

8/21/2020

Edcgov.us Mail - Aug. 25th Meeting please Correct Agenda Packet

Public Comment #43



EDC COB <edc.cob@edcgov.us>

BOS recvd 8/21/2020

Aug. 25th Meeting please Correct Agenda Packet

1 message

OrionOutdoor <charles@orionoutdoor.com>
To: edc.cob@edcgov.us

Fri, Aug 21, 2020 at 4:02 PM

To the Clerk of the Board,

I noticed in the Agenda Packet for Item 20-1037 my Public Comment Letter I submitted was MISSING the 2nd Page. I sent them as individual pages this time, the 2nd page has our ending comments and a map on it. Please update the packet with the correct letter, thanks.

Thank you,

Charles Beck
charles@orionoutdoor.com

2 attachments

 **4081MotherLodeAug25BOSletter 1.pdf**
23K

 **4081MotherLodeAug25BOSletter 2.pdf**
504K

8/3/20

Charles Beck, Beau Palley, and John Pereira
Orion 50 Outdoor, LLC
4081 Mother Lode Dr.
Shingle Springs, CA 95682

For the Clerk of the Board, please ADD this comment to the August 25, 2020 meeting

RE: Title 130 Zoning Ord. Major Amendments (OR17-0002) and Title 120 Subdivision Ordinance Amendments Specifically: Sec. 6 - 130.40.140 (Drive -through Facilities) New Zoning Ordinance Changes

To the Supervisors:

We are the owners of a long time undeveloped commercial property zoned (CC) on Mother Lode Dr. In Shingle Springs. We are writing in concern of the new ordinance change that would require an applicant to obtain a CUP for ANY Drive Through Facility in ALL COMMERCIAL ZONES from El Dorado Hills to Lake Tahoe. Currently, in the Community Commercial Zone a DRIVE THROUGH IS A USE BY RIGHT which our parcel has had for over 40 years.

Our parcel is in a Community Commercial Zone fronted by Highway 50 on the North and Mother Lode Dr. to the South, and surrounded by Commercial uses and zones in all directions for a quarter mile East and West, with NO RESIDENTIAL use or zones anywhere near our location. (see Attachment)

We have been working with a Local Small Business owner and Life Long El Dorado County Resident, and have been in plans for over 7 months to build a very nice, small, 400sq. ft. drive-through coffee kiosk at this site which is a great needed improvement for this area residents and is very well suited for this parcel. This project will be negatively affected by this ordinance change which would require a CUP process. Our site will create many local youth jobs as well as needed sales tax revenue for the County in a time where large businesses are shutting their doors due to Covid 19 (ie: Sizzler, etc.) and residents now can typically only get food or services in a drive-through or take out.

With the longer process delays and added high costs such as, EIR's & Neg Decs associated with the CUP process, including many additional conditions put on an applicant, we would NOT develop the site. All the CUP process does is cater to the big box retailers or national chains and just hurts the local small business. A National chain does not care about extra time, money, etc., but it prices out the local small business person who is trying to make our community better and create local jobs.

We can understand the boards position that maybe sites near Residential Areas (50ft – 75ft) should be looked at closer, but you are potentially changing an ordinance that affects ALL COMMERCIAL PARCELS in the entire county just because there may be a concern about proximity of drive-throughs to Residential Areas, and I would hope this can be addressed. It is not needed to make an applicant go through the CUP process that has had this use zoned by right (In a major commercial area with no residential). We can build this coffee kiosk and have drive-up service "by right" ... but not a drive through ???

We have spoken to over 30 businesses and property owners in the county, and have shared the zoning changes with them and using our site as an example, they cannot understand why this is being changed and what the urgent need is to regulate this use at this time, **if it is merely the concern from Residential Areas then please look to address that issue only in the ordinance and keep the sites in an “All Commercial Area” the way it is currently, by right.**

In Closing, we would ask the Board to consider 130.40.140 (Drive-Through Facilities), to only apply to areas that are within a certain distance from residential (ie: 50ft - 75ft).

Sincerely,

Charles Beck, Beau Palley, and John Pereira
Orion 50 Outdoor, LLC
4081 Mother Lode Dr.
Shingle Springs, CA 95682

ATTACHMENT:

4081 Mother Lode Dr., Example of a Drive Through that would be affected in an (ALL COMMERCIAL AREA - NO RESIDENTIAL)

