



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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### MEMORANDUM

**DATE:** July 5, 2017

**TO:** Board of Supervisors

**FROM:** Roger Trout, Interim Director

**SUBJECT:** Carl White Fair Trust Request; A97-0010/Meyers Community Plan Commercial Floor Area Allocation

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The Community Development Services, Planning and Building Department recommending the Board authorize a request submitted by Susan Simon of Simon Environmental Planning, on behalf of the Carl White Fair Trust, for a commercial floor area (CFA) allocation of 975 square feet within the Meyers Community Plan Area at 3161 U.S. Highway 50 on Assessor's Parcel Number 034-331-31.

#### **Background:**

The Meyers Community Plan (MCP), adopted by both El Dorado County and the Tahoe Regional Planning Agency (TRPA), contains a formula for the allocation of CFA for new and expanded commercial projects. This permits the County to allocate up to 2,000 square feet for any individual project, with a requirement that the applicant provide matching CFA acquired from other sources, including purchasing CFA from a pool allocated by the TRPA or purchasing from the open market.

In 1997, TRPA allocated 15,400 square feet of CFA to be monitored by El Dorado County. An additional 10,000 square feet was allocated in 1998. Less than 10,000 square feet of CFA has been utilized in the Meyers area since the beginning of the program, leaving at least 15,000 square feet available.

The applicant, Carl Fair, is proposing new commercial development involving a mixed use project with commercial offices on the first floor and one residential unit on the second floor. The project is located within the West Meyers Land Use District (MCP-3), a Priority 1 area for allocation of commercial floor area under Appendix C of the MCP. The residential unit, also proposed at 975 square feet, will require a separate request for a residential unit of use (or a single allocation plus a single development right) from the County prior to building permit issuance.

The MCP requires the applicant to provide a 3 to 1 match of CFA from anywhere outside of Yanks Station or West Meyers. When no matching CFA can be provided, the MCP Priority 1 area permits the County to allocate up to 75 percent of the project's floor area from the TRPA allotment for the match, with the remaining 25 percent coming as payment into an allocation fund used by the County for capital improvement projects in Meyers. The applicant is not providing a matching CFA, so has chosen to pay into the fund the required 25 percent of the 975 square feet, equaling 243.75 square feet. At a \$20 per square foot match rate, the fund payment amount will be \$4,875.

**Recommendation:**

Authorize the allocation request for the proposed development of a mixed use project entailing 975 square feet of commercial floor area, subject to the following conditions:

1. The applicant shall submit a complete application for a design review of the commercial use, as required by Section 130.26.060.B and in compliance with Section 130.52.021 of the El Dorado County Zoning Ordinance, within one year of the approval of the allocation by the Board of Supervisors. The allocation recipient has one year in which to receive approval of the allocation by the Tahoe Regional Planning Agency. If either of these deadlines is not met, the allocation expires and returns to the Priority Pool from which it was granted.
2. The Board of Supervisors may grant an allocation time extension. In granting such an extension, the Board will consider the availability of unallocated commercial floor area and pending allocation requests.
3. The applicant shall pay a fee of \$20 per square foot for the required 25 percent match fund at the time of building permit issuance. The total amount shall be \$4,875.
4. The applicant shall submit a complete application for a conditional use permit for the single residential unit as required by Section 130.26.050 and in compliance with Section 130.52.021 of the El Dorado County Zoning Ordinance. The deadline for approval shall be consistent with the timelines in Condition 1.
5. The applicant shall obtain one residential use allocation and development right from the County prior to building permit issuance.

**Action to be taken following Board approval:**

Upon review and approval by TRPA, the Planning and Building Department will perform a final inspection and issue the certificate of occupancy.

**Attachments**

- Attachment 1 .....Commercial Floor Area Allocation Request;  
June 19, 2017
- Attachment 2 .....Location Map
- Attachment 3 .....Building Plan Set



Lillian Macleod &lt;lillian.macleod@edcgov.us&gt;

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**Fwd: Mixed use project at 3161 Highway 50 in Meyers**

1 message

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Susan Simon <simonenvironmental@gmail.com>  
To: lillian.macleod@edcgov.us

Mon, Jun 19, 2017 at 6:21 PM

----- Forwarded message -----

From: Susan Simon <simonenvironmental@gmail.com>  
Date: Mon, Jun 19, 2017 at 6:08 PM  
Subject: Mixed use project at 3161 Highway 50 in Meyers  
To: lillian.macleod@edc.gov.us

Hi Lillian-

Thanks for reviewing this project with me this afternoon. The proposed project is located within the West Meyers District in the Meyers Community Plan area and the property is owned by Carl Fair. The proposal is for a mixed use project in a 2 story structure with commercial offices on the first floor and 1 residential unit on the second floor. The project will require 975 sq. ft. of commercial floor area (CFA) for the downstairs office space and is requesting allocation of 75% of that CFA from the Meyers Community Plan pool. The project proponent requests to pay the County for the 25% CFA match required by the community plan. Additionally, the second story residential unit will need a building allocation from the County Building Department.

Please let me know if you have any questions or need additional information from me. I have attached a very preliminary set of plans for your reference.

Thanks, Susan Simon


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Susan Simon  
Simon Environmental Planning  
530 545-0191

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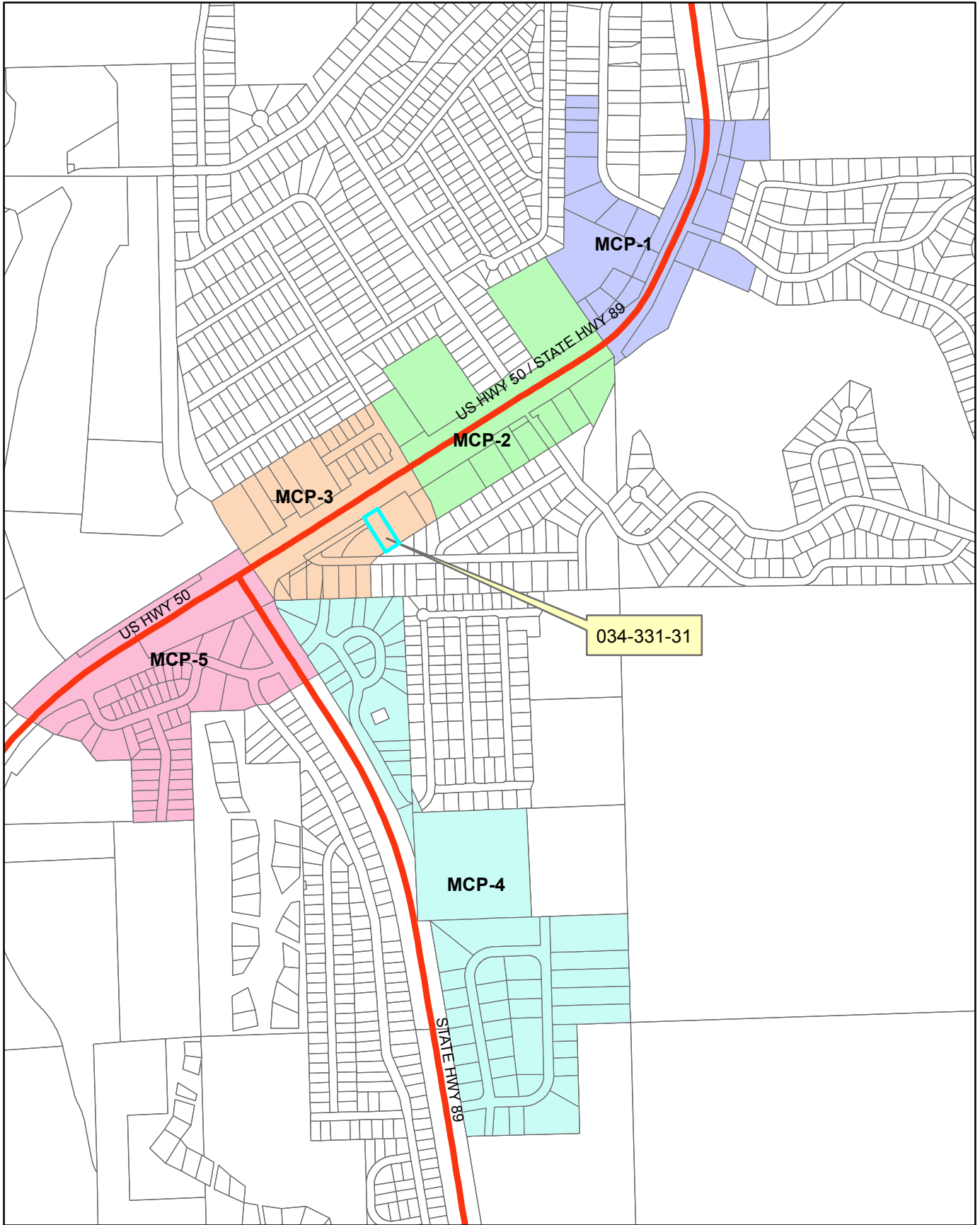
Susan Simon  
Simon Environmental Planning  
530 545-0191

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 Plans\_Fair\_June19\_2017.pdf  
4845K

**ATTACHMENT 1**

17-0809 A 3 of 9

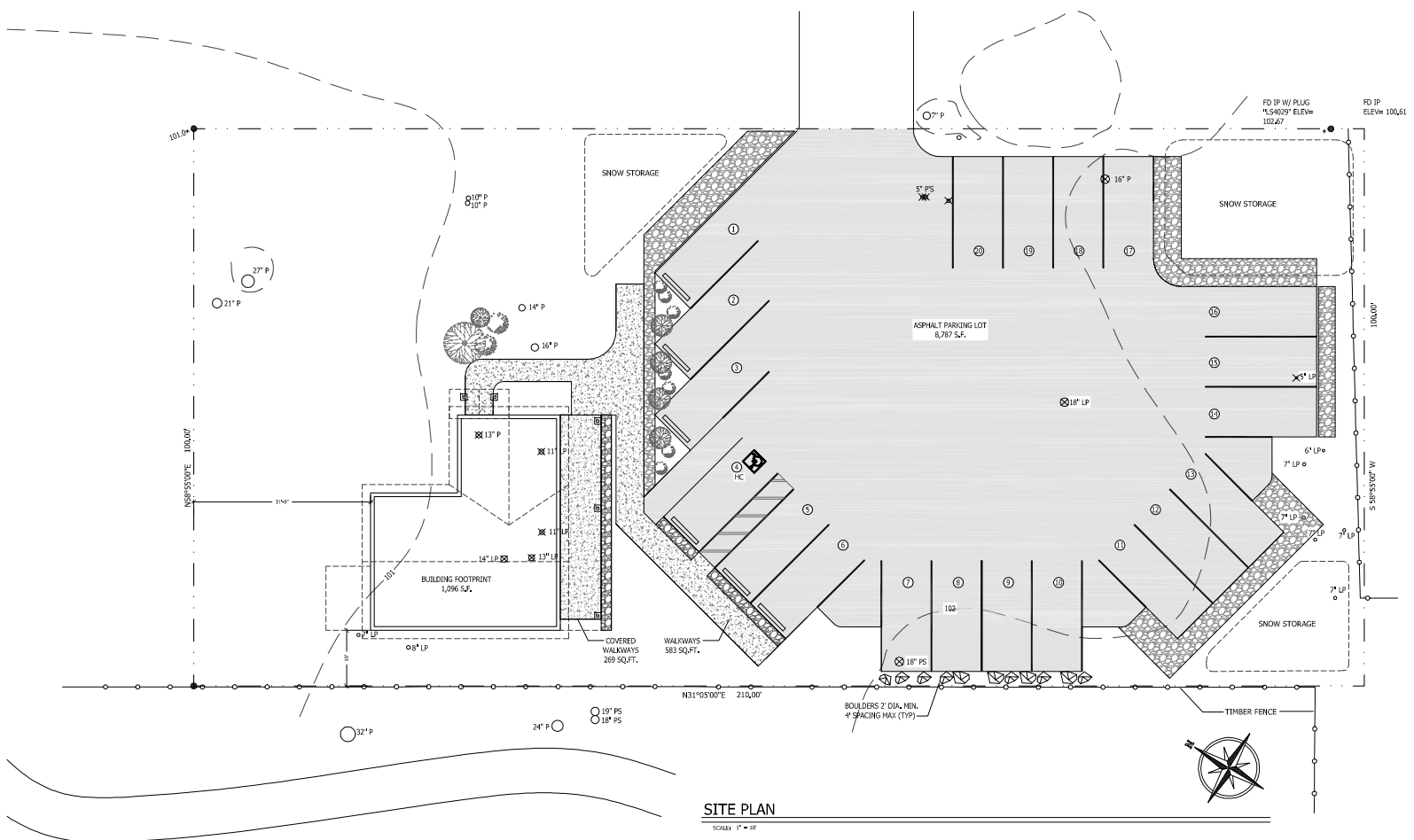


**MEYERS COMMUNITY PLAN  
LOCATION MAP**

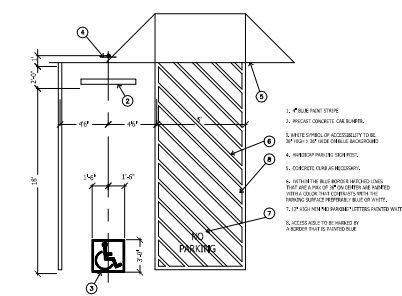
**ATTACHMENT 2**



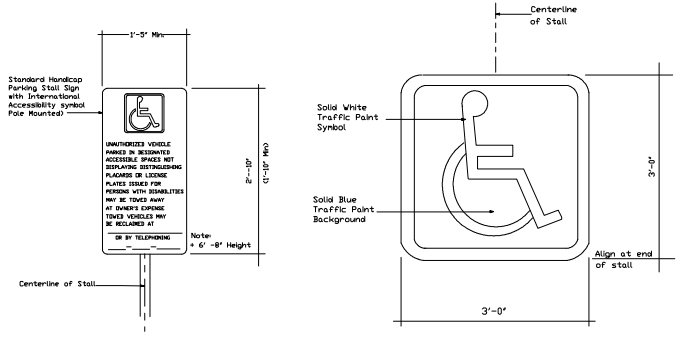




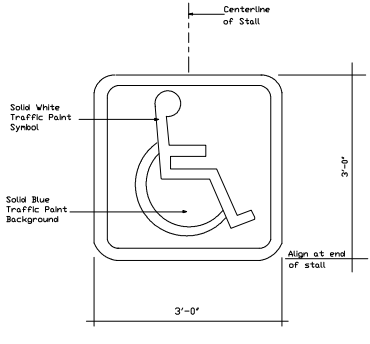
**SITE PLAN**  
SCALE: 1" = 10'



**1 ACCESSIBLE PARKING**  
SCALE: 1/8\"/>



**2 SIGNAGE @ PARKING**  
SCALE: 1/8\"/>



**3 SIGNAGE @ PARKING**  
SCALE: 1/8\"/>

**PARKING TABLE**

PARKING GUIDELINES PER USE	XX SPACE/ XXXF. GFA = X SPACE / EMPLOYEE	
TOTAL PARKING SPACES REQUIRED	XX	
TOTAL SPACES PROVIDED	20	
* CLIMBING GYM VOID SPACE OMITTED IN CALCULATION.		
TYPE OF PARKING SPOT - ORIENTATION	PERCENTAGE OF SPACES	NUMBER
STANDARD 9X19 - PARALLEL	76%	14
ACCESSIBLE PARKING SPACE - 45 DEGREE	5%	1
STANDARD 9X19 8.5' X 13' - 45 DEGREE	19%	6
TOTAL SPACES	100%	20

1. SNOW STAKING SHOULD CONSIST OF 2 TWO INCH BY EIGHT FOOT WOODEN STAKES PLACED ON BOTH SIDES OF EACH DRIVEWAY. THE STAKES SHOULD BE DRIVEN TWO FEET INTO THE SOIL ON THE PROPERTY LINE AND SHOULD BE PAINTED RED ON THE TOP TWO FEET OF EACH STAKE. STAKES SHALL BE INSTALLED AT THE BEGINNING OF EACH SNOW SEASON AND BE REMOVED IN THE SPRING. THE STAKES SHALL BE OF SUCH MATERIAL NOT TO DAMAGE THE SNOW REMOVAL EQUIPMENT, SUCH AS WOOD OR PLASTIC.

2. PARKING AREA SHALL BE PAVED WITH A FINISHED THICKNESS OF TWO INCHES OF ASPHALT-CONCRETE (AC) PROPERLY COMPACTED ON A FOUR INCH AGGREGATE BASE COMPACTED TO A RELATIVE COMPACTION OF 95 PERCENT WITH THE APPROVED NATIVE SUBGRADE, COMPACTED TO A RELATIVE COMPACTION OF 90 PERCENT, AT A MINIMUM SLOPE OF 2% AND A MAX SLOPE OF 5%.

3. EVERY PARKING SPACE SHALL BE CLEARLY MARKED. ALL MARKINGS SHALL BE MARKED. ALL MARKINGS SHALL BE MAINTAINED SO THEY ARE ALWAYS VISIBLE AND LEGIBLE.

4. ALL LIGHTS PROVIDED TO ILLUMINATE SUCH PARKING AREA SHALL BE ARRANGED TO REFLECT THE LIGHT AWAY FROM ADJOINING PREMISES.

**TRPA COVERAGE CALCULATIONS**

LAND CLASS XXX	21,000 S.F.
TOTAL PARCEL AREA	21,000 S.F.
ALLOWABLE LAND COVERAGE @ 70 %	15,750 S.F.
<b>PROPOSED ON SITE COVERAGE</b>	
BUILDING	1096 S.F.
A/C PARKING	8787 S.F.
COVERED WALKWAY	269 S.F.
A/C WALKWAY	68 S.F.
CONCRETE WALKWAY	583 S.F.
<b>TOTAL ON SITE COVERAGE</b>	<b>10803 S.F.</b>
<b>PROPOSED OFF-SITE COVERAGE</b>	
DRIVEWAY	XX S.F.
A/C WALKWAY	XX S.F.
<b>TOTAL OFFSITE COVERAGE</b>	<b>XX S.F.</b>

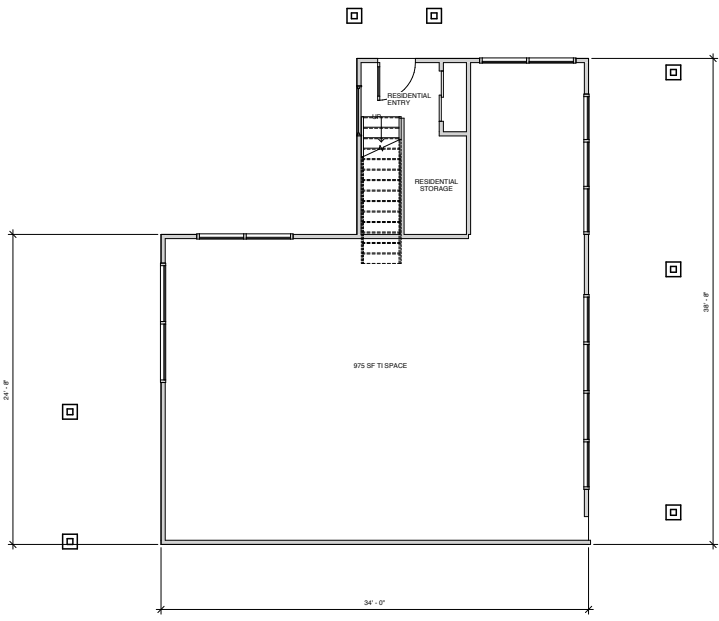
These drawings are instruments of service and are property of Monarch Architecture. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the written permission of Monarch Architecture.

FLOOR PLANS  
CARL FAIR  
3160 HIGHWAY 50  
MEYERS CA.

Drawn By	BM
Project Number	160113
Date	09/12/2017

No.	Description	Date

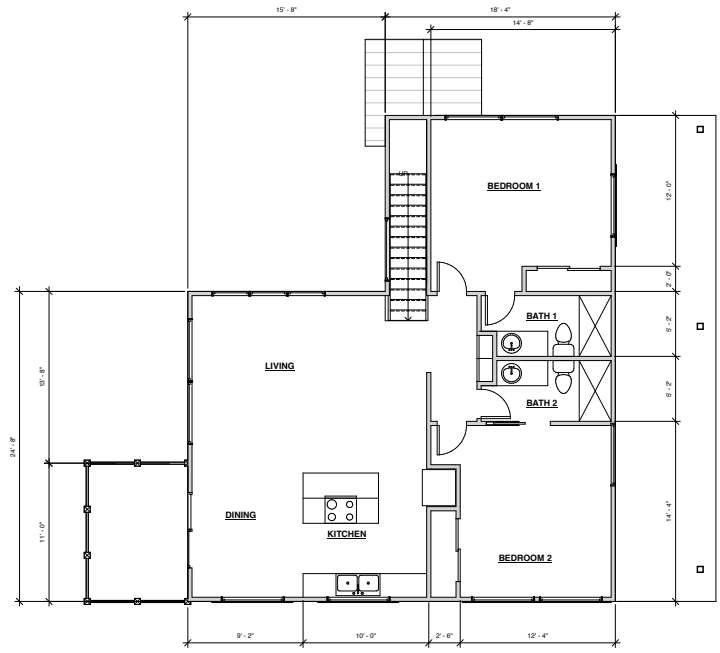
A1.0



2 COMMERCIAL SPACE - GROUND FLOOR  
1/4" = 1'-0"

RESIDENTIAL ENTRY: 120 SQ. FT.  
COMMERCIAL TI SPACE: 975 SQ. FT.

Working North



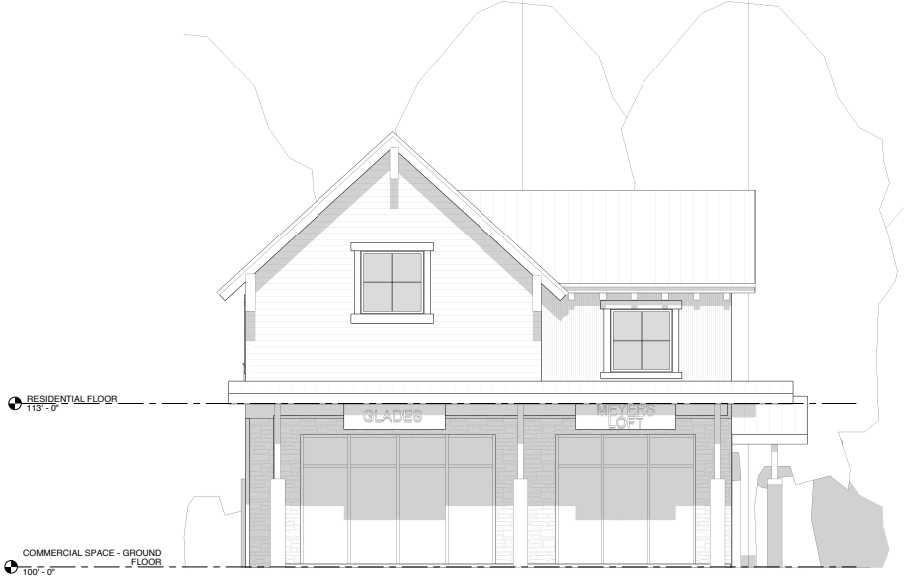
1 RESIDENTIAL FLOOR - SECOND FLOOR  
1/4" = 1'-0"

RESIDENTIAL LIVING: 1094 SQ. FT.  
BACK DECK: 90 SQ. FT.

Working North



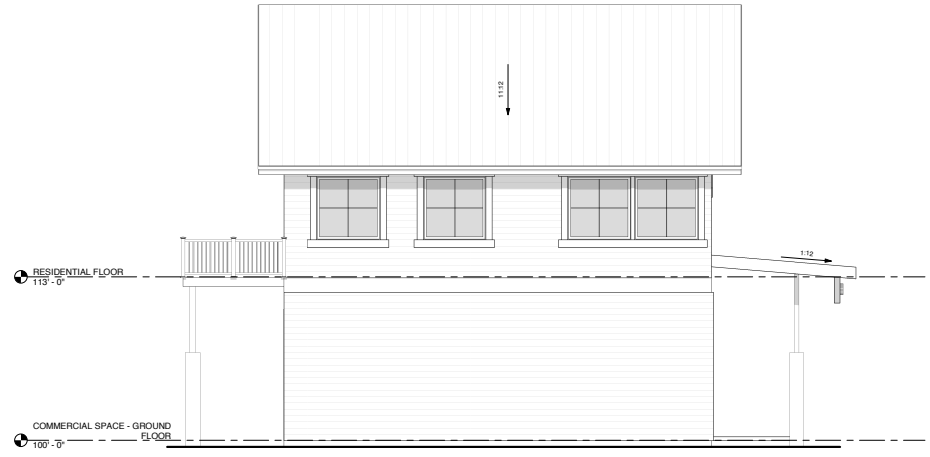
2 NORTHEAST - RIGHT ELEVATION  
1/4" = 1'-0"



1 SOUTHEAST - FRONT ELEVATION  
1/4" = 1'-0"



3 NORTHWEST - REAR ELEVATION  
1/4" = 1'-0"



4 SOUTHWEST - LEFT ELEVATION  
1/4" = 1'-0"

ELEVATIONS  
CARL FAIR  
3160 HIGHWAY 50  
MEYERS CA.

No.	Description	Date

Drawn By Author 10/1/13  
Project Number 09122017  
Date 09/12/2017

A2.1.0





1 3D View 3

SCHEME A 3D VIEW  
CARL FAIR  
3160 HIGHWAY 50  
MEYERS CA.

Drawn By Author	160113
Project Number	09/12/2017
Date	

No.	Description	Date

A4.0