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foothill community built on California's rich gold rush history.*



City Manager's Report
January 14, 2025, City Council Meeting
Prepared by: William Sushch, Assistant Engineer
Item #: 7.5

Subject: Consider a Street Frontage Improvement Agreement (SF-415) for the property located at 241 Placerville Drive, identified as Assessor's Parcel Number 323-360-002.

Recommendation: Adopt a Resolution approving a Street Frontage Improvement Agreement (SF-415) for the property located at 241 Placerville Drive, identified as Assessor's Parcel Number (APN) 323-360-002, 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 Street Frontage Improvement Agreement is required by City Code.

Strategic Plan Strategy: Maintain and Improve our Infrastructure and Facilities to provide a safe community

Background: The property owner of 241 Placerville Drive submitted a Site Plan Review application and Building Permit application to make an occupancy change from Business/Professional office to Mercantile Retail at APN 323-360-002. A review of a prior Site Plan Review (SPR 82-12) revealed an outstanding Condition of Approval requiring the property owner to enter into a Street Frontage Improvement Agreement with the City. The Street Frontage Improvement Agreement was thereby required as a Condition of Approval of the new Site Plan Review (SPR 82-12-R).

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. City 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.

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 more than 400 deferred frontage improvement agreements have been executed and are recorded in the Office of the County Recorder.

This property is located within the limits of the City's Placerville Drive Bicycle and Pedestrian Facilities project, and it is anticipated that this SFIA will be called in to demand of performance on the Agreement as part of the project. Staff informed the property owner of the City's project and the plans to implement improvements in accordance with the SFIA in the near future.

At the direction of City Council, the SFIA Number SF-415 will be executed and then recorded at the County Office of the Recorder.

Options:

1. Direct staff to execute a Street Frontage Improvement Agreement for the property located at 241 Placerville Drive, as recommended by staff.
2. Do not execute a Street Frontage Improvement Agreement and direct staff how to proceed.

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

Budget: All costs associated with the administration and processing of the SFIA will be the responsibility of the property owner.



M. Cleve Morris, City Manager



Melissa McConnell, City Engineer

Attachments:

- A. Resolution
- B. Agreement