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Edcgov.us Mail - Saratoga Retail Phase 2

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#7

3 Pages

Planning Department <planning@edcgov.us>



Saratoga Retail Phase 2

1 message

David Meehan <dmeehan@golygon.com>
To: planning@edcgov.us

Wed, Aug 8, 2018 at 4:02 PM

Please submit this letter to the Planning Commission for consideration prior to the meeting on August 23.



David Meehan

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Representing buyers and sellers of fine luxury homes in El Dorado Hills, Granite Bay and the Auburn Foothills.



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August 7, 2018

County of El Dorado Planning Commission
Charlene Tim, Clerk of the Planning Commission
2850 Fairlane Ct
Placerville, CA 95667

Re: Saratoga Retail Phase 2, DR-RR18-0001 (Previously Denied DR 08-0003-R)

El Dorado Planning Commission:

I am a resident of El Dorado Hills Townhomes, across the street from the proposed development. I urge you to deny the approval of the proposed high volume fast food Chick-Fil-A drive through restaurant on this site.

There are numerous reasons why this project should be rejected, but I believe most importantly, the site and the surrounding residential neighborhood simply cannot handle the extreme volume increase in traffic this project will generate.

Chick-Fil-A is leading the drive through restaurant industry innovating ultra high volume fast drive through service.

In an article by BuzzFeed.News dated March 8, 2016, news began to circulate about Chick-Fil-A and their "Crazy long lines" "The increased traffic has created epically long lines, especially at the drive-thru, where the chain still makes a majority of its money. They're the kind of lines that attract the attention of zoning commissioners when site plans are submitted and require police to direct cars when a new store opens. Then, at most Chick-fil-As, these lines just continue to be long during peak hours. On average, a Chick-Fil-A drivethrough will serve 95 cars juring from just noon to 1p.m."

In an article by Chick-Fil-A in it's "Chicken Wire News" dated July 2017, Chick Fil-A-brags about their high volume of traffic: "With most Chick-Fil-A restaurants serving well over 100 cars in the drive through during peak hours.."

In an article by BuzzFeed.News dated March 31, 2018, "One drive through in Oklahoma City recently served 216 cars in one hour, according to a company spokesperson"

This incredibly high volume of service at Chick-Fil-A drive through restaurants was not even conceivable a few years ago. The old planning handbook may be outdated as it seems to make no distinction between low traffic sit down restaurant, and the extreme high volume fast food drive through service of the fast food restaurant business today.

This fanatic rate of drive through traffic is increasing exponentially, more than doubling in the short 2 year period between when these articles were written. We can likely assume that Chick-Fil-A will continue to increase their traffic and process even more cars per hour through their drive throughs.

The local Chick-Fil-A in Folsom causes absolute gridlock at times, and it is in a very high traffic volume regional shopping center designed to process infinitely more cars than this little site in El Dorado Hills could possibly handle.

To attempt an argument that this restaurant would not be as busy as a typical Chick-Fil-A seems ludicrous. This is not the right spot for such a traffic intense business. We urge you to deny this project. It is simply too much for our residential area to handle.

Thank you for your consideration.

Sincerely

A handwritten signature in black ink that reads "David Meehan". The signature is written in a cursive, flowing style.

David Meehan
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