



City Manager's Report
January 10, 2017 City Council Meeting
Prepared By: Rebecca Neves, City Engineer

Item#: 12.1

Subject: Direct staff to place a demand upon the current owners of the property along Broadway identified as Assessor's parcel number 002-251-18 at 1351 Broadway, requiring performance pursuant to the executed Street Frontage Improvement Agreement (SFIA-272) that requires the construction of concrete curbs, gutters, and sidewalks along the street frontage of the said parcel.

Background:

Section 8-9-3 of the City Code requires the construction of curbs, gutters, sidewalks, and street widening along the street frontage of all properties within the City in conjunction with certain types of development projects or the construction of building improvements on those properties. However, Section 8-9-4 of the City Code allows for the deferral of those street frontage improvements where it is found that it would be in the best interest of the City to cause all or a portion of the required work to be done on a project area basis rather than on an individual basis.

A "variance" will be granted to defer the construction of these frontage improvements when a Street Frontage Improvement Agreement (SFIA) is entered into between the property owner and the City. This SFIA obligates the property owner or the successor in interest to undertake the construction of the required improvements within 90 days after notice to begin construction of said improvements is sent by the City to the property owner. These requirements have been in effect within the City since the mid-1970s, and at this time in excess of 400 deferred frontage improvement agreements have been executed and are recorded in the office of the County Recorder.

Since the inception of this program, the only SFIA's that have been called upon to perform were for commercial properties along Placerville Drive at the time of the Placerville Drive Improvement project in 1996, three residential properties located along Thompson Way for the sidewalk improvement project in 2009 in implementation of the "City of Placerville Pedestrian Circulation Plan," and more recently two parcels on Mallard Lane to complete a sidewalk connection to the Boys and Girls Club.

Discussion:

The Street Frontage Improvement Agreement was required as a condition of approval for the installation of a restaurant on Assessor's Parcel Number 002-251-18. The City Council approved the SFIA on September 11, 1990 which was recorded in Book 3442, Pages 673-676. Although

curb and gutter currently exists along the subject property’s frontage, the SFIA remains open with acceptance pending completion of the required sidewalk.

The City has recently received Highway Safety Improvement Program (HSIP) funds to install sidewalks along Broadway to provide continuous sidewalks on both sides of Broadway to create a safe path of travel for pedestrians. The funding is limited and will be used to the fullest extent possible from the intersection of Main/Mosquito/Broadway to approximately Orchard Lane. The Broadway Sidewalks Project is currently in the Preliminary Engineering Phase and is expected to be under construction in the Fall of 2018. This project includes sidewalk gap infill and reconstruction of existing substandard sidewalks along the corridor.

It is appropriate to require that the sidewalk frontage be constructed at this time in conjunction with the Broadway Sidewalks Project (CIP #41606) to complete the gap infill.

Pursuant to the provisions of Section 8-9-4 of the City Code, it is recommended that the City Council make the finding that construction of the sidewalk improvements along the subject property are needed at this time, and that this demand is being placed upon the property owner who is subject to the executed Street Frontage Improvement Agreement, which is recorded against the subject property. A mailed notice of this agenda item has been sent to the affected property owner advising them of the proposed action to place a demand for performance on the Street Frontage Improvement Agreement.

The specific obligations are estimated as follows:

APN	Basis For SFIA	Required Improvements	Estimated Cost
002-251-18	Installation of restaurant, compliance with Conditional Use Permit	Approximately 610 lineal feet of curb, gutter and 4.5-ft wide sidewalk	\$115,000 includes design, construction and construction engineering

Options:

1. Direct staff to place a demand for performance pursuant to the executed Street Frontage Improvement Agreement as recommended by staff.
2. Defer demanding performance pursuant to the executed Street Frontage Improvement Agreement to a later date.

Cost:

Minimal staff cost associated with the facilitation of working with the affected property owner and assisting with the facilitation of coordination with the construction of the Broadway Sidewalks Project currently in the preliminary engineering phase.

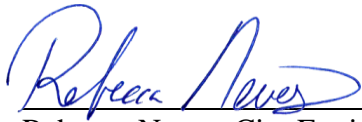
Budget Impact:

All costs associated with the administration and processing of the Street Frontage Improvement Agreement and construction of the curb, gutter, and sidewalk improvements will be the responsibility of the property owner. City staff has given the property owner the option to allow

this work to be managed by staff for design and construction within the Broadway Sidewalks Project.

Recommendation:

Direct staff to place a demand upon the current owner of the property on Broadway identified as Assessor's parcel number 002-251-18 requiring performance pursuant to the executed street Frontage Improvement Agreement that requires the construction of concrete curbs, gutters, and sidewalks along the street frontage of said parcels.



Rebecca Neves, City Engineer



Pierre Rivas, Development Services Director



M. Cleve Morris, City Manager

Attachments:

1. Street Frontage Improvement Agreement (APN 002-251-18)
2. Assessor's parcel Map 002:25
3. Aerial of Affected Property