

*We are a welcoming, active and business-friendly rural
foothill community built on California's rich gold rush history.*

City Manager's Report
January 24, 2023 City Council Meeting
Prepared By: A. Cory Schiestel, Associate Civil Engineer
Item#: 7.5



Subject: Adopt a resolution approving a Street Frontage Improvement Agreement (SF-411) for the property located at 2808 Sleepy Hollow Court, identified as Assessor's Parcel Number 323-510-029, and authorize the City Engineer to process the agreement and to record the agreement at the El Dorado County Office of the Recorder.

Purpose: The purpose of this item is to execute a Street Frontage Improvement Agreement as required by City Code.

Strategic Goal: *Maintain and Improve Infrastructure and Facilities to provide a safe community.*

Discussion: Section 8-9-3 of the City Code requires the construction of curbs, gutters, sidewalks, and street paving 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 which affects an increase in the density of use of the property. 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 currently in excess of 400 deferred frontage improvement agreements have been executed and are recorded in the Office of the County Recorder.

The property owner of 2808 Sleepy Hollow Court submitted a building permit for a 720 SF garage conversion on the parcel thereby triggering the need for the owner to construct street frontage improvements per City Code. Code section 8-9-5 states that the requirement for these improvements applies for all streets, whether public or private, in the City of Placerville. After City staff reviewed the property and evaluated plans for future City improvements on Sleepy Hollow Court, which is a private road, it was determined that rather than building the frontage improvements at this time, the property owner was given the option to enter into an SFIA as a condition of approval of the building permit (Permit Application No. 22329).

At the direction of City Council, the SFIA Number 411 will be fully-executed and then recorded at the County Office of the Recorder.

Environmental: None Required

Options:

1. Direct staff to execute a Street Frontage Improvement Agreement for the property located at 2808 Sleepy Hollow Court, as recommended by staff, or
2. Do not execute a Street Frontage Improvement Agreement and direct staff how to proceed.

Cost: Other than staff time associated with processing the agreement and coordinating with the property owner, there are no additional costs associated with this item.

Budget Impact: All costs associated with the administration and processing of the Street Frontage Improvement Agreement will be the responsibility of the property owner.

Recommendation:

Adopt a resolution approving a Street Frontage Improvement Agreement (SF-411) for the property located at 2808 Sleepy Hollow Court, identified as Assessor's Parcel Number 323-510-029, and authorize the City Engineer to process the agreement and to record the agreement at the El Dorado County Office of the Recorder.



M. Cleve Morris, City Manager



Rebecca Neves, City Engineer

Attachments:

- A. Resolution
- B. Street Frontage Improvement Agreement