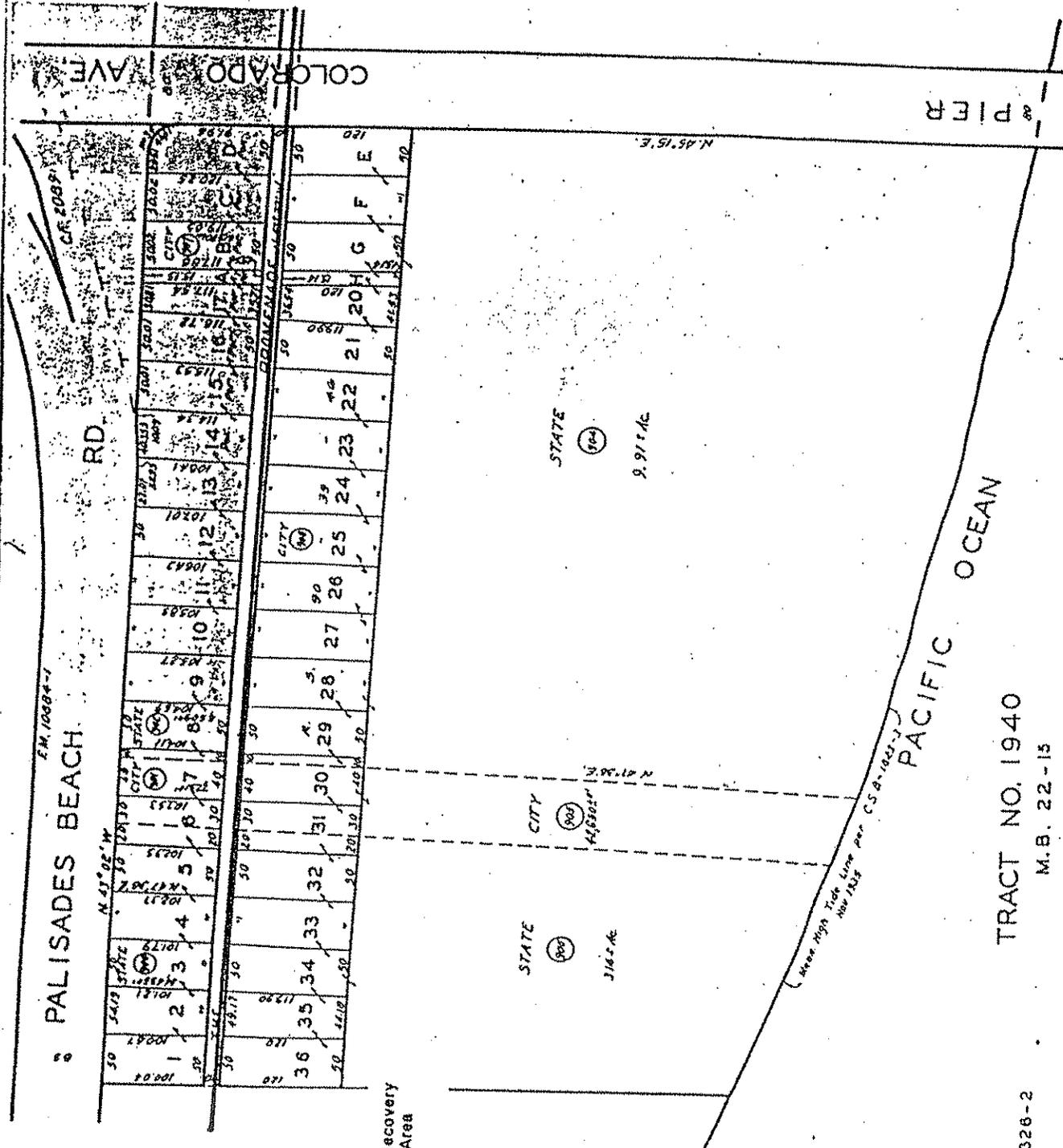
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309

91 30  
1" = 100'

REVISI  
10007, 10008, 10009  
MAY 11 1971  
772243

sheet  
28 of 33



anta Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

CODE  
8604

3 FOR PREY. ASSMT. SEE: 326-2

TRACT NO. 1940  
M.B. 22-15

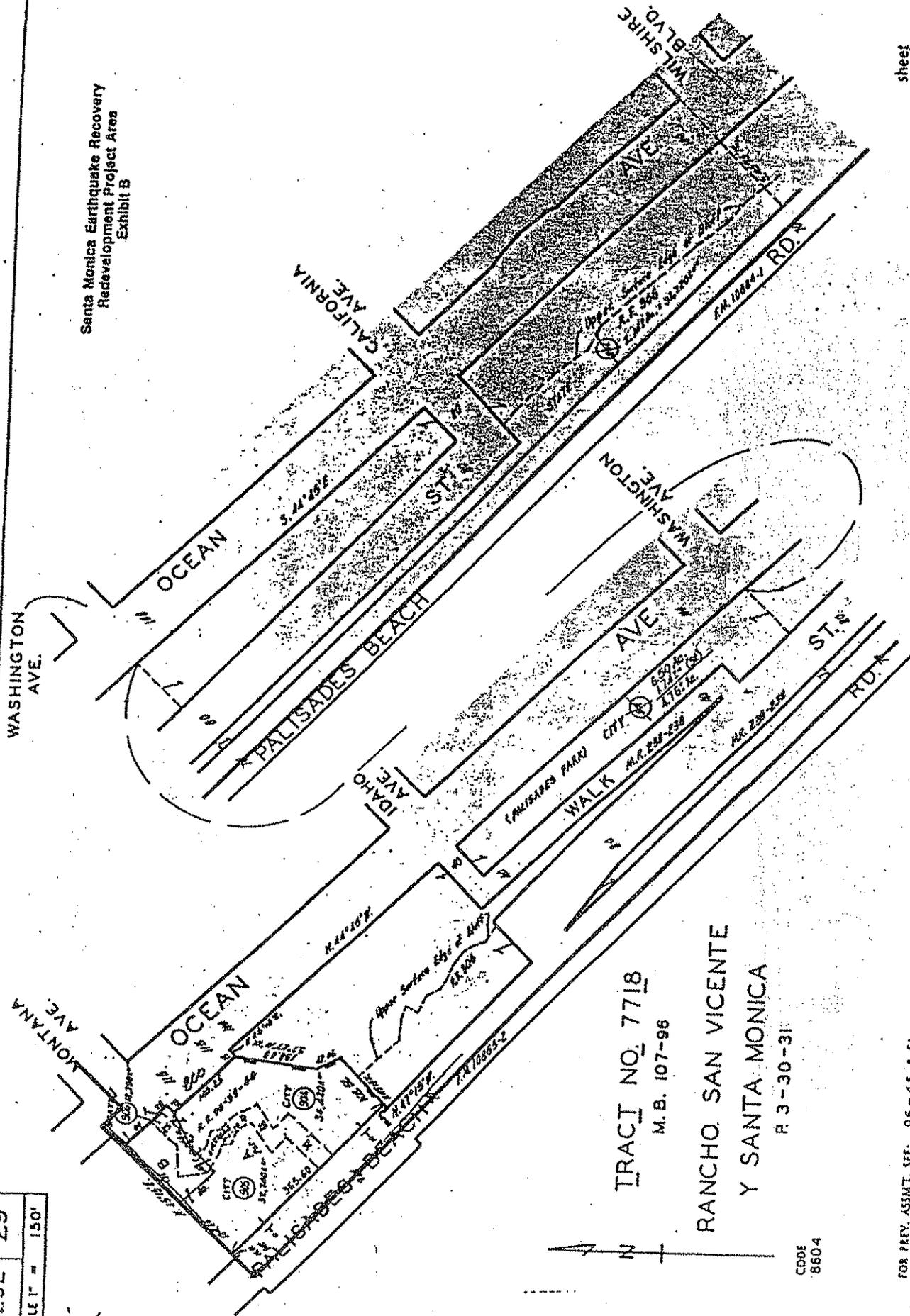
mf

4292 29

SCALE 1" = 150'

KEY  
72/10/03/03C  
DATE: 7/11/03  
PAGE: 1

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B



TRACT NO. 7718  
M. B. 107-96  
RANCHO SAN VICENTE  
Y SANTA MONICA  
R. 3-30-31

CODE  
8604

FOR PREV. ASSMT. SEE: 96-45 & 51

sheet  
27 of 33

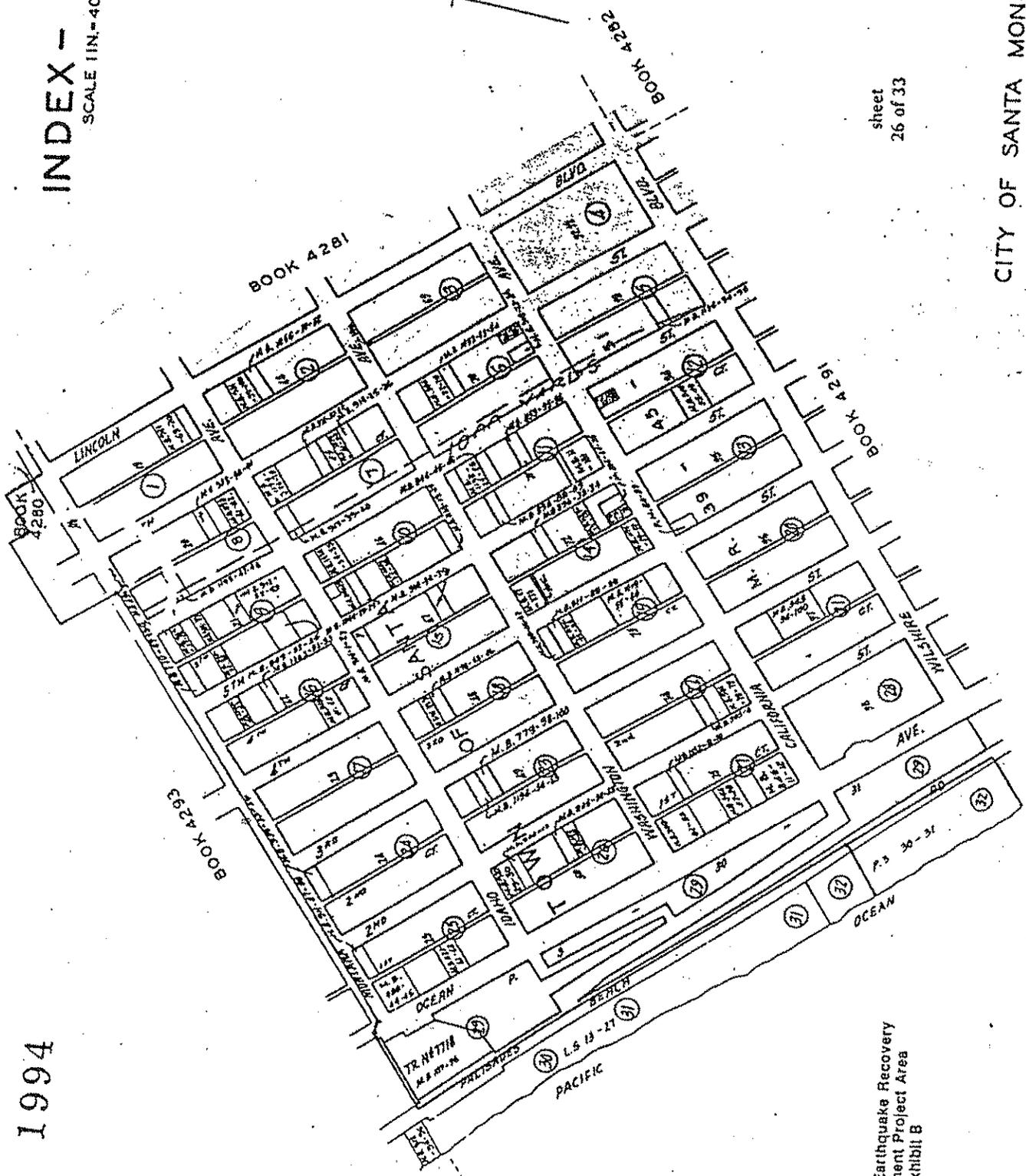
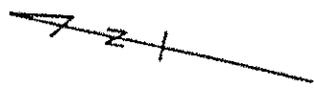
133'

1994

INDEX - 4292  
SCALE 1 IN. = 400 FT.

LE 1" = 400'  
9-30-65

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sheet  
26 of 33

CITY OF SANTA MONICA

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
EXHIBIT B

32 25  
SHEET 1  
1" = 80'

1990

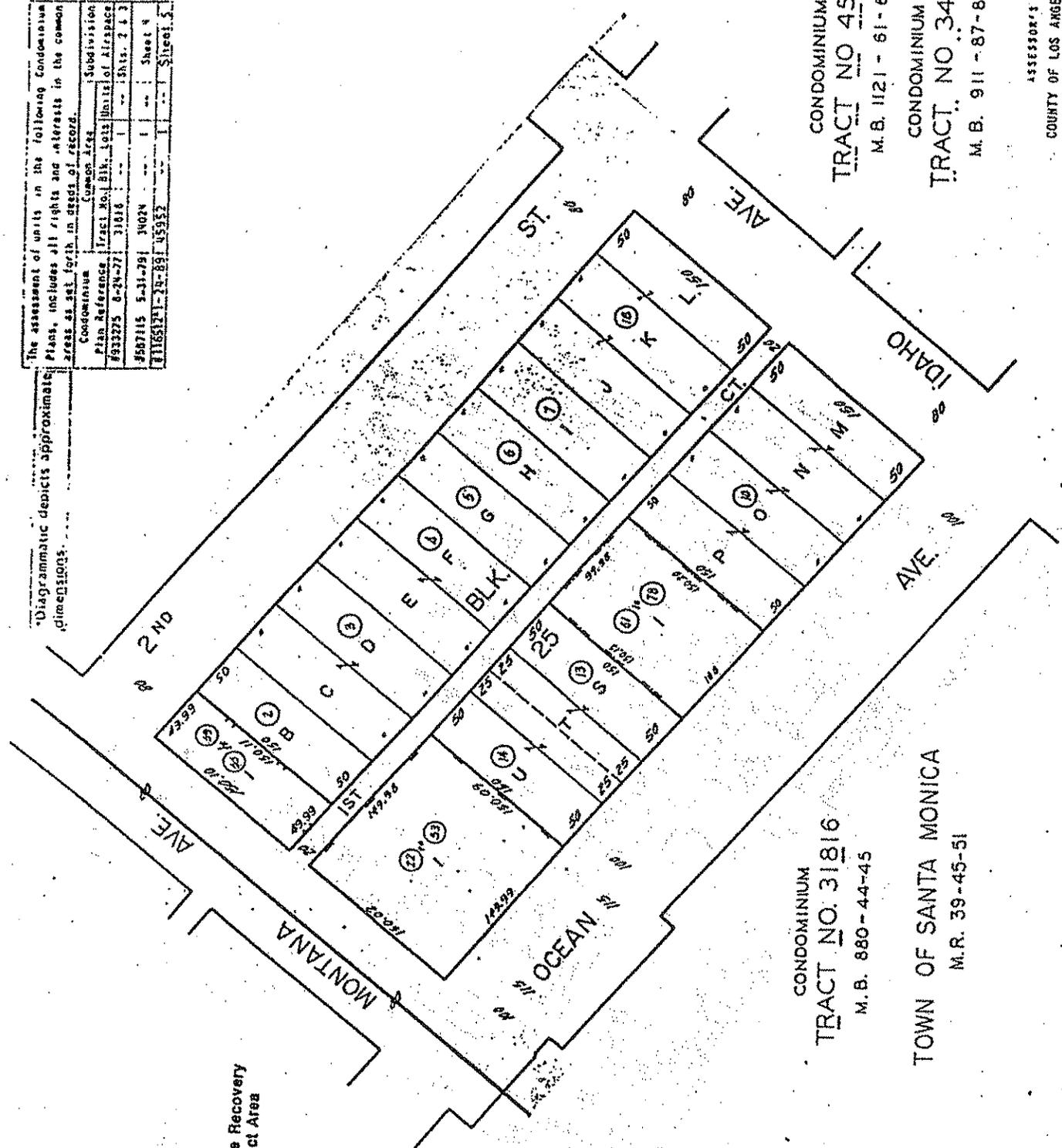
Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

The assessment of units in the following Condominium  
Plans, includes all rights and interests in the common  
areas as set forth in deeds of record.

Condominium Plan Reference	Tract No. & Blk. Lot	Subdivision Unit of Airspace	Sheet #
#582115	5-31-291 34024	---	Sheet #
#1165171-72-891	15933	---	Sheet #

Diagrammatic depicts approximate  
dimensions.

REVISED  
7/02/11/19  
7/02/11/19  
7/02/11/19  
7/02/11/19  
7/02/11/19  
7/02/11/19  
7/02/11/19  
7/02/11/19  
7/02/11/19  
7/02/11/19



sheet  
25 of 33

CONDOMINIUM  
TRACT NO. 31816  
M.B. 880-44-45

TOWN OF SANTA MONICA  
M.R. 39-45-51

CONDOMINIUM  
TRACT NO. 45952  
M.B. 1121-61-62

CONDOMINIUM  
TRACT NO. 34024  
M.B. 911-87-88

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

CODE  
8604

FOR PREV. ASSM'T. SEE: 96-11



92 24  
SHEET  
1" 80'

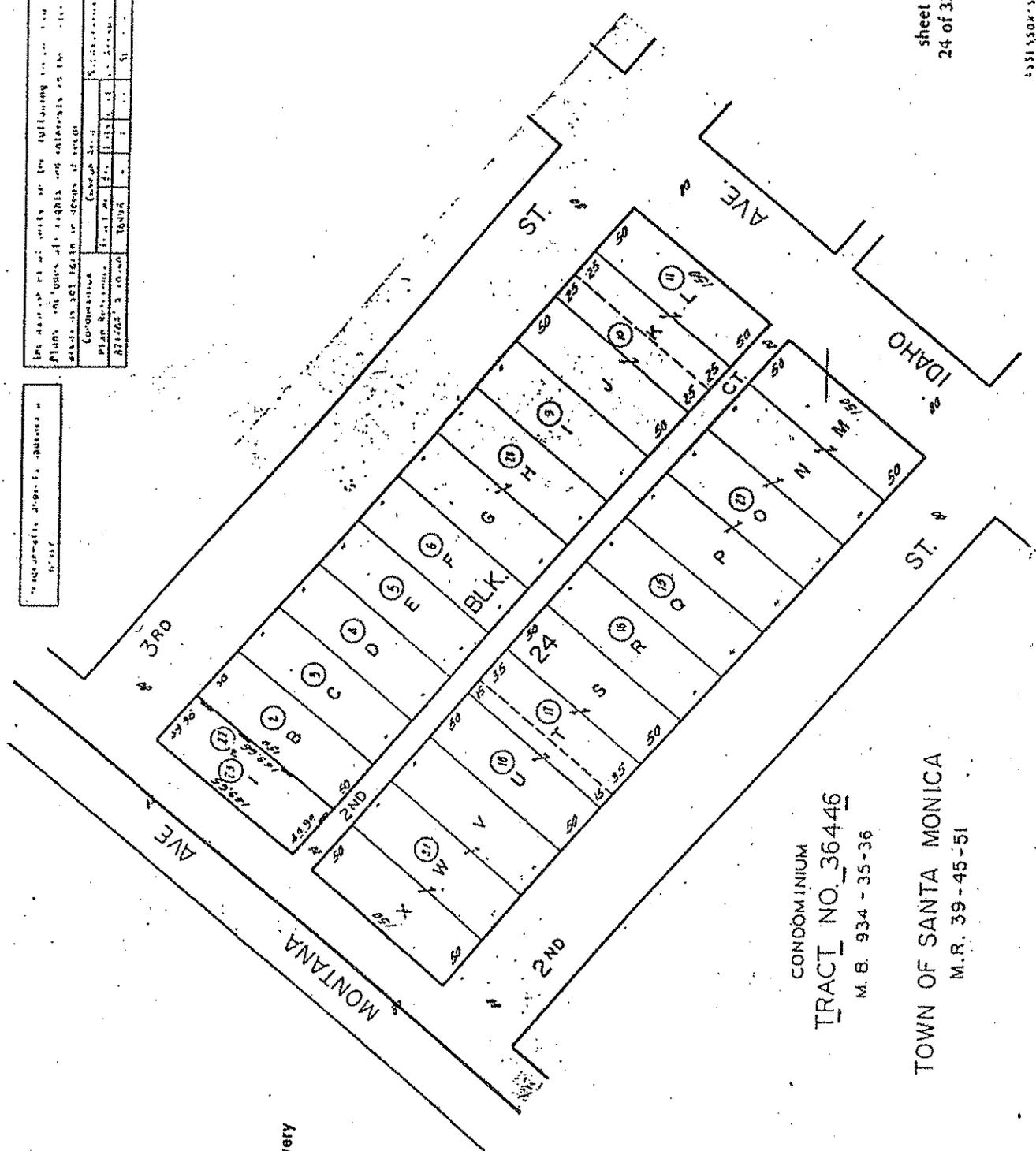
1989

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

REV: 7/2/89  
7/2/89  
800903  
Atty.  
Professional

PLANS ON THESE SHEETS ARE THE FOLLOWING TO THE  
PLANS ON THESE SHEETS ARE THE FOLLOWING TO THE  
PLANS ON THESE SHEETS ARE THE FOLLOWING TO THE

PLAN NUMBER	DATE	BY	CHKD.	APP'D.
800903	7/2/89			



CONDOMINIUM  
TRACT NO. 36446  
M.B. 934 - 35-36

TOWN OF SANTA MONICA  
M.R. 39-45-51

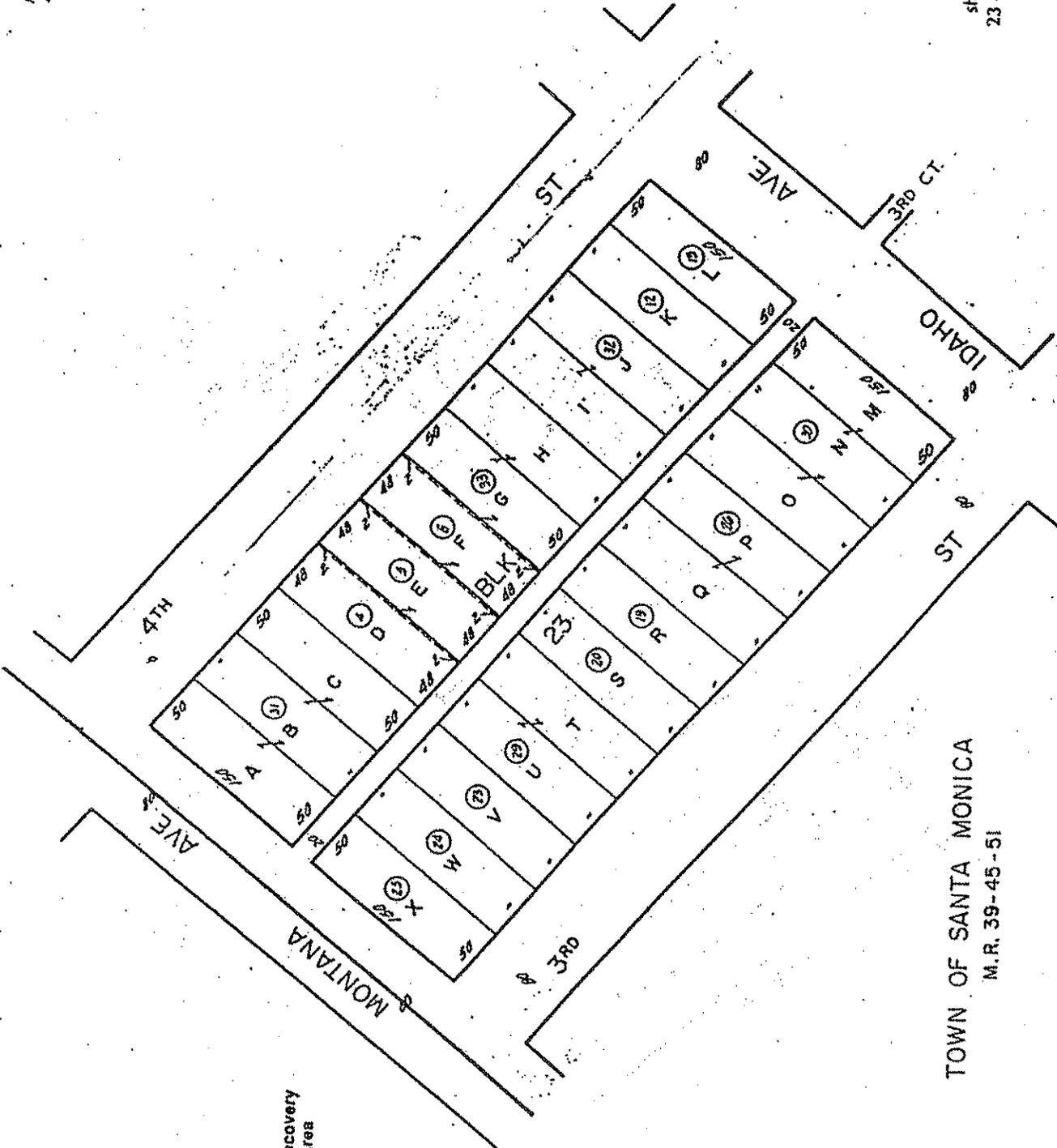
sheet  
24 of 33

FOR PREV. ASSMT. SEE: 96-10

3311304-3, 441  
COUNTY OF LOS ANGELES, CALIF.

Santa Monica Earthquake Recovery  
 Redevelopment Project Area  
 Exhibit B

REVISE  
 12-1-64  
 1-2-65  
 4-15-66  
 Gd:1218 515  
 700211516  
 72021555d  
 72010102  
 72111



TOWN OF SANTA MONICA  
 M.R. 39-45-51

sheet  
 23 of 33

FOR PREL. ASSMT. SEE: 96-9

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

1290

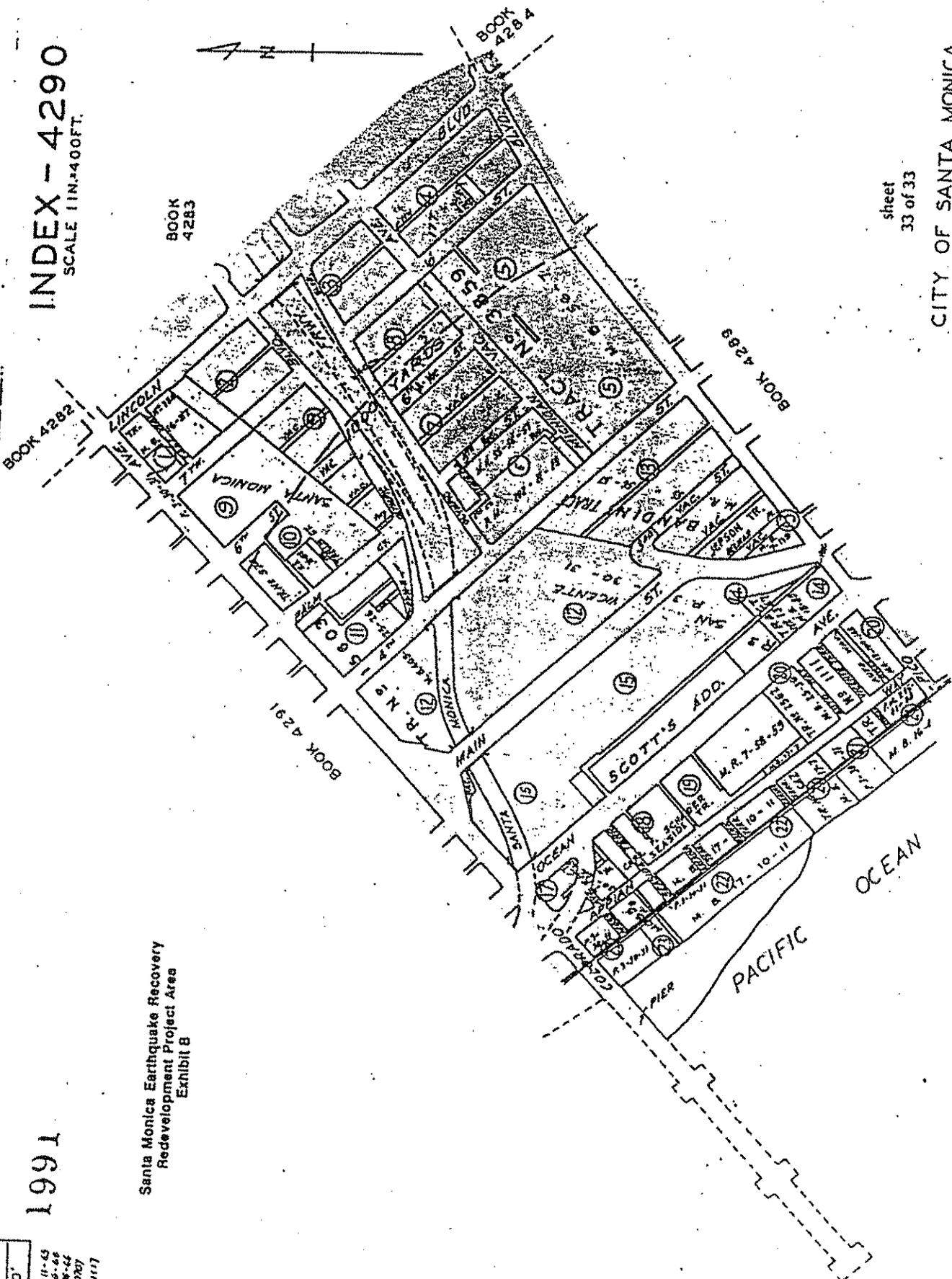
SCALE 1" = 400'

1991

INDEX - 4290  
SCALE 1 IN. = 400 FT.

Santa Monica Earthquake Recovery  
Redevelopment Project Area  
Exhibit B

Revised	8-11-65
11-14-60	11-8-68
1-8-58	1-8-64
12-7-57	4-8-67
9-11-52	8-11-67
13-11-52	
11-11-62	
4-10-63	
1-3-53	
8-1-55	
1-1-54	
9-8-51	
0-20-54	
5-01-54	
C/O	
7-26	
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701265	
710413	
140914	
88221	
88221	
91012	



sheet  
33 of 33

CITY OF SANTA MONICA  
ASSESSOR'S MAP

EXHIBIT NO. 3

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

### EXHIBIT 3

#### PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

The Agency is authorized to install and construct, or to cause to be installed and constructed, public improvements, facilities and utilities necessary to carry out the Plan for the Project. The following list of public improvements, facilities and utilities projects are eligible for installation and construction by the Agency, subject to the availability of funds, setting of priorities and other contingencies. The Agency's installation and construction of such projects, however, are not limited to this list.

- o Revitalize and improve the commercial corridors impacted by the earthquake and aftershocks through circulation and urban design improvements, including signal improvements, signage, restriping and/or paving of streets, pedestrian and bicycle facilities, medians, lighting, sidewalk repair, landscaping and transportation control measures. The commercial corridors may include, but are not limited to Wilshire Boulevard, Santa Monica Boulevard, Montana Avenue, Lincoln Boulevard, Pico Boulevard, Ocean Avenue and the downtown district.
- o Repair existing telecommunication system damaged by the earthquake and aftershocks and upgrade the communication system to link residents and businesses within the project area to the necessary emergency services and information centers.
- o Improve stability of Palisades Bluffs in vicinity of Pacific Coast Highway, the California Incline, and Ocean Avenue by repairing earthquake and aftershock damage and shoring the bluffs to stabilize Palisades Park.
- o Repair damage and upgrade police and fire facilities and emergency operations center to adequately meet the needs of the community. Also maintain public access to emergency and essential facilities by providing adequate parking and street network in the Civic Center area.
- o Upgrade the computerized information systems to provide accurate, timely information to police fire, building and safety and other emergency services.
- o Install a redundant water system to serve critical facilities during emergencies and to provide water necessary for fighting fires.
- o Replace water lines broken and cracked by the earthquake and aftershocks and older lines likely to rupture with more durable and seismically resistant lines to prevent rupture and further damage to roadways and utilities.
- o Replace or relocate damaged or vulnerable storm drains throughout the City.
- o Replace damaged and inadequate overhead utility lines with underground lines.

- o Repair, upgrade or rehabilitate the Civic Auditorium and surrounding public areas.
- o Repair, upgrade, rehabilitate, or acquire property as necessary for public facilities and park improvements, including but not limited to the 415 Pacific Coast Highway facility, beach related improvements, and the vacant parcel at Pico and Cloverfield Boulevards.
- o Repair damage and upgrade public buildings and essential public facilities.
- o Repair and renovate the public parking facilities damaged by the earthquake and aftershocks located in the downtown commercial district.
- o Revitalize and improve the commercial areas impacted by the earthquake and aftershocks through development of mass transportation systems along the Exposition, Wilshire, Lincoln or other identified corridors and citywide transit programs and services.
- o Repair earthquake and aftershock damage to Santa Monica College facilities and rehabilitate them to improve the basic safety of the facilities for students and faculty. This effort could include, but not be limited to the Science Building and Parking Structure.
- o Repair earthquake and aftershock damage to Santa Monica/Malibu Unified School District facilities and rehabilitate them to improve the basic safety of the facilities for the students and faculty.
- o Repair earthquake and aftershock damage to the Los Angeles County Courthouse facilities and rehabilitate them to improve the basic safety of the facility for the personnel using them.

EXHIBIT NO. 4

DIAGRAM ILLUSTRATING LIMITATIONS ON TYPE, SIZE  
AND HEIGHT OF BUILDINGS

DIAGRAM ILLUSTRATING LIMITATIONS  
ON TYPE, SIZE AND HEIGHT OF BUILDINGS

BUILDING CHARACTERISTIC

PROPOSED REGULATORY LIMITATION

TYPE

Zoning Code, Building Code, Fire Code

---

SIZE

General Plan, Zoning Code

---

HEIGHT

General Plan, Zoning Code, F.A.A., Regulations

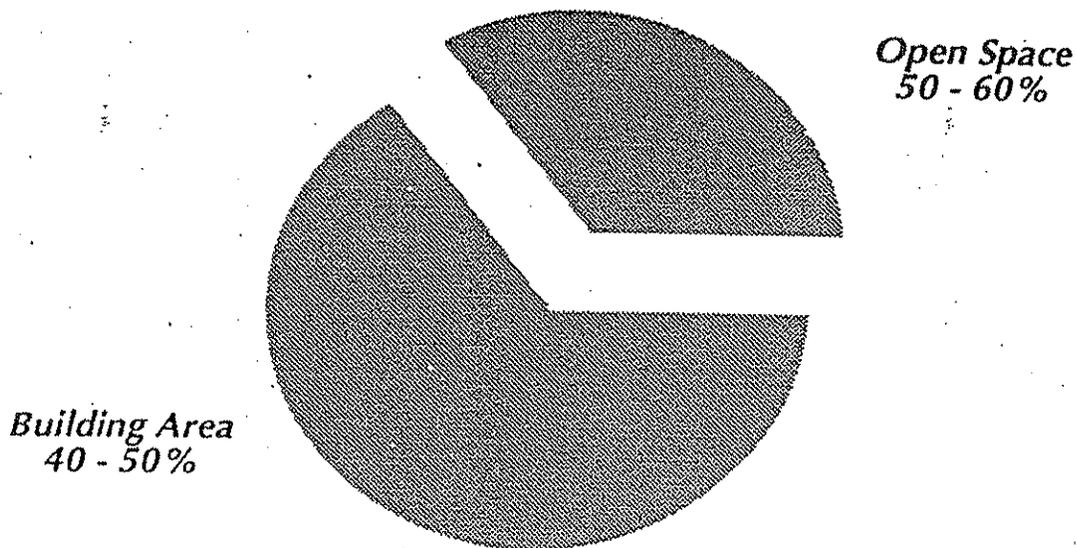
\* In addition to the specific limitations noted, all applicable Federal, State, and Local ordinances and regulations shall apply to developments proposed in the Project Area.

f:\ppd\share\ppdinfo\type

EXHIBIT NO. 5

DIAGRAM ILLUSTRATING APPROXIMATE AMOUNT OF OPEN SPACE

DIAGRAM ILLUSTRATING  
APPROXIMATE AMOUNT OF OPEN SPACE

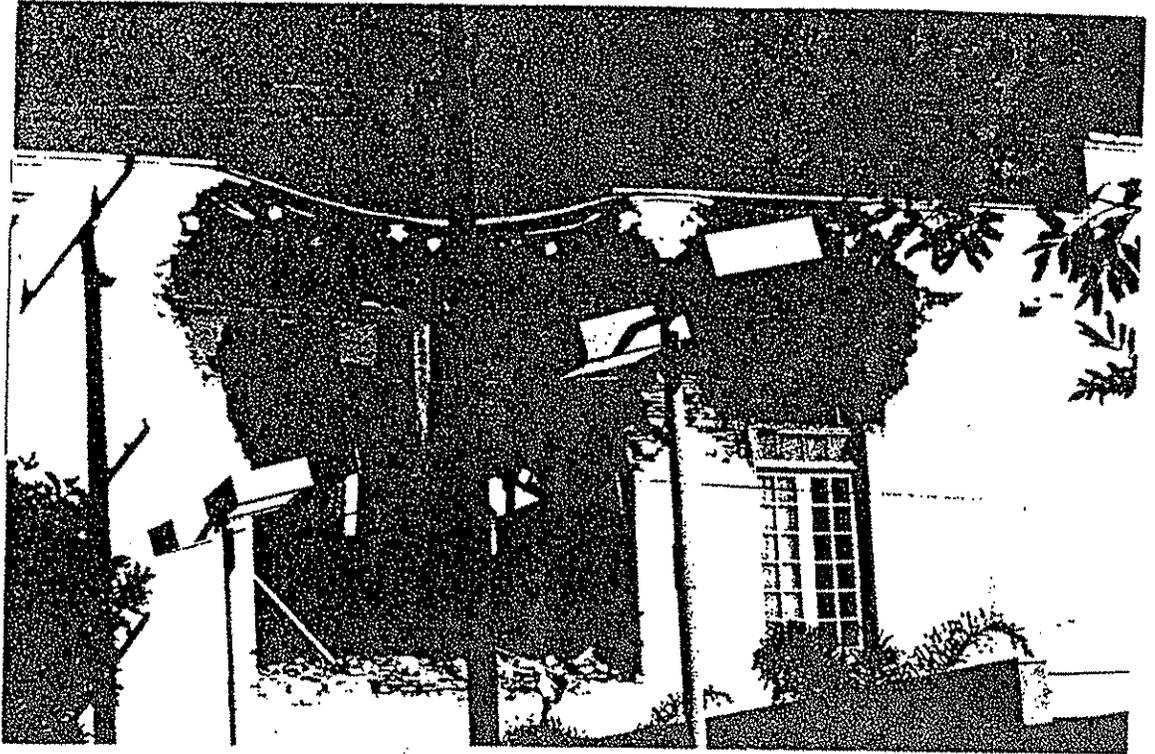


NOTES:

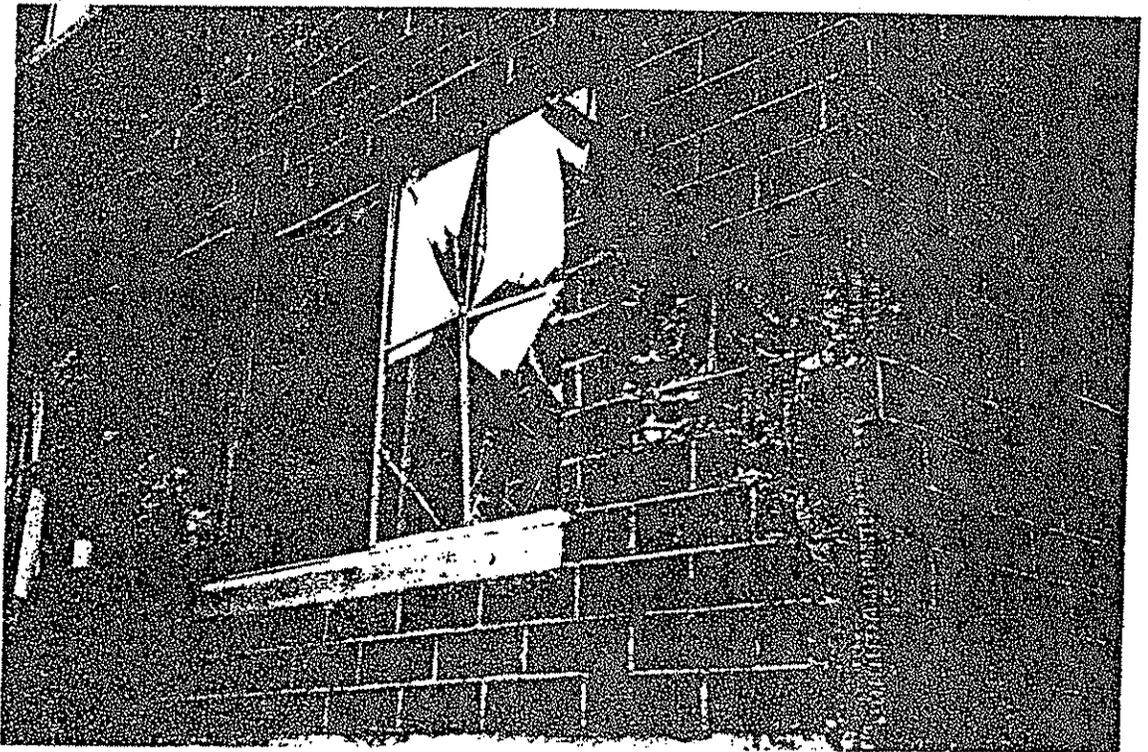
1. Percentages are approximate.
2. "OPEN SPACE" means total area which will be the public grounds, spaces around buildings and all other outdoor areas not permitted to be covered by buildings.
3. "BUILDING AREA" means land devoted to buildings.

ATTACHMENT G

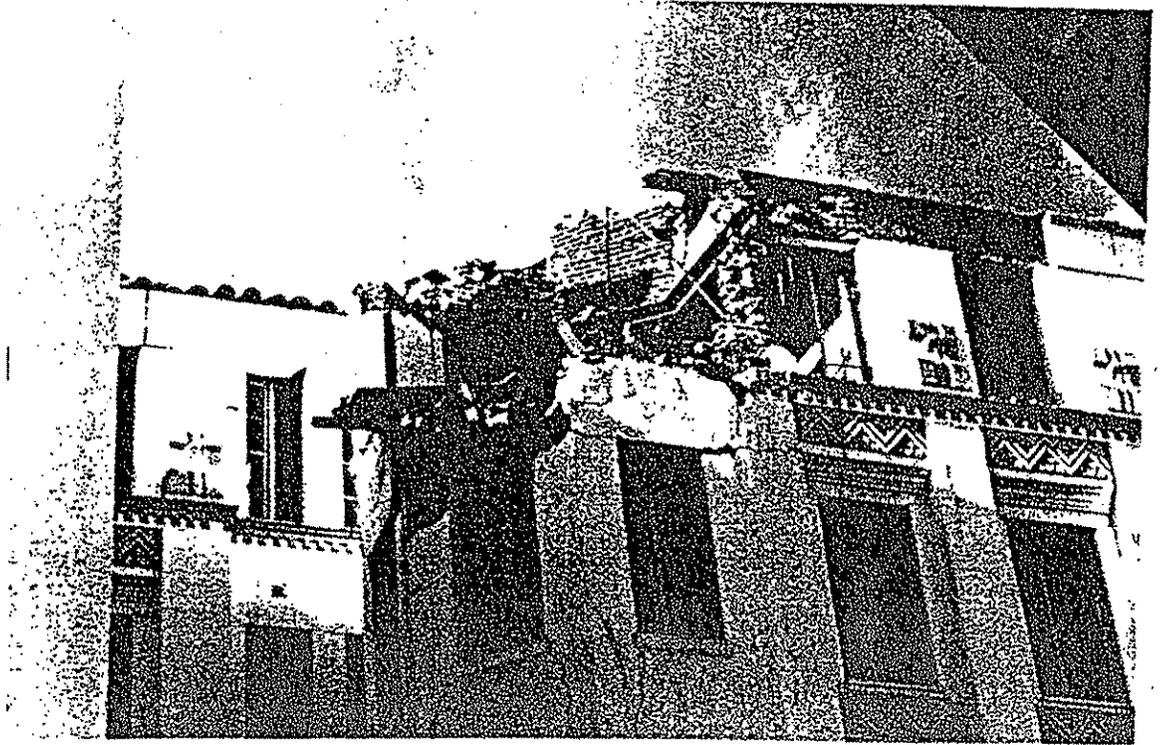
PHOTOS OF DESTRUCTION



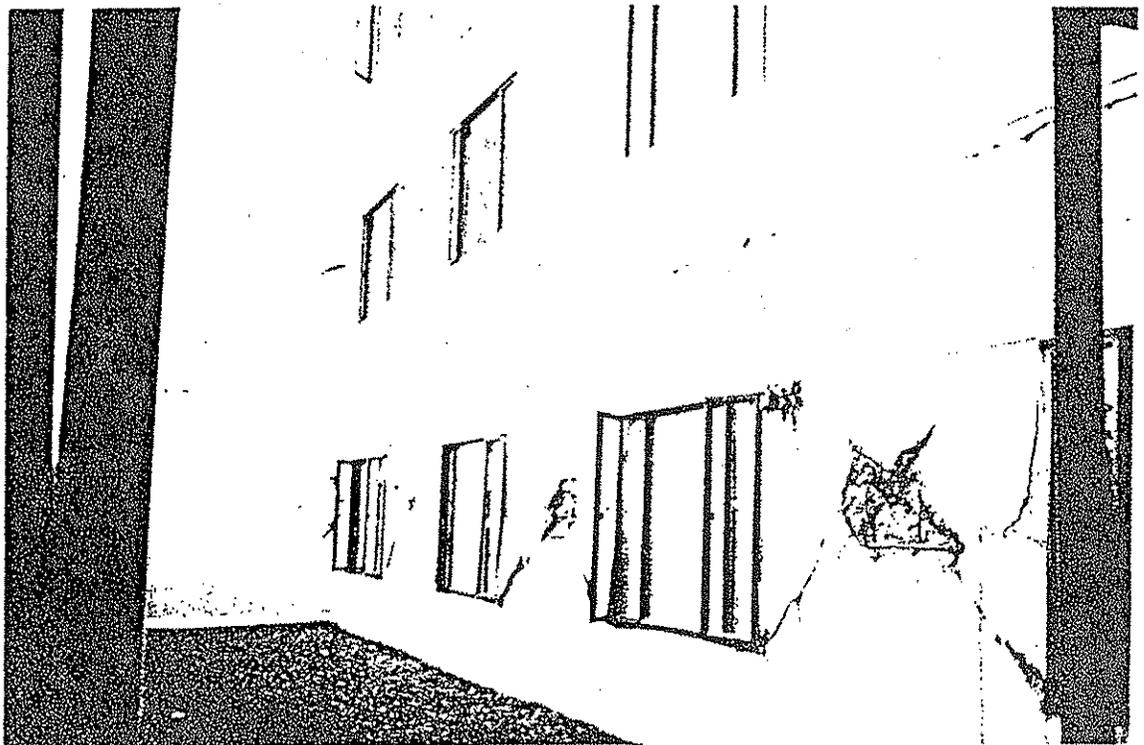
926 Santa Monica Blvd. *Masonic Temple*  
Unreinforced Masonry



2021 Arizona Ave. *Berkeley East Convalescent Hospital*  
Reinforced Brick



1114 4th Street Charmont  
Unreinforced Masonry



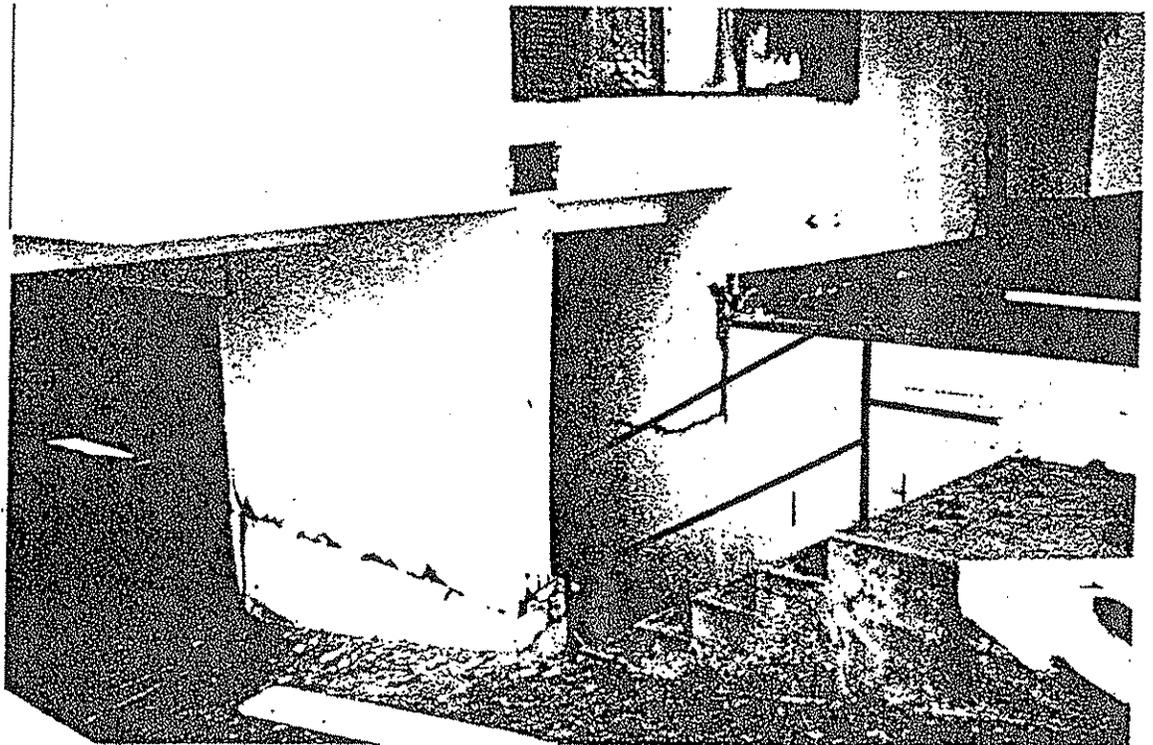
St. Johns  
Reinforced Concrete / Shear Cracks



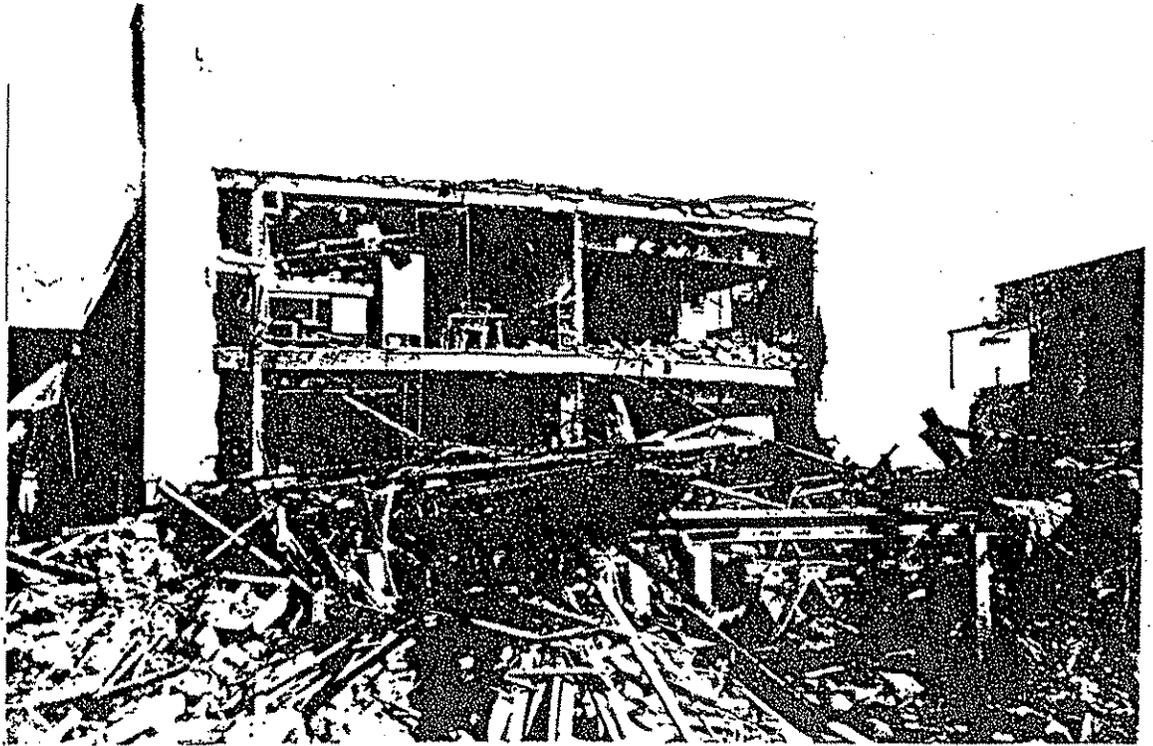
*El Cortez*  
Unreinforced Masonry



527 San Vicente Blvd. *Residential Building*  
Wood Framing



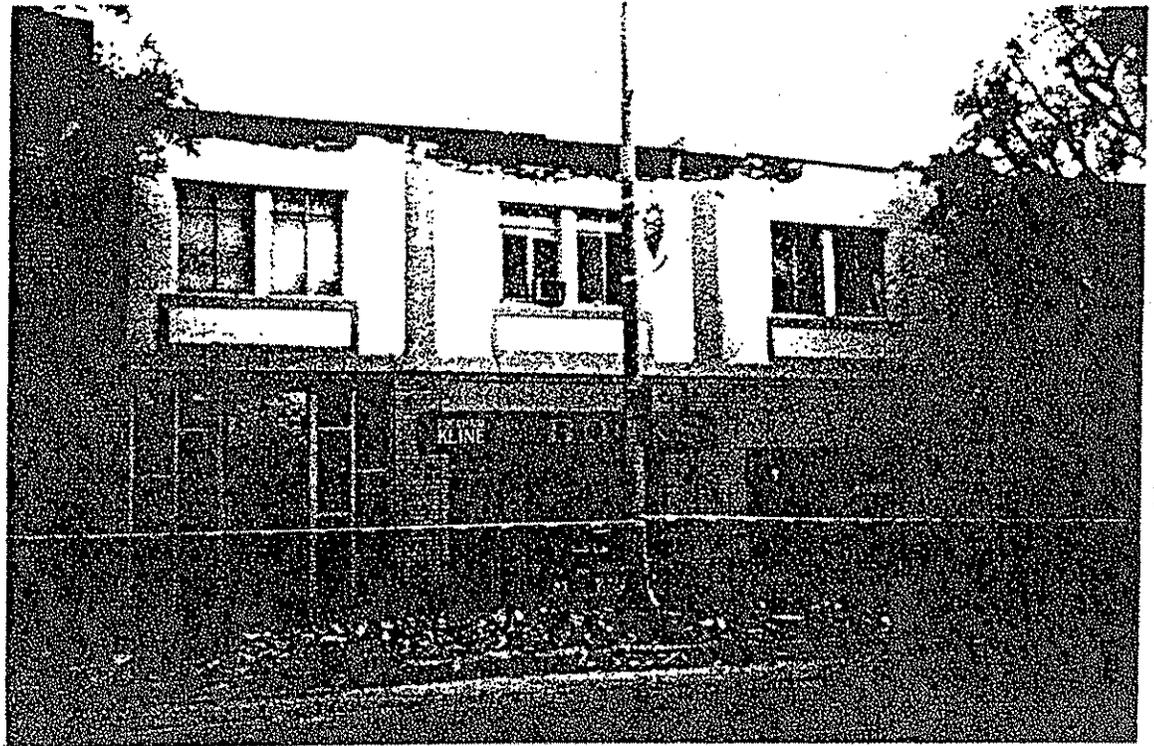
*Residential Building*  
Soft Story



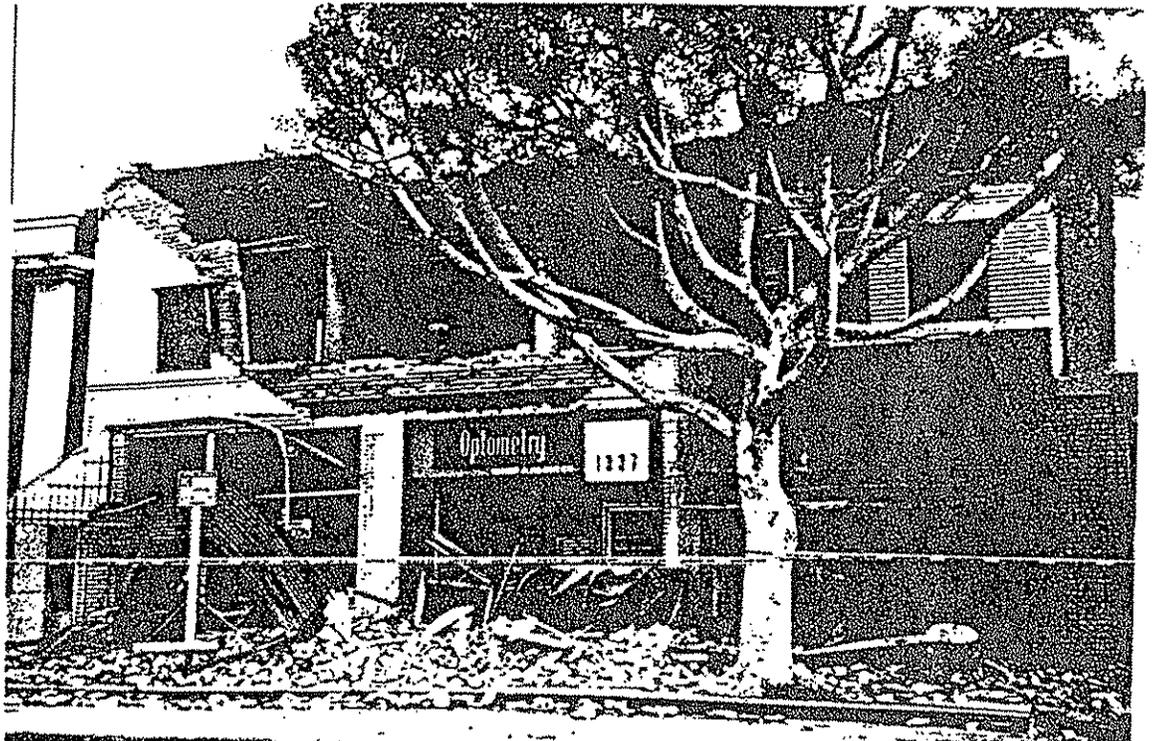
4th Street Residential Building  
Fire Resulting from Gas Leak



1351 Palisades Beach Road  
Falling Hazard "No Parking!"



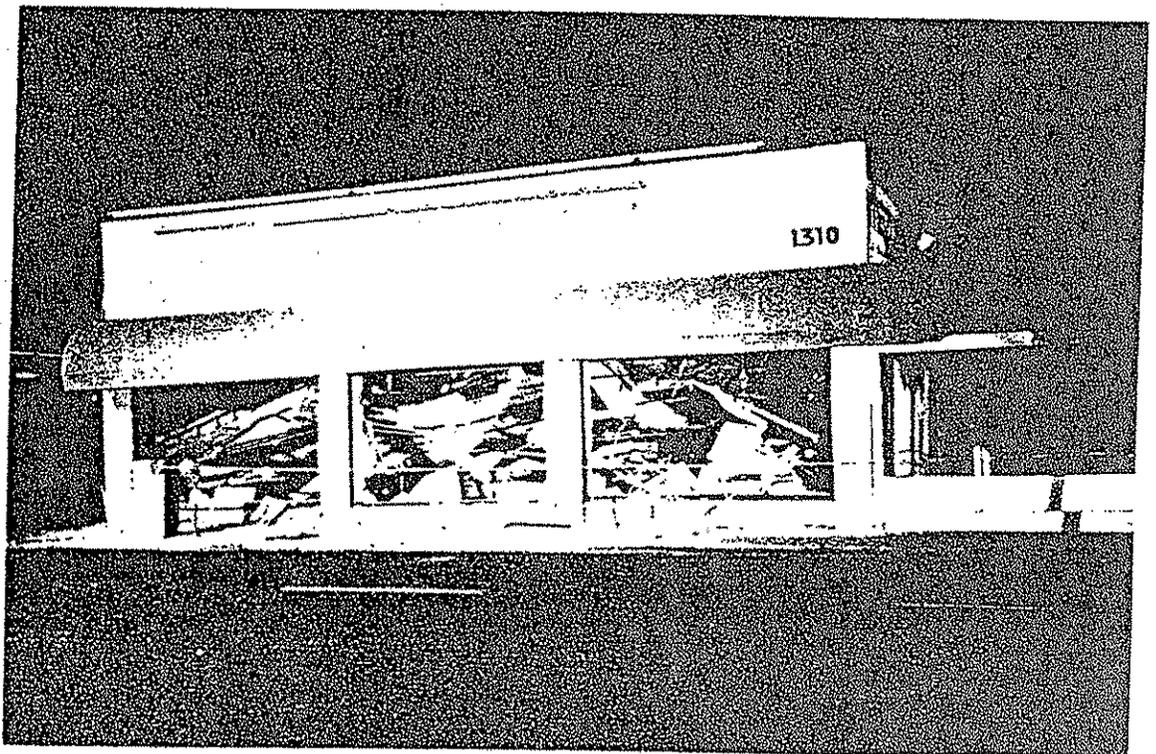
1347 4th Street    *Commercial Building*  
Unreinforced Masonry, Parapet Collapse



1337 4th Street    *Commercial Building*  
Unreinforced Masonry

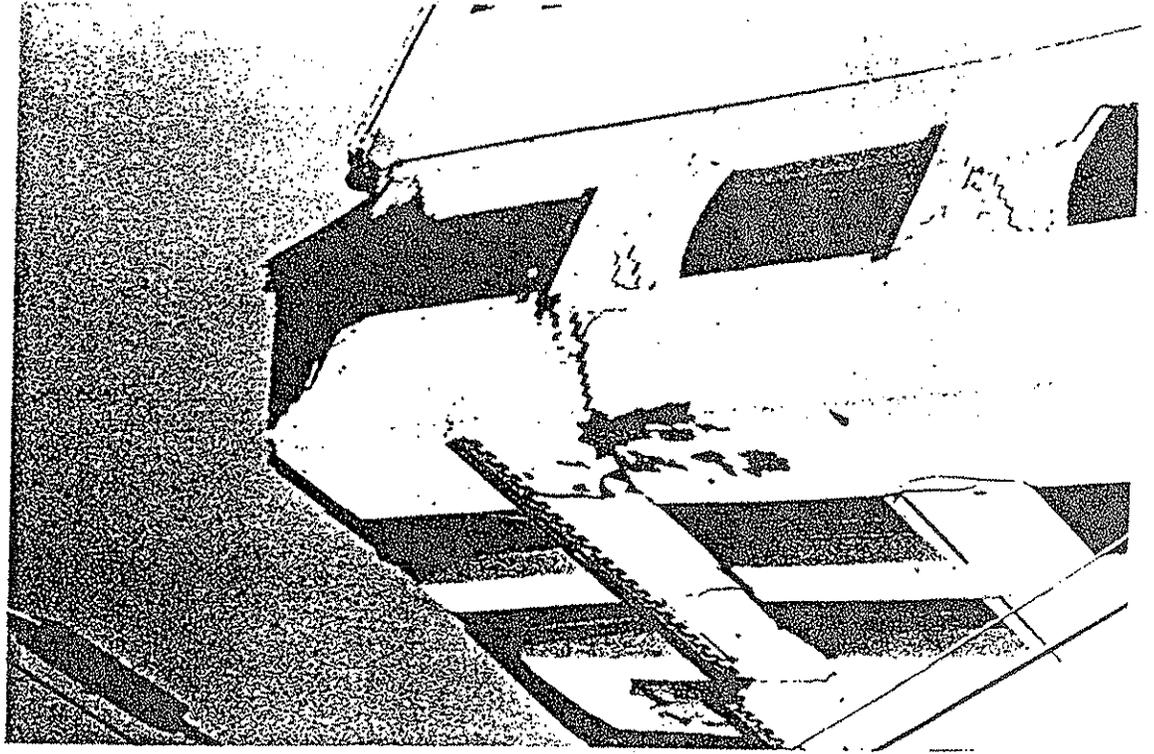


530 Santa Monica Blvd. *Pep Boys*  
Unreinforced Masonry

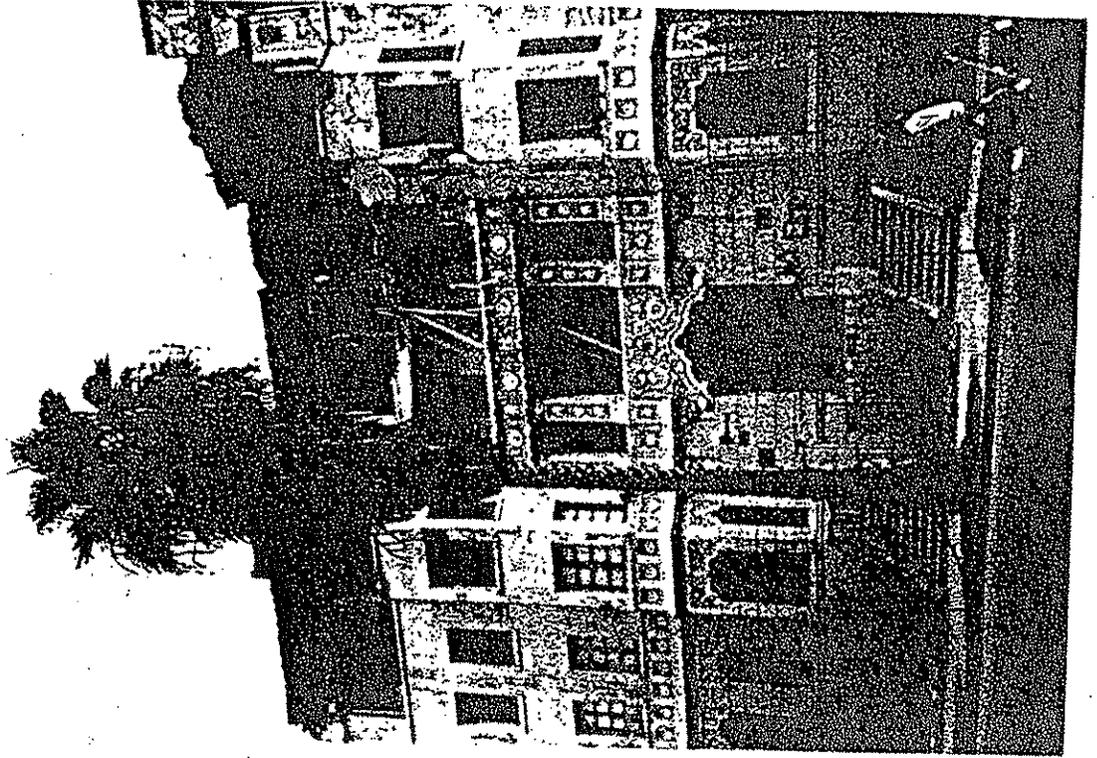


1310 Santa Monica Blvd. *Kramer Mazda*  
Unreinforced Masonry, without full compliance upgrade

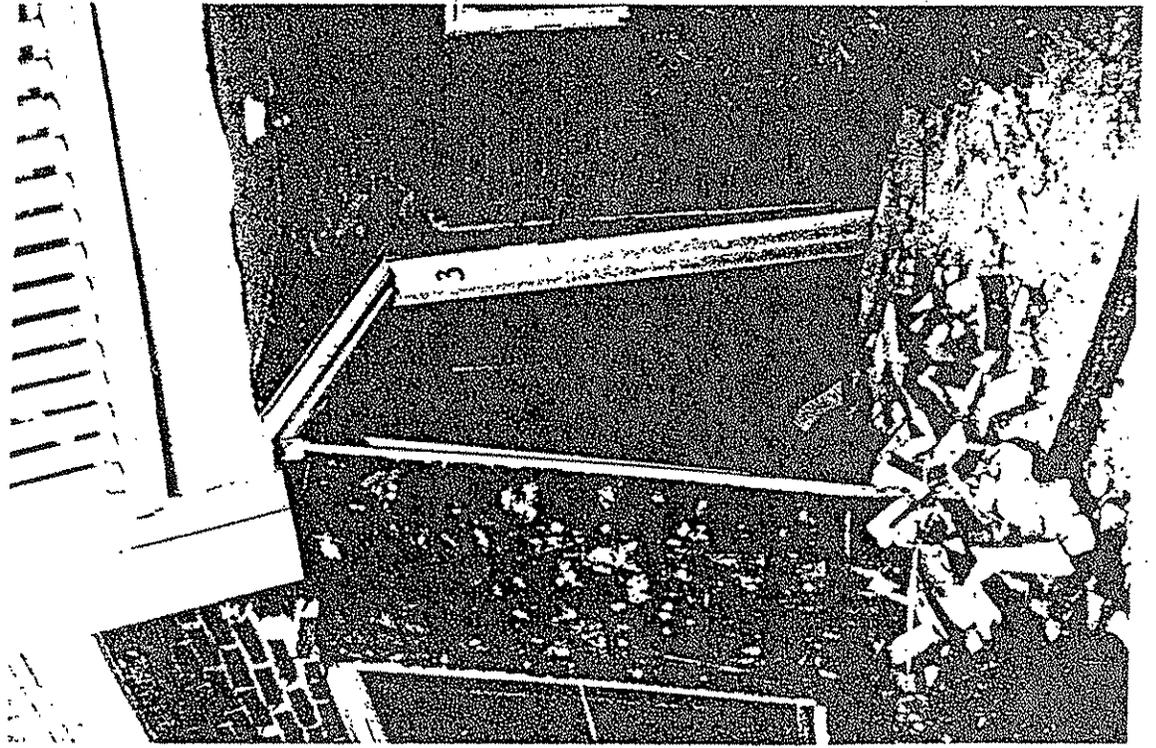
1114 4th Street Charmont  
Unreinforced Masonry



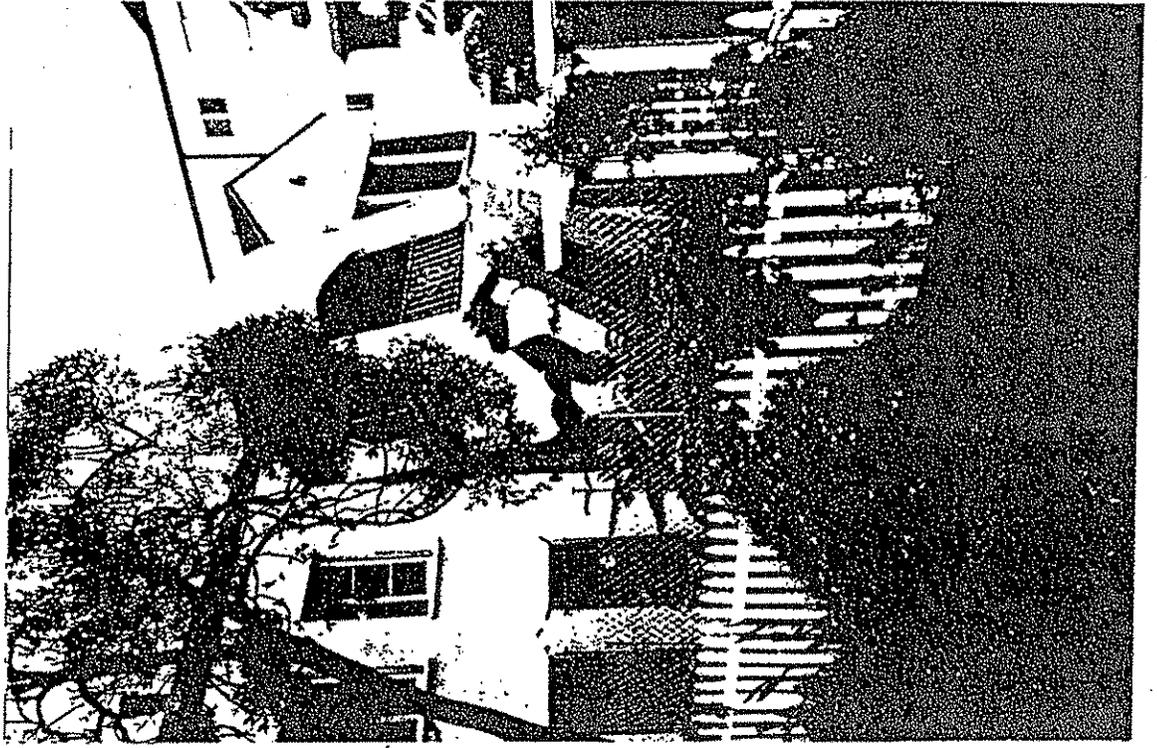
827 4th Street El Cortez  
Unreinforced Masonry



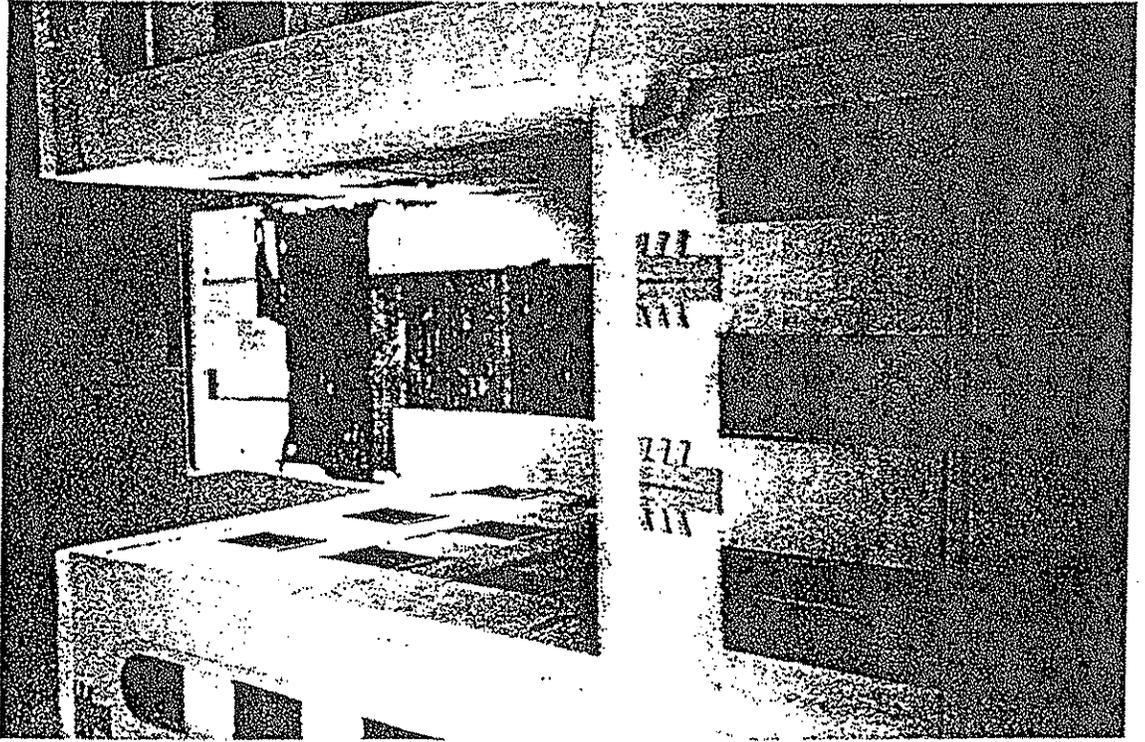
527 San Vicente Blvd. Residential Building  
Racking of Doorway



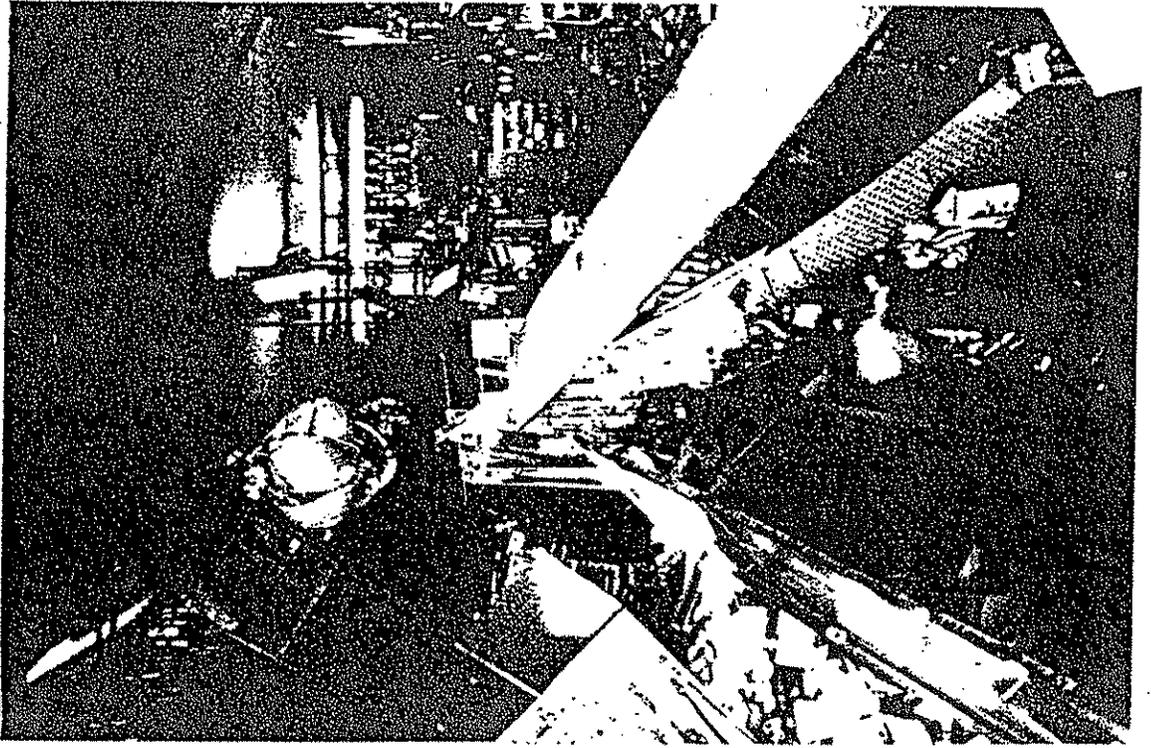
1132 7th Street Residential Building  
Wood Frame Construction



1725 The Promenade Sea Castle  
Hollow Clay Block Infill

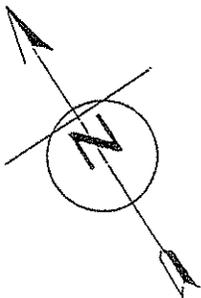
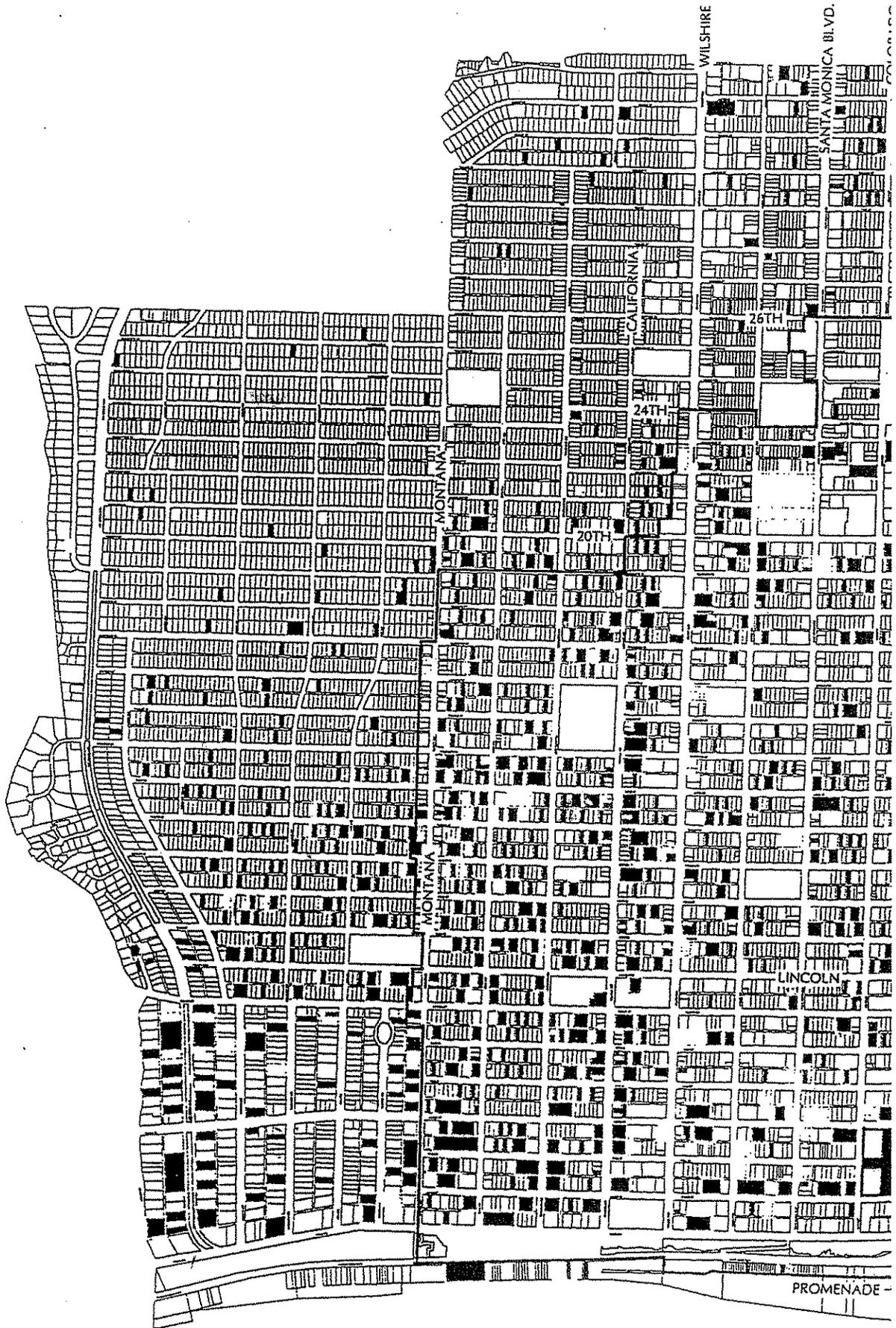


1400 Santa Monica Blvd. Busy Bee Hardware  
Interior, Non - Structural



ATTACHMENT H

MAP OF AREA SHOWING UNSAFE BUILDINGS



5

6

# RECOVERY REDEVELOPMENT AREA



**ATTACHMENT I**

**EXISTING ZONING**

(Large format map – not available electronically)

**ATTACHMENT J**

**GENERAL PLAN LAND USE MAP**

(Large format map – not available electronically)

ATTACHMENT K

PROJECTED ANNUAL TAX INCREMENT REVENUES

**20 YEAR - DRAFT TAX INCREMENT PROJECTIONS  
(Secured Assessed Values Only)**

6/7/94

RSG, INC. 20YRTIP.XLS

City of Santa Monica Redevelopment Agency  
quake Recovery Redevelopment Project

Year	Fiscal Year	TAX INCREMENT CALCULATIONS						REVENUE TO AGENCY					
		Forecasted Secured AV	Incremental Valuation	Estimated Gross Revenue @ 1% Tax Rate	Low/Mod Housing Set-aside @ 20%	Available Revenue After Housing	Total Statutory Pass-thrus	Net Non-Housing Revenue		Low/Mod Housing Revenue		Total Revenue to Agency	
								ANNUAL TOTAL	CUMULATIVE TOTAL	ANNUAL TOTAL	CUMULATIVE TOTAL	ANNUAL TOTAL	CUMULATIVE TOTAL
1993-94		4,019,125,864						1,019,668	1,019,668	324,745	324,745	1,344,413	1,344,413
1994-95		4,099,508,381	80,382,517	1,623,727	324,745	1,298,981	279,313	1,544,847	2,564,515	492,005	816,751	2,036,853	3,381,266
1995-96		4,181,498,549	162,372,685	2,460,027	492,005	1,968,021	423,174	2,080,531	4,645,046	662,610	1,479,361	2,743,141	6,124,407
1996-97		4,265,128,520	246,002,656	3,313,052	662,610	2,650,442	569,911	2,626,927	7,271,973	836,628	2,315,989	3,463,555	9,587,962
1997-98		4,350,431,090	331,305,226	4,183,138	836,628	3,346,511	719,583	3,184,252	10,456,225	1,014,125	3,330,114	4,198,377	13,786,339
1998-99		4,437,439,712	418,313,948	5,070,626	1,014,125	4,056,501	872,249	3,752,723	14,208,948	1,195,173	4,525,287	4,947,896	18,734,235
1999-00		4,526,188,506	507,067,642	5,975,864	1,195,173	4,780,691	1,027,968	4,332,564	18,541,512	1,379,841	5,905,128	5,712,405	24,446,640
2000-01		4,616,712,276	597,586,412	6,899,207	1,379,841	5,519,365	1,186,802	4,924,001	23,465,513	1,558,203	7,473,331	6,492,204	30,938,845
2001-02		4,709,046,522	689,920,658	7,841,016	1,568,203	6,272,813	1,348,812	5,527,267	28,992,781	1,760,332	9,233,664	7,287,600	38,226,444
2002-03		4,803,227,452	784,101,588	8,801,661	1,760,332	7,041,329	1,514,062	6,001,012	34,993,793	1,956,304	11,189,968	7,957,316	46,183,761
2003-04		4,899,292,001	880,166,137	9,781,520	1,956,304	7,825,216	1,624,203	6,484,232	41,478,025	2,156,195	13,346,163	8,640,427	54,824,186
2004-05		4,997,277,842	978,151,978	10,760,975	2,156,195	8,624,780	2,140,548	6,977,117	48,455,142	2,360,084	15,706,247	9,337,201	64,161,389
2005-06		5,097,223,398	1,078,097,534	11,800,420	2,360,084	9,440,336	2,463,219	7,479,659	55,935,001	2,568,051	18,274,297	10,047,910	74,209,298
2006-07		5,199,167,666	1,180,042,002	12,840,254	2,568,051	10,272,203	2,792,344	7,992,656	63,927,657	2,780,177	21,054,474	10,772,832	84,982,131
2007-08		5,303,151,224	1,284,025,360	13,900,884	2,780,177	11,120,707	3,128,051	8,515,709	72,443,365	2,996,545	24,051,020	11,512,254	96,494,385
2008-09		5,409,214,248	1,390,088,384	14,982,727	2,996,545	11,986,181	3,470,473	9,049,222	81,492,588	3,217,241	27,268,261	12,266,464	108,760,849
2009-10		5,517,398,533	1,498,272,669	16,086,206	3,217,241	12,868,965	3,819,743	9,593,407	91,085,994	3,442,351	30,710,612	13,035,758	121,796,606
2010-11		5,627,746,504	1,608,620,640	17,211,756	3,442,351	13,769,405	4,175,998	10,148,474	101,234,469	3,671,963	34,382,575	13,820,438	135,617,044
2011-12		5,740,301,434	1,721,175,570	18,359,816	3,671,963	14,687,853	4,539,378	10,714,644	111,949,112	3,906,167	38,288,743	14,620,811	150,237,855
2012-13		5,855,107,462	1,835,981,598	19,530,837	3,906,167	15,624,670	4,910,026						
2013-14		5,972,209,612	1,953,083,748	19,530,837	3,906,167	15,624,670	4,910,026						
LS				191,443,713	38,288,743	153,154,971	41,205,858	111,949,112			38,288,743	150,237,855	

**ATTACHMENT B**

RESOLUTION NO. 443 (RAS)

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA FINDING THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT DOES NOT APPLY TO THE APPROVAL AND ADOPTION OF THE REDEVELOPMENT PLAN FOR THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT PURSUANT TO SECTION 21080 OF THE CALIFORNIA PUBLIC RESOURCES CODE

WHEREAS, on January 17, 1994 and thereafter, the Northridge Earthquake followed by a series of severe aftershocks occurred (the "Earthquake"), with disastrous consequences in the City of Santa Monica, and

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project (the "Project"), in accordance to the requirements of the Community Redevelopment Law (California Health and Safety Code, Sections 33000 et seq ) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safe Code, Sections 34000, et seq., hereinafter the "Disaster Project Law"), and

WHEREAS, the California Environmental Quality Act (Public Resources Code, Sections 21000 et seq , hereinafter "CEQA") provides in Section 21080 that CEQA applies to discretionary projects proposed to be carried out or approved by public agencies, but does not apply to projects undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code. and

WHEREAS, following the Earthquake, the Governor of the State of California declared a state of emergency in an area including the area proposed to be included in the Project Area, and

WHEREAS, the President of the United States of America has declared that the Earthquake was of sufficient severity and magnitude to constitute a major disaster under Federal law;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA AS FOLLOWS

SECTION 1. The Agency hereby finds and determines, based on substantial evidence in the record, including but not limited to the Preliminary Report and the Report to the City Council on the Adoption of the Proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project and all documents referenced therein, that:

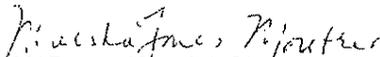
- (a) The proposed Project is being undertaken, carried out and approved by the Agency and the City of Santa Monica to maintain, repair, restore, demolish or replace property or facilities damaged and destroyed as a result of the Earthquake; and
- (b) The approval and adoption of the proposed Redevelopment Plan is being undertaken as the result of a disaster, and the proposed Project Area is in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code; and
- (c) The approval and adoption of the Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project is exempt under California Public Resources Code, Section 21080, and Section 15269(a) of Title 14 of the California Code of Regulations

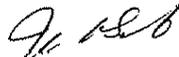
SECTION 2 The Secretary of the Agency is hereby authorized and directed to file a Notice of Exemption with the Clerk of the County of Los Angeles, in the event that the proposed Redevelopment Plan is approved and adopted by the City Council of the City of Santa Monica

SECTION 3 The Secretary of the Agency shall certify to the adoption of this Resolution.

APPROVED AS TO FORM:

REDEVELOPMENT AGENCY

  
MARSHA JONES MOUTRIE  
City Attorney

  
JUDY AEDO  
Chairperson

6-21-94  
Date

6-28-94  
Date

Adopted and approved this 21st day of June, 1994.

*J. Pi*  
Chair

I hereby certify that the foregoing Resolution No. 443 (RAS) was duly adopted at a meeting of the Redevelopment Agency held on the 21st day of June, 1994 by the following vote

Ayes: Agency Member: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstem

Noes Agency Member None

Abstain Agency Member None

Absent Agency Member: Vázquez

ATTEST

*Clarice E. Dykhouse*  
Secretary

**ATTACHMENT C**

RESOLUTION NO. 444 (RAS)

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA FINDING THAT THE USE OF TAXES ALLOCATED FROM THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF IMPROVING, INCREASING AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project which would result in the allocation of taxes from the Project Area to the Agency for the purposes of redevelopment; and

WHEREAS, Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) requires that not less than 20 percent of all taxes so allocated be used by the Agency for the purposes of improving, increasing and preserving the community's supply of low and moderate income housing available at affordable housing cost, unless certain findings are made; and

WHEREAS, Section 33334.2(g) of the Community Redevelopment Law provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA:

SECTION 1. The Agency hereby finds that the use of taxes allocated from the Santa Monica Earthquake Recovery Redevelopment Project Area for the purposes authorized in the California Community Redevelopment Law and related to improving, increasing and preserving the community's supply of low and moderate income housing available at affordable costs outside the Project Area within the City of Santa Monica will be of benefit to the Project.

SECTION 2. The Secretary shall certify to the adoption of this Resolution.

APPROVED AS TO FORM:

REDEVELOPMENT AGENCY

Marsha Jones Moutrie  
MARSHA JONES MOUTRIE  
City Attorney

Judy Abdo  
JUDY ABDO  
Chairperson

6-21-94  
Date

6-28-94  
Date

Adopted and approved this 21st day of June, 1994.

  
Chair

I hereby certify that the foregoing Resolution No. 444 (RAS) was duly adopted at a meeting of the Redevelopment Agency held on the 21st day of June, 1994 by the following vote:

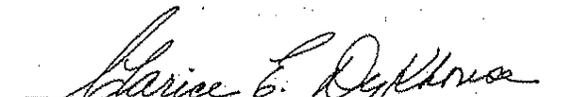
Ayes: Agency Member: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes: Agency Member: None

Abstain: Agency Member: None

Absent: Agency Member: Vázquez

ATTEST:

  
Secretary

**ATTACHMENT D**

RESOLUTION NO 445 (RAS)

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA APPROVING THE PROPOSED REDEVELOPMENT PLAN FOR THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AND AUTHORIZING THE SUBMISSION OF THE PLAN TO THE CITY COUNCIL OF THE CITY OF SANTA MONICA

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project (the "Redevelopment Plan"); and

WHEREAS, the proposed Redevelopment Plan conforms to the requirements of the Community Redevelopment Law (California Health and Safety Code Section 33000, et seq.) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safety Code Section 34000, et seq., the "Disaster Project Law"); and

WHEREAS, the Agency has also prepared a Preliminary Report and Report to City Council on the Adoption of the Proposed Redevelopment Plan (the "Report to Council") in accordance with the requirements of the Community Redevelopment Law and the Disaster Project Law, and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MONICA AS FOLLOWS:

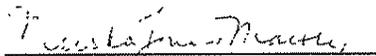
SECTION 1 The proposed Redevelopment Plan and the Report to Council are hereby approved, and the Agency hereby recommends that the Redevelopment Plan be approved and adopted by the City Council

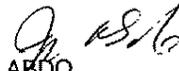
SECTION 2. The Secretary is hereby authorized and directed to submit the proposed Redevelopment Plan together with the Report to City Council to the City Council

SECTION 3 The Secretary shall certify to the adoption of this Resolution.

APPROVED AS TO FORM

REDEVELOPMENT AGENCY

  
MARSHA JONES MOUTRIE  
City Attorney

  
JUDY ABDO  
Chairperson

6-21-94  
Date

6-28-94  
Date

Adopted and approved this 21st day of June, 1994.

  
Chair

I hereby certify that the foregoing Resolution No 445 (RAS) was duly adopted at a meeting of the Redevelopment Agency held on the 21st day of June, 1994 by the following vote

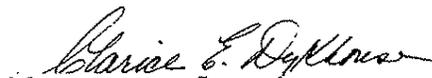
Ayes Agency Member: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes Agency Member None

Abstain. Agency Member. None

Absent Agency Member: Vázquez

ATTEST

  
Secretary

**ATTACHMENT E**

RESOLUTION NO. 8766 (CCS)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA FINDING THAT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT DOES NOT APPLY TO THE APPROVAL AND ADOPTION OF THE REDEVELOPMENT PLAN FOR THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT PURSUANT TO SECTION 21080 OF THE CALIFORNIA PUBLIC RESOURCES CODE

WHEREAS, on January 17, 1994 and thereafter, the Northridge Earthquake followed by a series of severe aftershocks occurred (the "Earthquake"), with disastrous consequences in the City of Santa Monica; and

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project (the "Project"), in accordance to the requirements of the Community Redevelopment Law (California Health and Safety Code, Sections 33000 et seq.) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safe Code, Sections 34000, et seq., hereinafter the "Disaster Project Law"); and

WHEREAS, the California Environmental Quality Act (Public Resources Code, Sections 21000 et seq., hereinafter "CEQA") provides in Section 21080 that CEQA applies to discretionary projects proposed to be carried out or approved by public agencies, but does not apply to projects undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code; and

WHEREAS, following the Earthquake, the Governor of the State of California declared a state of emergency in an area including the area proposed to be included in the Project Area; and

WHEREAS, the President of the United States of America has declared that the Earthquake was of sufficient severity and magnitude to constitute a major disaster under Federal law;

WHEREAS, the Agency has found and determined that the approval and adoption of the Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project is exempt under California Public Resources Code, Section 21080, and Section 15269(a) of Title 14 of the California Code of Regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

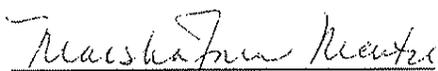
SECTION 1. The City Council hereby finds and determines, based on substantial evidence in the record, including but not limited to the Preliminary Report and the Report to the City Council on the Adoption of the Proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project and all documents referenced therein, that:

- (a) The proposed Project is being undertaken, carried out and approved by the Agency and the City of Santa Monica to maintain, repair, restore, demolish or replace property or facilities damaged and destroyed as a result of the Earthquake; and
- (b) The approval and adoption of the proposed Redevelopment Plan is being undertaken as the result of a disaster, and the proposed Project Area is in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code; and
- (c) The approval and adoption of the Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project is exempt under California Public Resources Code, Section 21080, and Section 15269(a) of Title 14 of the California Code of Regulations.

SECTION 2. The Secretary of the Agency is hereby authorized and directed to file a Notice of Exemption with the Clerk of the County of Los Angeles.

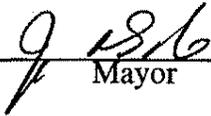
SECTION 3. The City Clerk shall certify to the adoption of this Resolution and thereupon and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:



MARSHA JONES MOUTRIE  
City Attorney

Adopted and approved this 21st of June, 1994.

  
\_\_\_\_\_  
Mayor

I hereby certify that the foregoing Resolution 8766 (CCS) was duly adopted at a meeting of the City Council held on the 21st of June, 1994 by the following vote:

Ayes: Councilmembers: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes: Councilmembers: None

Abstain: Councilmembers: None

Absent: Councilmembers: Vázquez

ATTEST:

  
\_\_\_\_\_  
City Clerk

**ATTACHMENT F**

RESOLUTION NO. 8767 (CCS)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA FINDING THAT THE USE OF TAXES ALLOCATED FROM THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF IMPROVING, INCREASING AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT

WHEREAS, the Redevelopment Agency of the City of Santa Monica (the "Agency") has prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project which would result in the allocation of taxes from the Project Area to the Agency for the purposes of redevelopment; and

WHEREAS, Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) requires that not less than 20 percent of all taxes so allocated be used by the Agency for the purposes of improving, increasing and preserving the community's supply of low and moderate income housing available at affordable housing cost, unless certain findings are made; and

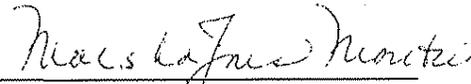
WHEREAS, Section 33334.2(g) of the Community Redevelopment Law provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby finds that the use of taxes allocated from the Santa Monica Earthquake Recovery Redevelopment Project Area for the purposes authorized in the California Community Redevelopment Law and related to improving, increasing and preserving the community's supply of low and moderate income housing available at affordable costs outside the Project Area within the City of Santa Monica will be of benefit to the Project.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution and thereupon and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

  
MARSHA JONES MOUTRIE  
City Attorney

Adopted and approved this 21st of June, 1994.

  
\_\_\_\_\_  
Mayor

I hereby certify that the foregoing Resolution 8767 (CCS) was duly adopted at a meeting of the City Council held on the 21st of June, 1994 by the following vote:

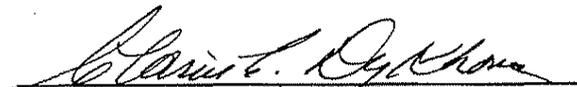
Ayes: Councilmembers: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes: Councilmembers: None

Abstain: Councilmembers: None

Absent: Councilmembers: Vázquez

ATTEST:

  
\_\_\_\_\_  
City Clérk

**ATTACHMENT G**

ORDINANCE NO. 1747 (CCS)

(CITY COUNCIL SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE SANTA MONICA EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT, DECLARING THIS ORDINANCE TO BE AN EMERGENCY ORDINANCE, AND STATING THE REASONS THEREFOR

WHEREAS, on January 17, 1994 and thereafter, the "Northridge Earthquake," followed by a multitude of severe aftershocks, occurred, with disastrous consequences in the City of Santa Monica; and

WHEREAS, the Governor of the State has certified the need for assistance and has officially designated an earthquake disaster area which includes the City of Santa Monica; and

WHEREAS, the President of the United States has declared the earthquake to be a major disaster under federal law; and

WHEREAS, at the direction of the City Council of the City of Santa Monica, a Redevelopment Plan was prepared by the Redevelopment Agency of the City of Santa Monica ("Agency") for a proposed Santa Monica Earthquake Recovery Redevelopment Project (the "Project"), pursuant to the Community Redevelopment Law (California Health and Safety Code, Section 33000 et seq.) and the Community Redevelopment Financial Assistance and Disaster Project Law (California Health and Safety Code, Section 34000 et seq., "Disaster Project Law"); and

WHEREAS, the Disaster Project Law provides for the redevelopment of areas pursuant to the Community Redevelopment Law which have been devastated by a disaster as defined and designated in the Disaster Project Law, and without regard to certain specified procedures and requirements normally found in the Community Redevelopment Law for the adoption of redevelopment projects; and

WHEREAS, Section 34003 of the Disaster Project Law defines a "Disaster" as any flood, fire, hurricane, earthquake, storm, tidal wave, or other catastrophe occurring on or after March 1, 1964, respecting which the Governor of the State has certified the need for assistance and which the President of the United States has determined to be a major disaster pursuant to federal law; and

WHEREAS, Section 34004 of the Disaster Project Law defines "Disaster Area" as a redevelopment area designated by the legislative body of the community as provided in the Community Redevelopment Law, which redevelopment area the legislative body has determined to be in need of redevelopment, rehabilitation or renewal as the result of the disaster; and

WHEREAS, the Disaster Project Law permits a redevelopment agency and the legislative body of a community to plan, undertake, approve and carry out a redevelopment project in a disaster area pursuant to the Community Redevelopment Law without regard to certain early planning and other requirements of the Community Redevelopment Law in order to speed-up the process of correcting damage caused by the disaster; and

WHEREAS, Section 34013 of the Disaster Project Law provides that the ordinance adopting the redevelopment plan for a disaster area may be adopted as an emergency ordinance; and

WHEREAS, the City Council of the City of Santa Monica by Resolution adopted March 22, 1994 designated the Earthquake Recovery Redevelopment Survey Area and authorized the commencement of actions to determine if a redevelopment project within said area was feasible; and

WHEREAS, on March 29, 1994, the Redevelopment Agency of the City of Santa Monica (the "Agency") by Resolution designated the 1993/94 assessment roll as the base year assessment roll to be used for the allocation of taxes pursuant to Section 33670 of the Community Redevelopment Law for the proposed Redevelopment Project and authorized the transmittal of documents to the State Board of Equalization and County taxing officials and entities which levy taxes or for whom taxes are levied on property in the proposed Project Area (the "Affected Taxing Entities"); and

WHEREAS, on March 31, 1994, the Agency transmitted applicable documents to the State Board of Equalization and all County Affected Taxing Entities which included a statement that a Redevelopment Plan for a proposed Earthquake Recovery Project was being prepared, and offered to consult with all Affected Taxing Entities; and

WHEREAS, the Agency has formulated and prepared a proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project Area (the "Project Area") and a Preliminary Report and Report to the City Council on the Adoption of the Proposed Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project Area (the "Report to Council") in accordance with the provisions of the Disaster Project Law and the Community Redevelopment Law; and

WHEREAS, the City Council has received from the Agency, the proposed Redevelopment Plan together with the Preliminary Report and Report to Council which Report includes: facts establishing that a disaster has occurred; the reasons for the selection of the Project Area; specific projects proposed by the Agency; why redevelopment cannot be accomplished by private enterprise or by alternatives to tax increment financing; the need for redevelopment; a description of the physical, social and economic conditions existing in the Project Area; a proposed implementation plan; the proposed method of financing the redevelopment of the Project Area; the plan and

method of relocation; a neighborhood impact report; and facts showing that the area is predominantly urbanized; and

WHEREAS, on June 21, 1994, by Resolution the Agency found and determined: (1) that the approval and adoption of the Redevelopment Plan is being undertaken as the result of a disaster, and the Project is in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor of the State pursuant to Chapter 7 (commencing with Section 8550) of Division 1, Title 2 of the California Government Code; and (2) that the approval and adoption of the Redevelopment Plan is exempt under California Public Resources Code Section 21080(b) and Section 15269 of Title 14 of the California Code of Regulations; and

WHEREAS, on May 24, 1994, by Resolution the Agency adopted rules governing participation by and preferences to property owners and business occupants in the Project Area; and

WHEREAS, the City Council and the Agency held a joint public hearing on June 21, 1994 to consider the approval and adoption of the proposed Redevelopment Plan; and

WHEREAS, a notice of joint public hearing was duly published at the time and in the manner required by law; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each Affected Taxing Entity which receives taxes from property in the Project Area, along with the proposed Redevelopment Plan and the Report to Council; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES ORDAIN AS FOLLOWS:

SECTION 1. Purposes and Intent. The purposes and intent of the City Council with respect to the Project Area are to undertake, carry out, or approve projects to maintain, repair, restore, or replace property and facilities damaged and destroyed as a result of the Earthquake, and to perform actions necessary to prevent or mitigate an emergency located within the Project Area, in accord with the General Plan, specific plans and local codes and ordinances, in order to:

1. Provide financial and technical assistance to owners and tenants of residential, commercial and other real property and improvements damaged as a result of the Earthquake.

2. Maintain and promote private sector investment within the Project Area to prevent the loss of and to restore commercial sales activity.
3. Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
4. Retain and restore as many existing businesses as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the redevelopment of the Project Area.
5. Preserve and restore sales, business license, and other fees, taxes and revenues to the City of Santa Monica to at least pre-Earthquake levels.
6. Preserve the area's existing employment base and restore local job opportunities affected by the Earthquake.
7. Replan, redesign and develop areas which are damaged, stagnant or improperly utilized as a result of the Earthquake.
8. Repair or ameliorate vehicular circulation systems; water, sewer and storm drainage systems; off-street parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the Project Area.
9. Replace and improve the community's supply of housing (inside or outside the Project Area), including opportunities for low- and moderate-income households.

SECTION 2. Emergency Ordinance. This Ordinance is adopted as an emergency ordinance, and shall take effect upon its adoption and is not subject to referendum. The City Council hereby finds and determines that the Earthquake and continuing aftershocks beginning on January 17, 1994 were of sufficient severity and magnitude to make this measure necessary for the immediate preservation of the public peace, health, and safety.

This finding is based upon substantial evidence in the record, including, but not limited to, the Agency's Report to Council and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan.

The legal authority for the enactment of this Ordinance as an emergency ordinance is Section 34013 of the Disaster Project Law.

SECTION 3. Designation of Disaster Area. The City Council hereby designates the Project Area as a "Disaster Area" as defined in Section 34004 of the Disaster Project Law and hereby determines that such Area is in need of redevelopment and rehabilitation

as the result of a disaster, as such term is defined in Section 34003 of the Disaster Project Law.

This designation is based on substantial evidence in the record, including, but not limited to, the Agency's Report to Council and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan.

**SECTION 4. Findings.** The City Council hereby finds and determines, based on substantial evidence in the record including but not limited to the Agency's Report to Council, and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan held on June 21, 1994, that:

- (a) The Project Area is in need of redevelopment and rehabilitation as the result of a disaster, as such term is defined in Section 34003 of the Disaster Project Law.

This finding is based in part on the Report to Council and all documents referenced therein, and evidence and testimony received at the joint public hearing including but not limited to the following facts and conditions which characterize the Project Area:

- (1) An Earthquake occurred in the area on January 17, 1994 and was followed by continuing aftershocks.
- (2) The Governor of the State has certified the need for assistance as a result of the Earthquake.
- (3) The President of the United States has determined that the Earthquake was a major disaster pursuant to Public Law 875, 81st Congress.
- (4) Improved properties within the Project Area were damaged and destroyed as a result of the Earthquake.

[Report to Council, Intro., § C, pp. 7-8]

- (b) The Project Area is predominantly urbanized, as defined by Health and Safety Code Section 33320.1.

This finding is based upon the fact that the Project Area is a part of an area developed for urban uses, and only includes approximately 45 scattered vacant parcels of approximately 9.5 acres which represents less than one percent of the total acres in the Project Area. [Id., Part VIII, p. 50]

- (c) The Redevelopment Plan would redevelop the Project Area in conformity with the Community Redevelopment Law and the Disaster Project Law and in the interests of the public peace, health, safety and welfare, and is necessary to effectuate the public purposes of the Community Redevelopment Law and the Disaster Project Law.

The proposed Earthquake Recovery Redevelopment Project will provide financial assistance to affected landowners and tenants so that the repair and reconstruction of the areas which sustained significant damage can be accomplished expeditiously. Immediate action is needed to prevent further deterioration of damaged structures, to allow the resumption of business and limit losses and prevent further loss of clients for local merchants, to revive the economic vitality of the area and to prevent further dislocation of businesses out of the area. Similarly, expeditious action is needed to replace multi-family housing which was destroyed and damaged by the Earthquake. [Id., Intro., § B, p. 6].

- (d) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible.

This finding is based on the facts that the Redevelopment Plan authorizes the Agency to finance Project implementation activities with financial assistance from the City, State, Federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease and sale of Agency-owned property, participation in development or any other available sources, both public and private. Potential revenue sources include tax increment receipts, proceeds from tax increment bonds, loans, grants, contributions from the City, State, Federal government and project developers, sale or lease proceeds, special assessment districts and development fees. [Id., Part V.B. & C., pp. 34-36] Estimated Project costs and projected Project revenue show that sufficient financial resources will be available, and that the carrying out of the Redevelopment Plan is economically sound and feasible. [Id., Part V.D, pp. 36-38].

- (e) The carrying out of the Redevelopment Plan would promote the public peace, health, safety and welfare of the City of Santa Monica, and would effectuate the purposes and policy of the Community Redevelopment Law and the Disaster Project Law.

This finding is based on the fact that redevelopment will benefit the Project Area by correcting the severe damage suffered as a result of the Earthquake [Id., Part III.A, pp. 14-20], by providing financial assistance to affected owners and tenants, by preventing further deterioration of damaged structures through immediate repair and reconstruction, by allowing a

resumption of business so as to limit losses and prevent the erosion of the client base for local merchants, by reviving the economic vitality of the area by preventing further relocation of businesses out of the area and by coordinating public and private actions to improve the economic, social and physical conditions of the Project Area. [Id., Intro., § B, p.6; Part IV.A, p. 27]

- (f) The Agency has presented a plan for the encouragement, to the maximum extent feasible, of the provision of dwellings suitable for the needs of families displaced by the Northridge Earthquake and aftershocks or by redevelopment, rehabilitation or renewal activities, in accordance with Section 34013 of the Disaster Project Law, and has a feasible method and plan for the relocation of families and persons who might be displaced, temporarily or permanently by the Agency from housing facilities in the Project Area.

This finding is based upon the Report to Council and all documents referenced therein, and evidence and testimony received at the joint public hearing and the fact that the Agency has a comprehensive program for assisting persons, families, businesses and tenants displaced as a result of the Earthquake or as a result of Plan implementation activities. [Id., Part IV.A, pp. 27-32; Part V, pp. 39-49] The proposed Plan does not include the use of eminent domain. If displacement occurs, the Agency will provide persons, families, business owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (Government Code, Section 7260 et. seq.), and the State Guidelines adopted and promulgated pursuant thereto, and relocation assistance rules adopted by the Agency. [Id., Part VI.A. & B, pp. 39-46] There shall be provided in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe, and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their places of employment. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan.

- (g) Inclusion of any lands, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part; any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 without other substantial justification for its inclusion.

This finding is based upon the Report to Council as referenced therein, and evidence and testimony received at hearing, and the fact that the Project boundaries were set. The Project Area is comprised of the majority of commercial and residential housing, and public facilities damaged by the earthquake. The financial and technical assistance available to the Project will help the most severely damaged section of the City recover from the Earthquake. [Part I.A, p. 9]

- (h) The redevelopment of the Project Area could not be reasonably accomplished by private enterprise acting alone without the assistance of the Agency.

This finding is based upon the facts that landowners suffered debilitating losses as a result of the Earthquake, and landowners are straining to bear the losses caused by the repairs, rebuilding, and restoration of facilities in the Project Area, which is infeasible without additional financial assistance. Costs of investment in the Project Area, because there are other areas available which do not bear such extra costs. Obstacles and financial control hinder repair and reconstruction. Financial and repair and reconstruction incentives indicate that in certain areas the level of economic return would not be sufficient to justify repairing and/or rebuilding. [Id., Part I, pp. 10-11]

- (i) The time limitation on the dollars to be allocated to projects reasonably related to the proposed projects to be implemented in the Project Area.
- (j) That all actions required by law have been taken by all agencies, while certain procedures have been omitted and procedural requirements exempted for the preparation of a redevelopment plan pursuant to Section 34013 of the Law.

**SECTION 5. Objections.** All written and oral objections to the Plan filed with and presented to the City Council before, during and after the hearing, and all written responses thereto, have been considered by the City Council and in the manner required by law, and such written and oral objections are hereby overruled.

**SECTION 6. Recovery Redevelopment Plan Adopted.** That the map and legal description contained therein, and such other information are incorporated therein by reference, having been duly reviewed and approved.

hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved, and adopted as the official "Redevelopment Plan for the Santa Monica Earthquake Recovery Redevelopment Project Area."

SECTION 7. Cooperation. In order to implement and facilitate the implementation of the Redevelopment Plan hereby approved, this City Council hereby declares its intention to undertake and complete any proceeding necessary to be carried out by the City of Santa Monica under the provisions of the Redevelopment Plan.

SECTION 8. Certification and Transmittal. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

SECTION 9. Recordation. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law and the Disaster Project Law.

SECTION 10. Building Permit Notice. The Department of Building and Safety of the City of Santa Monica is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

SECTION 11. Notice to Taxing Authorities. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City Clerk pursuant to Section 9 of this Ordinance, and a map or plat indicating the boundaries of the Project Area, to the Auditor and Tax Assessor of Los Angeles County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

SECTION 12. Publication. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published in a newspaper of general circulation printed and published in the City of Santa Monica.

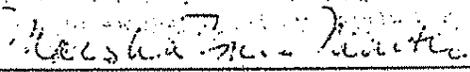
SECTION 13. Severability. If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

SECTION 14. Effective Date. This Ordinance shall be in full force and effect immediately upon its adoption pursuant to Section 2 of this Ordinance.

SECTION 15. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 16. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper of the City within fifteen days from the date of its adoption.

APPROVED AS TO FORM:

  
**MARSHA JONES MOUTRIE**  
City Attorney

Adopted and approved this 21st day of June, 1994.

  
\_\_\_\_\_  
Mayor

I hereby certify that the foregoing Ordinance No. 1747 (CCS) was duly and regularly adopted at a meeting of The City Council on the 21st day of June, 1994; by the following Council vote:

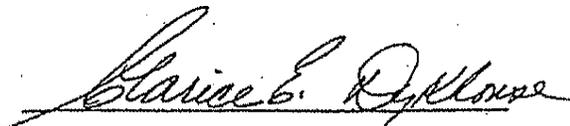
Ayes: Councilmembers: Abdo, Genser, Greenberg, Holbrook, Olsen, Rosenstein

Noes: Councilmembers: None

Abstain: Councilmembers: None

Absent: Councilmembers: Vázquez

ATTEST:

  
\_\_\_\_\_  
City Clerk

**ATTACHMENT H**



**ATTACHMENT I**

# METRO

## Quake Recovery Program Canceled

■ **Finances:** Wilson scraps plan for \$575 million in loans to reconstruct housing in wake of bond issue's defeat. City officials fear serious impact.

BY DOUG SMITH  
TIMES STAFF WRITER

Plans for the reconstruction of nearly 20,000 vacant apartment units in Los Angeles are in jeopardy after Gov. Pete Wilson canceled a loan program for the owners of earthquake-damaged buildings, a city housing official said Thursday.

Loss of the \$575-million California Natural Disaster Assistance Program also will gut the city's program to rescue an additional 13,000 apartment units and 10,000 houses at risk of abandonment because the owners cannot afford repairs, said Gary Squier, general manager of the Los Angeles Housing Department.

"Our recovery strategy is sort of in disarray right now," Squier said.

Wilson canceled the program Wednesday in response to the defeat of Measure 1A, the \$2-billion earthquake-relief bond, on Tuesday's ballot.

Before the governor's announcement, state housing officials had planned to unveil the program at a news conference inatsworth on Wednesday.

"We would have given out the details and what people would have needed to take to the emergency service centers," said John Frith, assistant director of the Department of Housing and Com-

Please see **QUAKE, B3**

## QUAKE: \$575-Million Housing Loan Program Canceled

Continued from B1  
munity Development. "We were planning on issuing and accepting applications next week."

Frith said the department will work with local and federal officials and lenders to try to work out innovative ways to assist earthquake victims.

Squier said, however, that all other means have been exhausted. "That was a critical part of the resources we need," Squier said.

"We have resources, but we're going to run out. I estimate we're going to be able to take care of 40% of the need."

Squier said the state loans were a last resort for the owners of 2,750 apartment buildings, predominantly in the San Fernando Valley and Hollywood, vacated because of earthquake damage.

"If we don't have sufficient resources, a percentage of the buildings definitely will go unrepaired," Squier said.

Besides the now-vacant buildings, Squier said, there are 28,000 other houses and apartment units that could be abandoned as the owners and tenants lose faith that repairs can be made.

more heavily damaged homes.

As contemplated, had the bond measure passed, the state loan program would have provided \$315 million for single-family homes and \$160 million for apartments, plus a \$100-million pool to induce private lenders to make further loans.

Without that money, large numbers of property owners can soon be expected to walk away from their homes and apartment buildings, allowing whole neighborhoods to drift into decay, Squier said.

Generally, lenders allowed the owners of damaged buildings to suspend mortgage payments for a period after the earthquake but now are beginning to start foreclosure proceedings against those who cannot pay, Squier said.

Squier said he had planned to begin taking applications from apartment owners for state loans this week.

"We... were ready to roll," he said. "Now we won't."

Currently, the city has \$89 million in federal housing relief grants available to assist homeowners and apartment owners. An additional

\$20 million is expected from a federal neighborhood reconstruction program, Squier said.

"It's hard to know what the total need is," he said. "We're clearly short \$100 million, probably \$200 (million) for rebuilding these apartments and neighborhoods."

The California Natural Disaster Assistance Program was formed after the 1989 Loma Prieta earthquake to make up for deficiencies in the federal relief effort, said Mary Comerio, professor of architecture at UC Berkeley, who studied the reconstruction of Bay Area housing.

Comerio said the state program, financed by a temporary sales tax in 1989, proved ineffective because of start-up problems and insufficient funding.

The program provided \$43 million for houses and \$43 million for apartments, Comerio said.

Because of the inadequacy of federal and state housing relief programs, about 40% of the 12,000 damaged dwellings in Oakland and San Francisco remain vacant because the owners could not afford to repair them, she said.