

11/23/2015

Edcgov.us Mail - DR14-0005-S/BLA14-0055/Dollar General Georgetown - Appeal by Dennis Smith

PC 12/10/15



3 pages

Robert Peters <robert.peters@edcgov.us>

---

## DR14-0005-S/BLA14-0055/Dollar General Georgetown - Appeal by Dennis Smith

1 message

---

leonidas1@comcast.net <leonidas1@comcast.net>

Sun, Nov 22, 2015 at 7:33 PM

To: robert peters <robert.peters@edcgov.us>

Cc: "bailey, brenda" <brenda.bailey@edcgov.us>, "Simon, Joshua" <joshua@simoncre.com>

Robert:

Attached please find our letter in response to the appeal filed by Mr. Dennis Smith. We are mailing you the original copy of the letter. Please confirm receipt of this email. Let us know if you have any questions.

Thank you!

Leon Alevantis  
Tara Gauthier

---

 Alevantis\_Gauthier\_DollarGeneral\_ResponsetoDennisSmithAppeal\_11\_22\_15.pdf  
928K

15 NOV 23 AM 7:57  
RECEIVED  
PLANNING DEPARTMENT

Leon Alevantis  
Tara Gauthier  
PO Box 311  
Georgetown, CA 95634

November 22, 2015

Rob Peters, Project Planner  
El Dorado County Planning Services  
2850 Fairlane Court  
Placerville, CA 95667

**RE: DR14-0005-S/BLA14-0055/Dollar General Georgetown - Appeal by Dennis Smith**

Dear Mr. Peters:

We are submitting our response to the appeal filed by Mr. Dennis Smith for the above mentioned project. We reside at 6325 Main Street, Georgetown, directly across the street from the proposed Dollar General site. Based on the email notice we received on November 20, 2015 from your office, this appeal is based on "the proposed sidewalk improvements along the project frontage on Main Street and School Zone crosswalk improvements at the intersection of Main Street and Harkness Street".

Although we still oppose this project because it would change the historic downtown forever, we realize that existing zoning allows for such a project. Simon CRE has made numerous changes in the project design in order to accommodate the community's input despite the fact that these changes have resulted in increased project costs.

We are in full agreement with the approved sidewalk improvements along Main Street and the connection to the existing School Zone crosswalk and sidewalk at the intersection of Main and Harkness Streets. We believe that all the currently-approved improvements would make the intersection of Harkness and Main Streets safer both for pedestrians and drivers.

We understand that the basis for the appeal is relocation of the existing School Zone crosswalk. We strongly object to such a relocation and we will vigorously oppose it if pursued since we believe that the existing crosswalk location is the safest. Relocation of the existing crosswalk to the south side of the intersection would be unsafe since it would be closer to the entrance of the project's parking lot and the location where many drivers make a u-turn from the northbound traffic on Main Street to the one-way far western southbound side of Main Street which starts a few feet southward from the intersection of Harkness and Main Streets. Most importantly, we would like to point out

Mr. Peters  
November 22, 2015  
Page 2 of 2

that the traffic study written by Kunzman Associates, a traffic firm with 40 years of impressive transportation-related engineering experience in both the private and public sectors, did not indicate any safety issues associated with the existing School Zone crosswalk.

Currently, APN 061-292-06-100 owned by Mr. Dennis Smith et al is a single lot and the existing sidewalk does not interfere with access to this property. If an application to split APN 061-292-06-100 to former Lots 6 and 8 of the Townsite of Georgetown were filed and approved by the County and another application for a specific commercial project were filed by the current or future owner(s) of the former Lot 8 of the Townsite of Georgetown (which is located at the northwest corner of Main and Harkness Streets), then and only then should moving only the west end of the existing sidewalk a few feet southward at the northwest corner of Main and Harkness Streets be considered. We would also like to point out that shared parking would be allowed with the current rezoning of the downtown parcels thus reducing the need for parking on the premises of applicable commercial properties.

Please feel free to contact us via phone at 916-826-4148, email at [leonidas1@comcast.net](mailto:leonidas1@comcast.net), or mail us at the above address if you need more information or have any questions.

Sincerely



Leon Alevantis, PE  
Registered Mechanical Engineer,  
M25295, Expires 9-30-2016



Tara Gauthier  
City & Regional Planner

cc: Supervisor Michael Ranalli, District IV - via email  
Mr. Joshua Simon, President, Simon CRE - via email