

PC 1-14-16
#2



Julie Saylor <julie.saylor@edcgov.us>

(6 pages)

Fwd: Proposed Dollar General - Georgetown

1 message

Robert Peters <robert.peters@edcgov.us>

Mon, Dec 28, 2015 at 9:52 AM

To: Julie Saylor <julie.saylor@edcgov.us>

Julie,

Please see public comment for DR14-0005-A.

Thank you.

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

From: <leonidas1@comcast.net>

Date: Tue, Dec 22, 2015 at 5:28 PM

Subject: Proposed Dollar General - Georgetown

To: rich stewart <rich.stewart@edcgov.us>

Cc: robert.peters@edcgov.us, "Ranalli, Michael" <michael.ranalli@edcgov.us>

Mr. Stewart:

We would like to let you know that we have submitted our comments to Mr. Robert Peters regarding a number of issues that were raised during the December 10, 2015 Planning Commission hearing on the proposed Georgetown Dollar General project. Our letter has already been posted on Legistar but we are also attaching it to this email. We would like to speak to you directly about the issues we have raised in our letter. Please call Leon Alevantis and Tara Gauthier at 916-826-4148 and Will/Maria Collin at 530-333-4499.

Thank you

Leon Alevantis
Tara Gauthier
Will and Maria Collin

—
Rob Peters
Associate Planner

County of El Dorado
Community Development Agency
Development Services Division
Planning Services
2850 Fairlane Court
Placerville, CA 95667
(530) 621-6644 / FAX (530) 626-0387
Robert.Peters@edcgov.us

Alevantis_Gauthier_Collin_PlanningCommissionComments 12_18_15.pdf
2019K

12/28/2015

Edcgov.us Mail - Fwd: Proposed Dollar General - Georgetown

Leon Alevantis
Tara Gauthier
PO Box 311
Georgetown, CA 95634

Will and Maria Collin
6600 Orleans Street
Georgetown, CA 95634

December 18, 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 - Comments on Public Hearing of 12-10-15

Dear Mr. Peters:

As the owners of the historic Schmeder House and the American River Inn properties located right across the street from the above mentioned project, we are submitting our comments in regards to the public hearing of December 10, 2015.

As we have stated in all our previous comments, we want to emphasize that we oppose this project because it would change the historic downtown forever. We understand that because this is a very controversial project, your office has spent countless hours reviewing the proposed design and ensuring that all the County's requirements are being met. We also understand that Simon CRE, the developer of this project, has made numerous changes in the project design in order to accommodate the County's as well as the community's input.

We support the Planning Commission's recommendation for a crosswalk on Orleans Street connecting the Dollar General pedestrian walk along Main Street to the southeast corner of the Orleans/Main intersection. Also, we have no objection to the lowering of the three gable roofs and providing a continuous roofline on the covered porch on the west side of the building as suggested by the Planning Commission.

We support the Planning Commission's concern that the footprint of this single-storey building being at 9,100 ft² it would be the largest in the downtown area. During the hearing it was incorrectly stated that the proposed building would be 25% larger than the US Post Office building which is the largest existing single-storey building in the

downtown area at this time. County records indicate that APN 061-362-05-100 located at 3180 South Street (built in 1988) has a floor area of 5,040 ft² and therefore the proposed project would be 80% larger than the Post Office building. We encourage County Staff to look into this matter and pursue if it can be legally supported as the basis for rejecting this project.

There was some discussion related to vehicle speeding on Main Street. A suggestion was made to install stop signs on Main Street at the Harkness intersection. We would like to point out that the traffic study by Kunzman and Associates, a traffic firm with 40 years of impressive transportation-related engineering experience in both the private and public sectors, did not provide any such recommendation. Therefore, we strongly object to such a measure which would result in increased noise levels at our residences especially with logging trucks coming to a stop and then starting to move. Although this is an enforcement issue and not related to the project itself, we would like to suggest better signage on the north and south side of the existing school zone crosswalk. In regards to the u-turn from the northbound traffic on Main Street to the one-way far western southbound side of Main Street, it is an issue that we brought up in our October 8, 2015 letter during the 30-day public comment period. Since this is also an existing issue not related to the project, we are working with County DOT staff to address it.

There was extensive discussion in regards to the placement of the building and the visibility of trash bins from the street. It was suggested that the building be placed close to Main Street to be consistent with the older buildings in town. We strongly object to such a relocation for the following reasons:

1. There is a wide degree of inconsistency in the location of buildings in the downtown area relative to Main Street. In general, old buildings are next to Main Street and some but not all, have covered porches. All newer buildings are away from Main Street as much as 50 feet. The most consistency is on the west side of Main Street between Placer and Orleans Streets with a break at the Fire Station (built in 1973) which is a newer building and is away from Main Street. There are wide inconsistencies on the east side of Main Street where the proposed Dollar General would be. The two buildings (both under APN 061-352-12-100, 6290 Main Street, built in 1947) closest to the proposed site are the most inconsistent: (a) the KFOK building with a footprint spanning east and west (vertical to Main Street) has an entry on the north side of the building, and (b) the rustic-looking building on the southeast end of the intersection of Main and Orleans Streets is 50 feet away from Main Street with a covered porch and parking in the front. Requiring the proposed Dollar General building to be placed next to Main Street will not provide any consistency with the existing surrounding

architecture. To the contrary, a building placed in the southeast corner of the proposed project site as currently approved by Planning offers a smooth transition from the core of downtown through the existing recessed rustic-looking building at the southeast end of the intersection of Main and Orleans Streets to the Stamp Mill and the residential block beyond.

2. Moving the building to the west enough so that the trash bins and the delivery dock can be placed on the east side of the building is not a viable alternative since delivery trucks and garbage collection trucks require a large turning radius.
3. As stated during the public hearing on December 10, 2015 there are engineering reasons why the building cannot be moved close to Main Street: (a) A letter submitted on May 6, 2015 by TTG, a civil engineering firm, in reference to placing the building to the southwest corner of the property states that there is " a grade differential of approximately 7 to 8 feet between where the loading area would need to sit and where the driveway connection would have to be. There is no functional way to overcome that grade difference, therefore, our opinion is that this layout is not feasible". Another letter submitted on May 5, 2015 by Salem Engineering Group, a septic design firm, in regards to relocating the building from the currently approved location, states that " it does not appear feasible, under the two new site plan scenarios, to construct subsurface drip fields of sufficient area to meet the septic system demand". This is contrary to what was discussed at the public hearing where it was incorrectly stated that placement of the septic tank was the issue.
4. Finally, given that the Schmeder House and the American River Inn are the properties most affected by this project, it would be unreasonable to require placement of the building so close to us so that: (a) the visual effect cannot be mitigated with landscaping; and (b) noise from HVAC equipment cannot be mitigated without sound barriers thus compromising the architecture of the building. In regards to the HVAC sound we note that high end HVAC equipment with low noise levels have already been specified to meet the County's noise requirement.
5. In regards to the trash bins, the developer is proposing an elaborate trash bin enclosure that is probably the best looking enclosure in El Dorado County. We are unaware of any County ordinances prohibiting placement of trash enclosures in front of buildings. Trash cans and bins are currently visible in front of several businesses in the downtown area. For example, a large metal trash bin now

Mr. Peters
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exists at the property located on the southeast end of the intersection of Main and Orleans Streets (the bin is between this property and the building where KFOK is located). Is the County requiring no trash bins and no trash enclosures in front of buildings? If so, we would like to see the related language. A search in the County's website did not show any such ordinances.

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

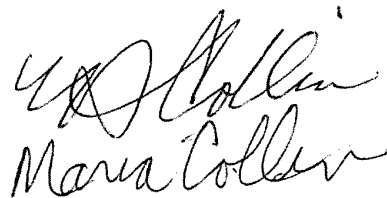
Sincerely



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



Tara Gauthier
City and Regional Planner



Will and Maria Collin, Owners
American River Inn

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