

Dear Placerville Planning Commissioners,

I was surprised to see Item 9.2, which involves a General Plan Amendment and Zone change on a property at the intersection of Hwy 49 & Hwy 193. The request is to change the zoning to Highway Commercial.

There's a long history with this project, and I'm sure the staff report provides some of the details. The property used to be various restaurants for many years and has been vacant for about five years now.

The new owner wants to open a restaurant there, and apparently it's not zoned for that use. so they're requesting a change to Highway Commercial.

However, I'm concerned about the potential impact on the surrounding area. While Hwy 49 & Hwy 193 are highways, they're more like country roads.

Many years ago, the property was proposed for Highway Commercial use. Two of the possible uses were a gas station or minimart, both of which seem incompatible with the area. In addition to a few business and professional properties nearby, most of the area is residential. El Dorado High School and Markham Middle School are also close by, and it was determined that a gas station or minimart there would be an attractive nuisance.

Unfortunately, no one in the area is aware of this because general plan amendments and zone changes don't require notification within 300 feet of the project, or a sign on the property to notify interested parties.

It's a shame that there's no way to allow a restaurant without having to change the property's general plan designation and zoning. I hope more time will be taken to understand the consequences of this change, and notify the surrounding area.

I'm out of the state, won't be able to attend the meeting.

Regards,
Kathi Lishman