



County of El Dorado

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Legislation Details (With Text)

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Title: Development Services Department recommending the Board authorize a request submitted by Matt Soufl on behalf of Mike Murphy, owner of the Road Runner Fuel Station (Tahoe Blue Star LLC), and property owner Thomas J. Sweeney, for a commercial floor area (CFA) allocation of 255 square feet within the Meyers Community Plan Area for APN 034-270-10.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A-Road Runner CFA Authorization

Date	Ver.	Action By	Action	Result
3/1/2011	1	Board of Supervisors	Approved	Pass

Development Services Department recommending the Board authorize a request submitted by Matt Soufl on behalf of Mike Murphy, owner of the Road Runner Fuel Station (Tahoe Blue Star LLC), and property owner Thomas J. Sweeney, for a commercial floor area (CFA) allocation of 255 square feet within the Meyers Community Plan Area for APN 034-270-10.

Fiscal Impact/Change to Net County Cost: None

Background:

The Meyers Community Plan, adopted by both the County and TRPA, contains a formula for the allocation of commercial floor area (CFA) to new and expanded commercial projects. This permits the County to allocate up to 2000 square feet for any individual project, with a requirement that the applicant provide a match of CFA that is acquired from other sources. This includes purchasing CFA from a pool monitored by the County or purchased on the open market.

The applicant, Tahoe Blue Star LLC, has constructed a 255 square foot addition to the existing Road Runner Gas Station to provide handicapped-accessible rest rooms and additional storage. The project is located at 2933 U.S. Highway 50 (APN 034-270-10). This site is located in the Yanks Station District, a Priority 1 area for allocation of floor area under the provisions of the plan.

Building permit #198624 was issued on October 15, 2010, based on the County Code provisions under Design Review that minor additions, specifically improvements to provide handicap accessibility were exempt from the Design Review process. It was later learned, as the applicant was attempting to final the project, that the TRPA did not inform the applicant that he was required to meet the commercial floor area allocation requirements. The purpose of this action is to allocate the CFA so that the appropriate TRPA approvals can be authorized, the final inspection made, and certificate of occupancy issued.

TRPA has allocated several thousand square feet of CFA to El Dorado County, beginning with 15,400 in 1997. 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 Meyers Community Plan also requires that the applicant provide a match of CFA to be acquired by either paying into a fund used for capital improvement projects in Meyers by the County, or purchasing CFA from outside of Yanks Station or West Meyers. The plan permits the County to allocate up to 75% of the projects floor area from the allocation, with the rest coming as a match. The applicant has chosen to pay into the fund. Twenty-five percent of the 255 square feet is 63.75 square feet. The rate for purchasing the match is \$20 per square foot, therefore the fund payment match amount is \$1275. This has already been paid.

Recommendation: Authorize the allocation request of 255 square feet of commercial floor area to allow expansion of the fueling station, adding 150 square feet to bring restrooms into ADA compliance and to add 105 square feet of storage area, subject to the following conditions:

1. The allocation recipient has one year in which to receive approval of the allocation by the Tahoe Regional Planning Agency (TRPA). If this deadline 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

Action to be taken following Board approval: Upon review and approval by TRPA, Development Services Department to perform final inspection and issue certificate of occupancy.

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