



Staff Memo - Exhibit B

Anne Novotny <anne.novotny@edcgov.us>

Fwd: DRC's Request for Use Permits for Drive-ins

1 message

Joshua Divelbiss <joshua.divelbiss@gmail.com>

Tue, Aug 28, 2018 at 10:23 AM

To: Anne Novotny <anne.novotny@edcgov.us>

Cc: Dyana Anderly <danderly@comcast.net>, Jane Layton <jane@janelayton.com>, Vincent Maloney <vkmaloney@gmail.com>

Hi Anne,

Per our conversation yesterday, please find attached the Cameron Park Design Review Committee's plea regarding Drive-through Facilities.

Please let us know if you need any additional information. Thank you!

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Josh Divelbiss, NCARB, LEED AP

Architect

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

From: **Dyana Anderly** <danderly@comcast.net>

Date: Tue, Aug 28, 2018 at 9:18 AM

Subject: DRC's Request for Use Permits for Drive-ins

To: Dyana Anderly <danderly@comcast.net>, Joshua Divelbiss <joshua.divelbiss@gmail.com>, Mark Harris

<mark54@comcast.net>, Jane Layton <janelayton@janelayton.com>, Vincent Maloney <vkmaloney@gmail.com>

Cc: <jdavey@daveygroup.net>

The attached document reflects our request for use permits for drive-ins as amended last evening.

Dyana Anderly
3484 Chasen Drive
Cameron Park, Ca 95682
(510) 913-0698 - cell



Cameron Park Plea re Drive-ins August 28, 2018.pdf

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Staff Memo - Exhibit B

REQUEST FOR IMMEDIATE ACTION BY THE
EL DORADO COUNTY BOARD OF SUPERVISORS
TO AMEND THE ZONING ORDINANCE
TO REQUIRE USE PERMITS AND DESIGN STANDARDS
FOR DRIVE-IN ESTABLISHMENTS

WITH THE SUPPORTING EVIDENCE PROVIDED HEREIN, THE CAMERON PARK DESIGN REVIEW COMMITTEE REQUESTS THAT IMMEDIATE ACTION BE TAKEN TO EFFECT CHANGES IN THE ZONING ORDINANCE REGARDING DRIVE-IN ESTABLISHMENTS.

1. It is anticipated that future applications for commercial development will occur, including applications for drive-in commercial establishments.
2. In their design, drive-ins require drive-up/drive-through lanes in addition to required parking stalls, which
 - a. Require more asphalt and consume more space which would be better suited to other uses and amenities; and
 - b. Are stand-alone structures which are separated from other commercial buildings, particularly within shopping centers and office parks, and are not visually or physically integrated into their surroundings.
3. In their design, drive-ins typically follow corporate floor plans which result in boxy, unappealing structures.
4. In their design, when there are numerous drive-through establishments in a general area, they tend to define that community as less than it might be otherwise, i.e., merely a stopping off place for travelers to get a quick bite to eat and to purchase gasoline.
5. Many drive-in commercial establishments, particularly fast-food restaurants, fail to offer jobs that are worthy of the talents of the residents of the community.

Staff Memo - Exhibit B

6. Drive-ins, and specifically drive-through restaurants and service stations, generate more traffic than most other businesses, which can negatively impact the efficiency of traveling on local roads and reflects on the environment of the community in which they are situated.
7. Drive-ins, and more specifically drive-through restaurants, rely on loud speakers to communicate between those in vehicles and restaurant staff, which can have a negative effect on nearby establishments, especially when near residential areas.
8. Many drive-ins have hours of operation that when conducting business, may have deleterious effects on nearby residential areas, which impacts the quality of life of residents.
9. Many drive-ins incorporate bright lights on the exterior of their facades and within signs, which may have a deleterious impact on its surroundings and the night sky.
10. Often odors are associated with fast-food drive-ins which are offensive to those individuals, businesses and residences nearby.
11. Unlike many other communities, including the cities of South Lake Tahoe, Placerville, Folsom, Rancho Cordova, and the Counties of Sacramento, Placer, and Yolo, El Dorado County does not require use permits for drive-ins nor does it distinguish between sit-down restaurants and drive-through fast food restaurants. Without use permits, decision makers have no control over the hours of operation of drive-ins or other operational practices or how that impact the visual impacts of a community in general.
12. Currently the El Dorado County zoning ordinance does not require use permit for drive-ins, does not distinguish between fast-food restaurants and sit-down restaurants, does not require minimum separations between drive-ins and residential areas, and allows drive-in by right which could

Staff Memo - Exhibit B

have a negative effect on the economy, community identity, and health and welfare of El Dorado County.

Time is of the essence. The process to amend the Zoning Ordinance should begin immediately.

Signed,