



Legislation Details (With Text)

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Title: Community Development Agency, Development Services Division, recommending the Board authorize a request submitted by Gerald Wells of Wells Barnett Associates, LLC on behalf of Alpine Smith, Inc., for a commercial floor area (CFA) allocation of 800 square feet to allow the installation of five 8' x 20' metal storage containers for the storage of five company snow removal vehicles within the Meyers Community Plan Area at 2355 Kaska Street on APN 035-182-03.

Sponsors:

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Date	Ver.	Action By	Action	Result
8/6/2013	2	Board of Supervisors	Approved	Pass

Community Development Agency, Development Services Division, recommending the Board authorize a request submitted by Gerald Wells of Wells Barnett Associates, LLC on behalf of Alpine Smith, Inc., for a commercial floor area (CFA) allocation of 800 square feet to allow the installation of five 8' x 20' metal storage containers for the storage of five company snow removal vehicles within the Meyers Community Plan Area at 2355 Kaska Street on APN 035-182-03.

Background

The Meyers Community Plan, adopted by both El Dorado County and the Tahoe Regional Planning Agency (TRPA), contains a formula for the allocation of commercial floor area (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 and another 10,000 square feet in 2007. There is 33,650 square feet of CFA remaining available in the Meyers area.

The applicant, Alpine Smith, Inc., is proposing a new commercial project involving the installation of five 8' x 20' metal storage containers totaling 800 square feet to store five snow removal vehicles. The project is located within the Industrial Tract District (MCP-4), a Priority 3 area for allocation of floor area under Appendix C of the Meyers Community Plan.

The Meyers Community Plan (MCP) requires the applicant to provide an even match of CFA from anywhere outside of Yanks Station or West Meyers. When no matching CFA can be provided, the MCP Priority 3 area permits the County to allocate up to 25 percent of the project's floor area from the TRPA allotment for the match, with the remaining 75 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 75 percent of the 800 square feet, equaling 600 square feet. At a \$20 per square foot match rate, the fund payment amount will be \$12,000.

Recommendation

Authorize the allocation request of 800 square feet of commercial floor area to allow the installation of five 8' x 20' metal storage containers to store five company snow removal vehicles, subject to the following conditions:

1. The applicant shall submit a complete application for a design review as required by Sections 17.58.190.B and 17.74.045 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 allocation recipient shall pay a fee of \$20 per square foot for the required 75 percent match fund at the time of building permit issuance. The total amount shall be \$12,000.

Action(s) to be taken following Board approval

Upon review and approval by TRPA, the Development Services Division will perform a final inspection and issue the certificate of occupancy.

Contact

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