

Planning Commission Hearing

DR22-0007 Cool Station Automobile- Based Commercial Project



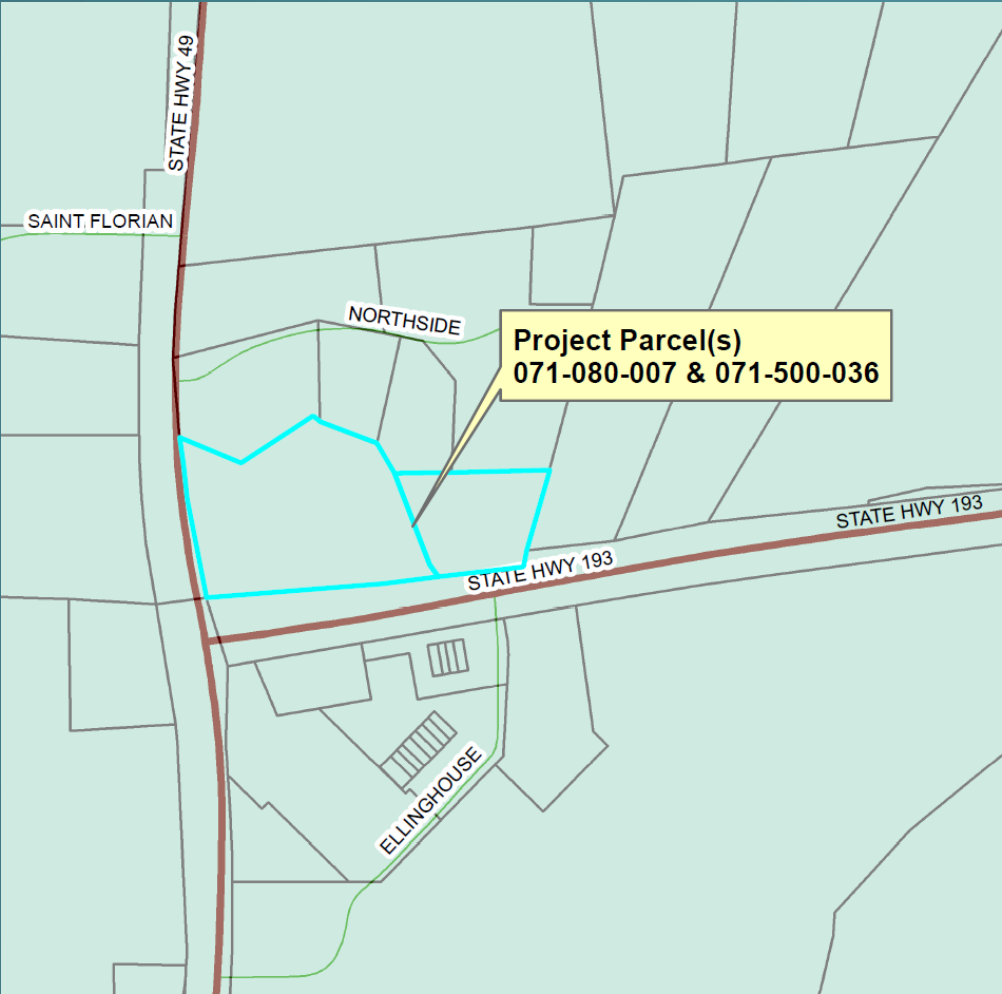
FEBRUARY 26, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

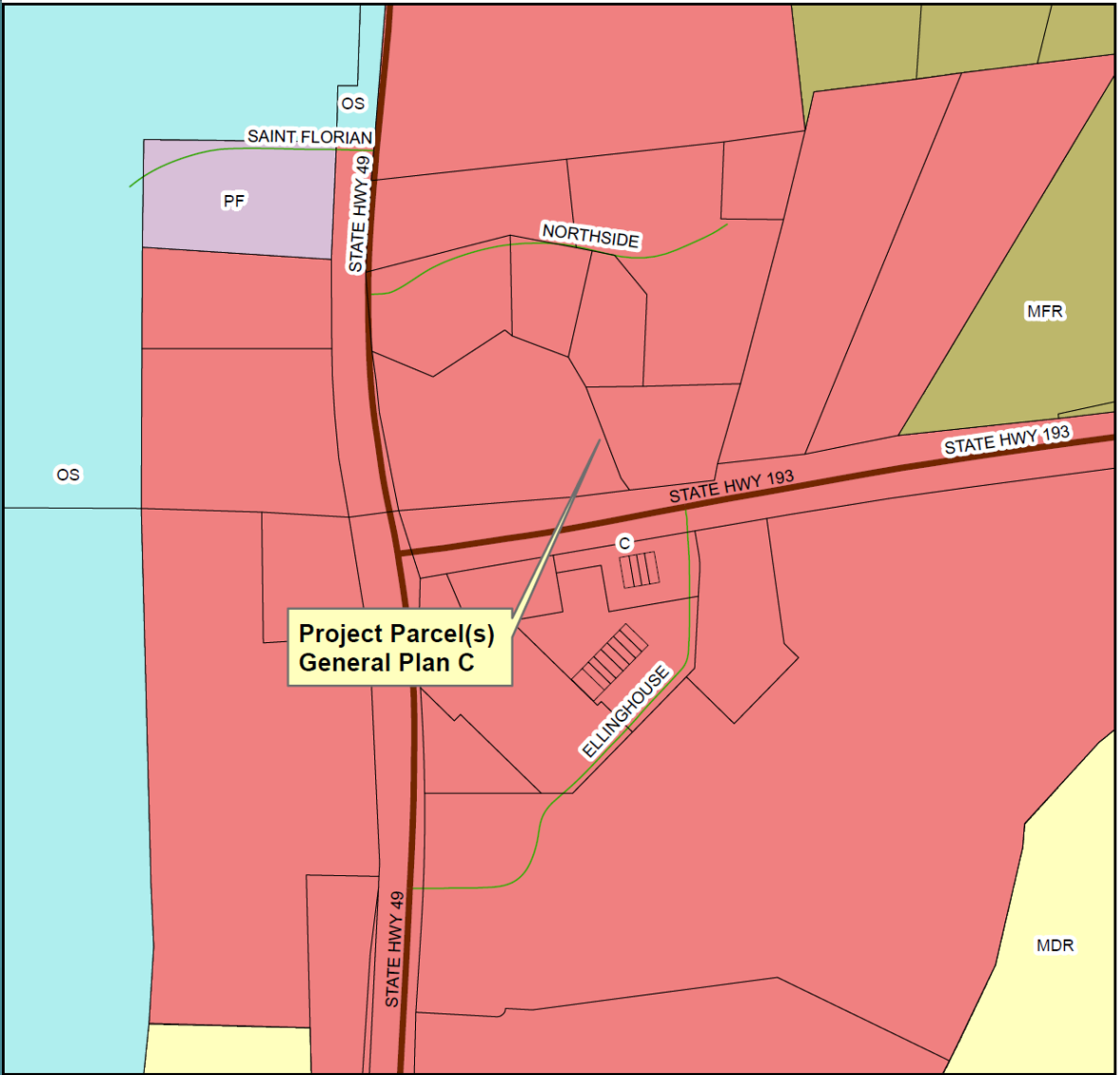
Project Description

Design Review Permit for proposed two-phase construction to include a convenience store and fuel canopy as Phase One; and a drive-thru quick serve restaurant with carwash for Phase Two.

Project Vicinity Map



General Plan Land Use Map



Map Created May 15, 2025

Legend

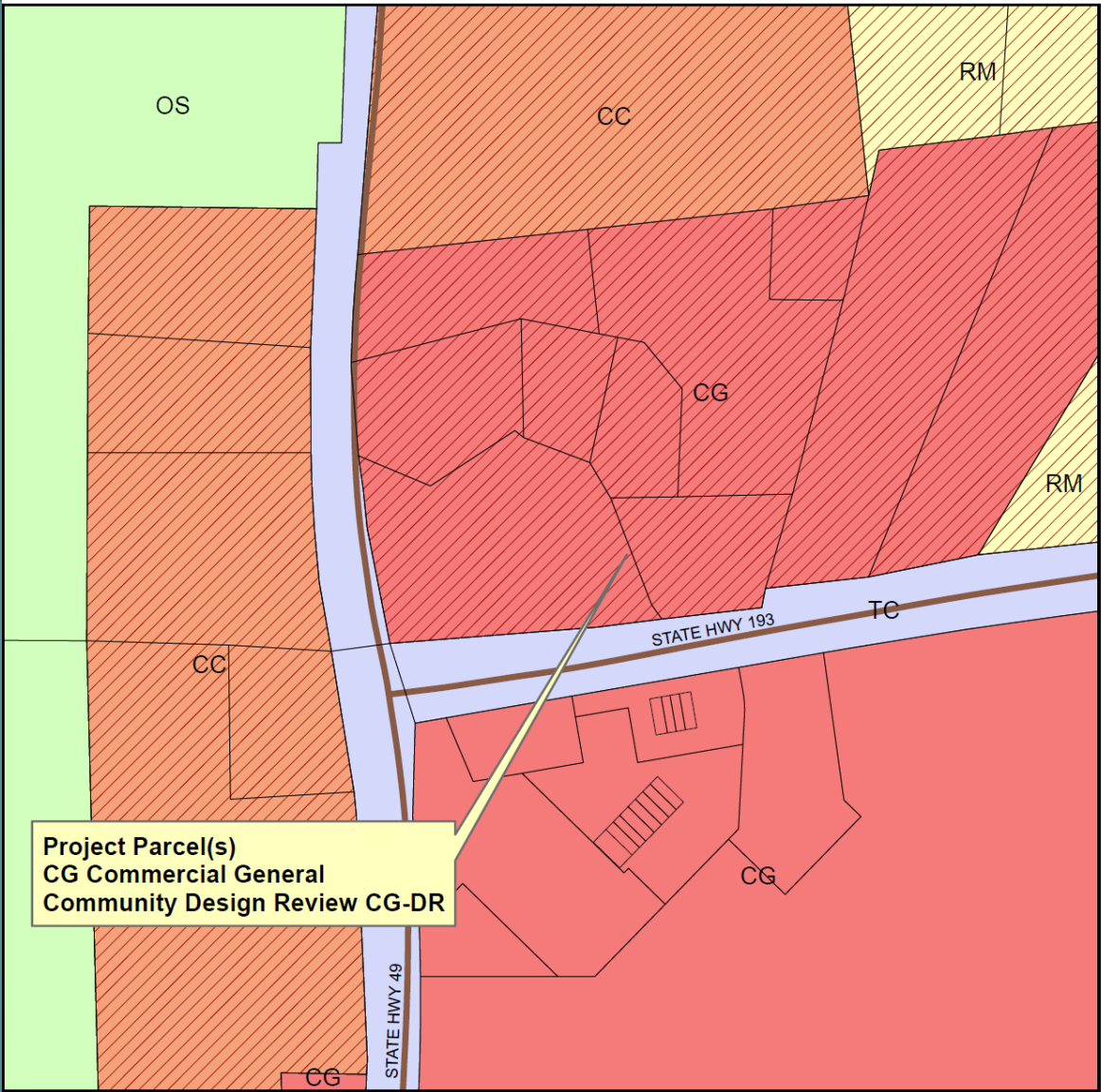
- | | |
|----------------------------------|------------------------|
| Commercial (C) | Open Space |
| Medium Density Residential (MDR) | Public Facilities (PF) |
| Multi-Family Residential | Major Roads |
| | Roads |

0 250 500 1,000 1,500 2,000 Feet

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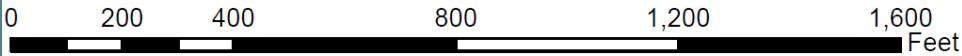
Zoning Map



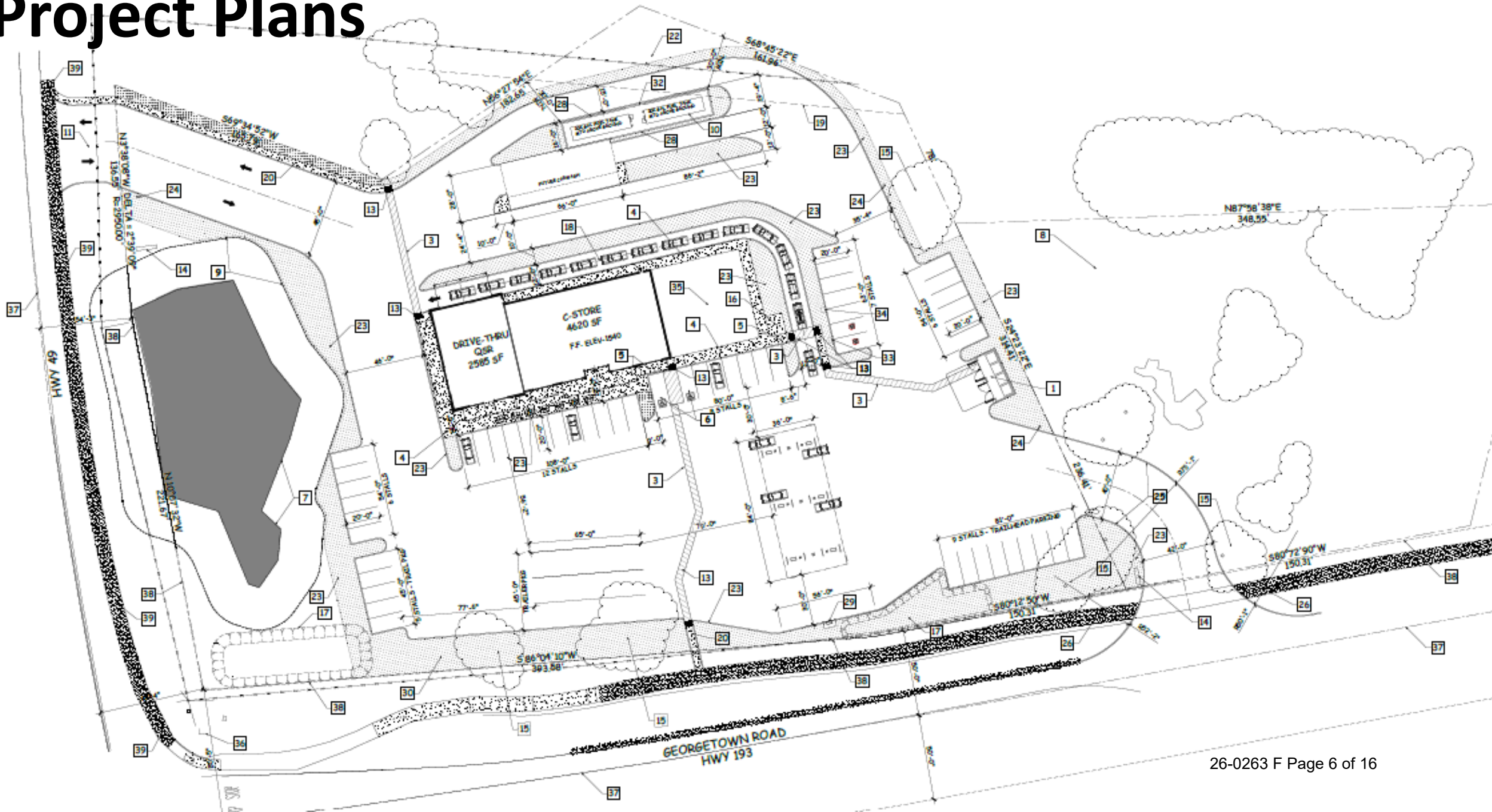
Map Created May 15, 2025

Legend

- Major Roads
- CG - Commercial General
- RM - Residential Multi-Family
- CC - Commercial Community
- OS - Open Space
- TC-Transportation Corridor
- DC - Design Control



Project Plans



Exterior Elevations



1 SOUTH EXTERIOR ELEVATION
1/8"=1'-0" NOTE:



1 EAST EXTERIOR ELEVATION
1/8"=1'-0" NOTE:



1 WEST EXTERIOR ELEVATION
1/8"=1'-0" NOTE:



Exterior Elevations



1 SOUTH EXTERIOR ELEVATION
1/8"=1'-0" NOTE:



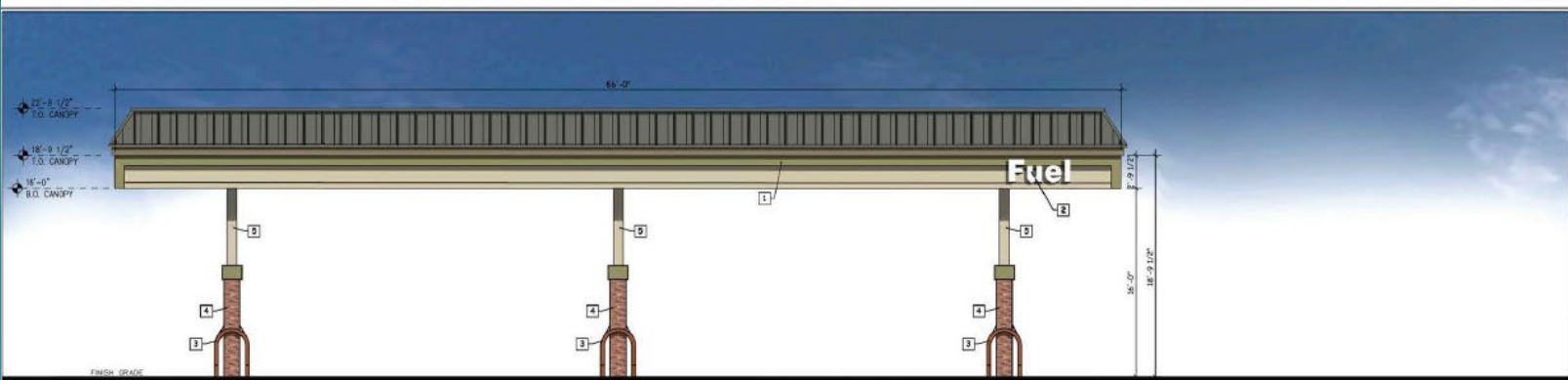
1 EAST EXTERIOR ELEVATION
1/8"=1'-0" NOTE:



1 WEST EXTERIOR ELEVATION
1/8"=1'-0" NOTE:

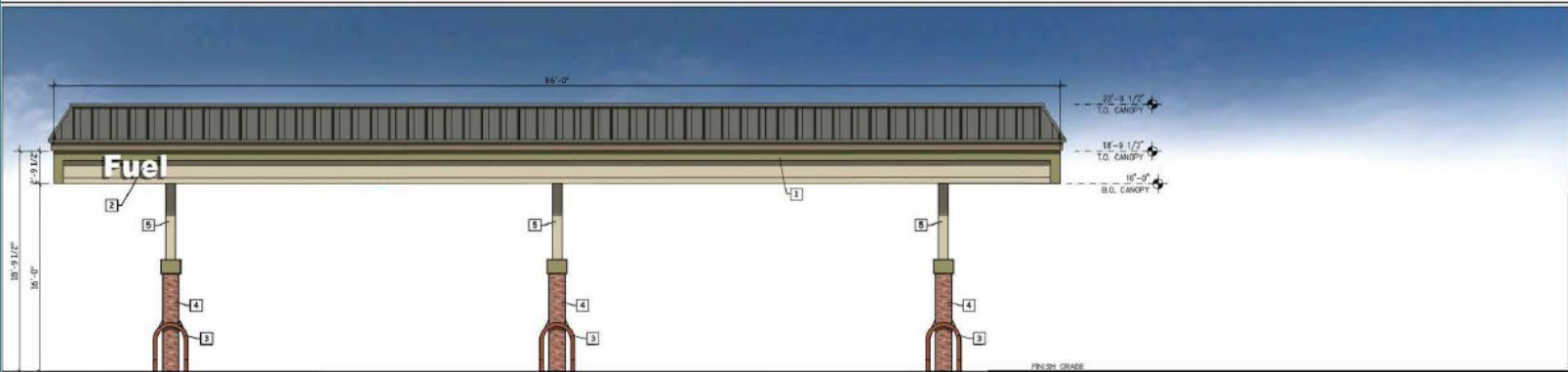


Exterior Elevations



1 FUEL CANOPY ELEVATION: FRONT (EAST)

1/4" = 1'-0" NOTE:



2 FUEL CANOPY ELEVATION: REAR (WEST)

1/4" = 1'-0" NOTE:



3 FUEL CANOPY ELEVATION: LEFT (SOUTH)

1/4" = 1'-0" NOTE:



4 FUEL CANOPY ELEVATION: REAR (NORTH)

1/4" = 1'-0" NOTE:

FINISH SCHEDULE

KEYNOTES

1. FUEL CANOPY; REFER TO DESIGN BY CANOPY CONTRACTOR; ALL STORMWATER RUNOFF FROM CANOPY ROOF MUST BE FILTERED BY AN APPROVED FILTRATION SYSTEM PRIOR TO DELIVERY INTO THE STORM WATER SYSTEM; SIGN SHOWN FOR REFERENCE ONLY; ALL SIGNAGE DESIGN AND INSTALLATION SHALL BE BY OTHER UNDER SEPARATE PERMIT
2. 4" DIAMETER STEEL BOLLARD
3. FUEL DISPENSER; REFER TO FUEL DESIGN SPECIFICATIONS
4. STRUCTURAL CANOPY COLUMN; REFER TO DESIGN BY CANOPY CONTRACTOR FOR SPECIFICATIONS AND DETAILS; CANOPY FOOTINGS SHALL BE DESIGNED BY CANOPY CONTRACTOR AND INSTALLED BY FUEL SYSTEMS CONTRACTOR; PAINT COLUMN TO MATCH PRIMARY BODY COLOR OF THE C-STORE BUILDING; ALL EFFORTS SHALL BE COORDINATED BY GC
5. GARBAGE RECEPTACLE; PROVIDED AND INSTALLED BY GC
6. 18" SQ X 6' HIGH STONE VENEER W/ STONE CAP; REFER TO FINISH SCHEDULE
7. 6" HIGH CONCRETE COLUMN BASE TO EXTEND 2" BEYOND STONE VENEER W/ CHAMFERED TOP EDGE FOR DRAINAGE STARTING A FACE OF STONE VENEER

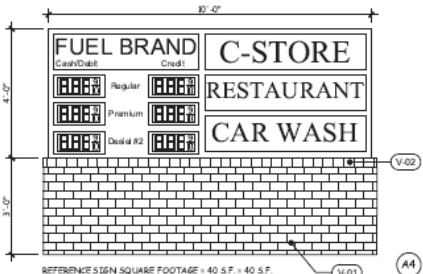
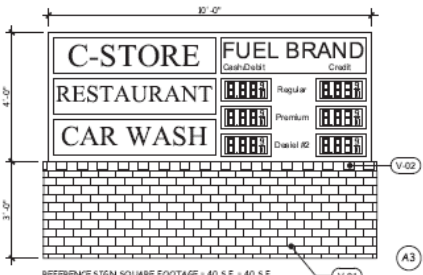
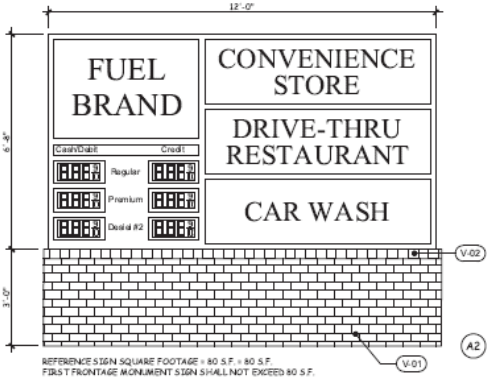
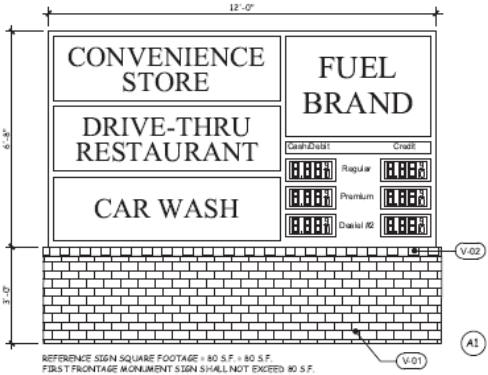
Architectural Renderings



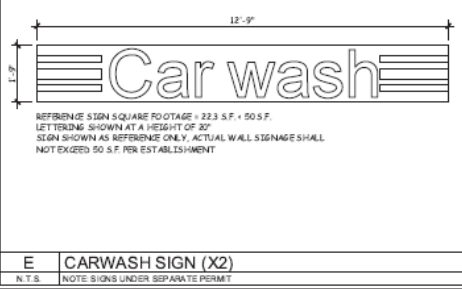
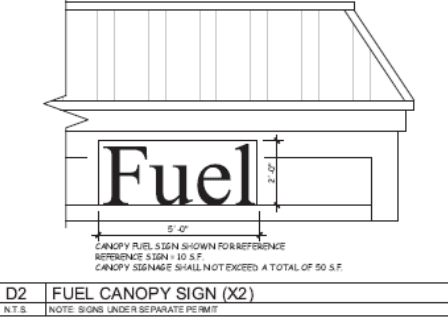
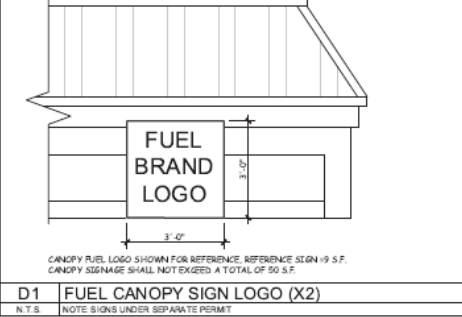
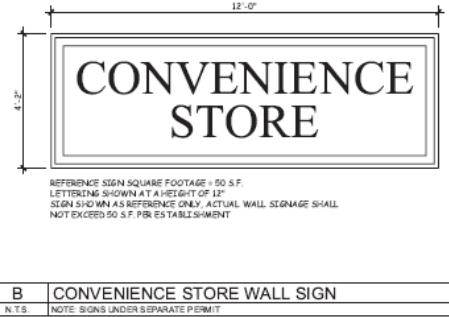
Architectural Renderings



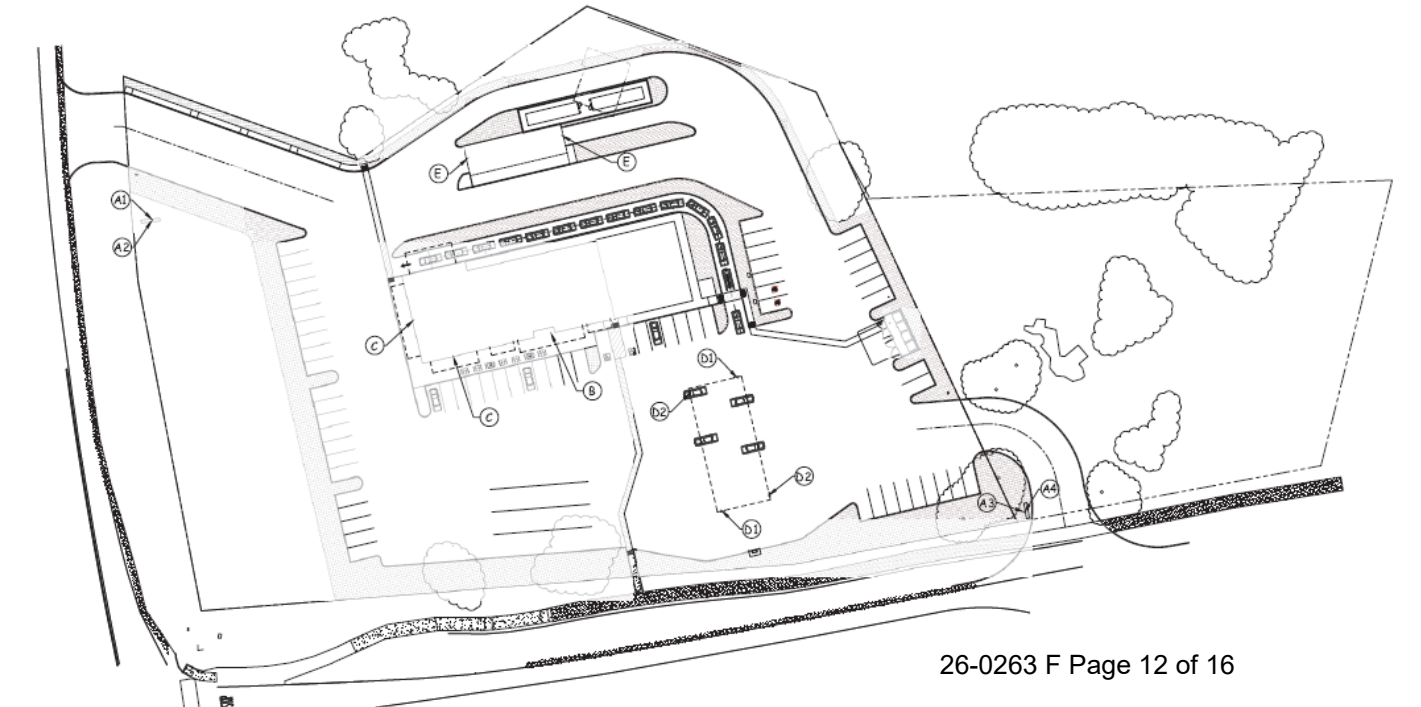
Proposed Signage



A MONUMENT SIGN EXHIBIT



- GENERAL NOTES
- A. SIGN SHOWN FOR REFERENCE. SIGNS SHALL BE UNDER SEPARATE PERMIT.
 - B. SIGNS SHALL CONFORM TO EL DORADO COUNTY CODE OF ORDINANCES SECTION 130.36. SIGNS
 - C. SIGNS SHALL NOT EXCEED 50 S.F. PER ESTABLISHMENT IN C.D. DISTRICT.
 - D. EXTERNAL LIGHT SOURCES SHALL BE DIRECTED TOWARD THE SIGN AND FULLY SHIELDED TO LIMIT DIRECT ILLUMINATION OF ANY OBJECT OTHER THAN THE SIGN.
 - E. WALL SIGNS SHALL NOT PROJECT MORE THAN 12 INCHES FROM THE STRUCTURE'S FAÇADE.
 - F. WALL SIGNAGEWAYS SHALL BE CONCEALED FROM PUBLIC VIEW (E.G., WITHIN THE STRUCTURE'S WALL OR OTHERWISE INTEGRATED WITH THE DESIGN OF THE SIGN AND STRUCTURE) SO AS TO NOT DETRACT FROM THE ARCHITECTURAL CHARACTER OF THE STRUCTURE.
 - G. FREE STANDING SIGNS:
 - G.a. ALL FREESTANDING SIGNS THAT INCORPORATE LIGHTING SHALL HAVE UNDERGROUND UTILITY SERVICE.
 - G.b. 1 MULTI-TENANT SIGN PER PUBLIC STREET FRONTAGE AS FOLLOWS:
 - G.b.a. FIRST STREET FRONTAGE - 80 SF MAX AREA, 20 FT MAX HEIGHT
 - G.b.b. OTHER STREET FRONTAGE(S) - 40 SF MAX AREA, 10 FT HEIGHT LIMIT



1 SIGN LEGEND

Preliminary Landscape Plan

Water Efficient Landscape Worksheet

HYDRONOMIC/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRG. METHOD	IRRG. EFFICIENCY (E)	ETAF (PF/E)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETW)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRP	.81	.37	18,002	6,661	195,340 GAL.
MODERATE WATER USE PLANTS	.5	DRP	.81	.62	320	198	5,807 GAL.
TOTALS					(A) 18,322	(B) 6,859	

ETWU Total	201,147 GAL
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$$\text{Maximum Applied Water Allowance (MAWA)} = \frac{(\text{ETa}) (\text{Conversion factor}) ((\text{ETa}) (\text{Landscape Area})) + ((1 - \text{ETa}) \times \text{SLA})}{(47.3) (1.62) (1.45 \times 18,322) + ((1 - 1.45) \times 0) = 241,790 \text{ GALLONS}}$$
$$\text{ETWU} = \frac{(\text{ETot}) (\text{Conversion factor}) (\text{ETAF}) (\text{Area})}{(47.3) (1.62) (6.89)} = 201,147 \text{ GALLONS}$$

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B) 6.859
Total Area	(A) 18.322
Average ETAF	(B / A) .37

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas

WATER USE STATEMENT

"I have complied with the criteria of the Landscaping and Water Conservation ordinance, and applied them for the efficient use of water in the landscape Design plan."

6-19-23

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GROUND COVERS	QTY	BOTANICAL / COMMON NAME
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	48	Coloneaster dimmieri / Strawberry Coloneaster	1 gal.	Low	60" o.c.
	339	Muhlenbergia rigens / Deer Grass	1 gal.	Low	42" o.c.
	198	Rosa x 'Melismentii' TM / Lemon Drift Rose	1 gal.	Low	36" o.c.
	51	Rosmarinus officinalis 'Prostratus' / Hummingbird Carpet Rosemary	1 gal.	Low	42" o.c.

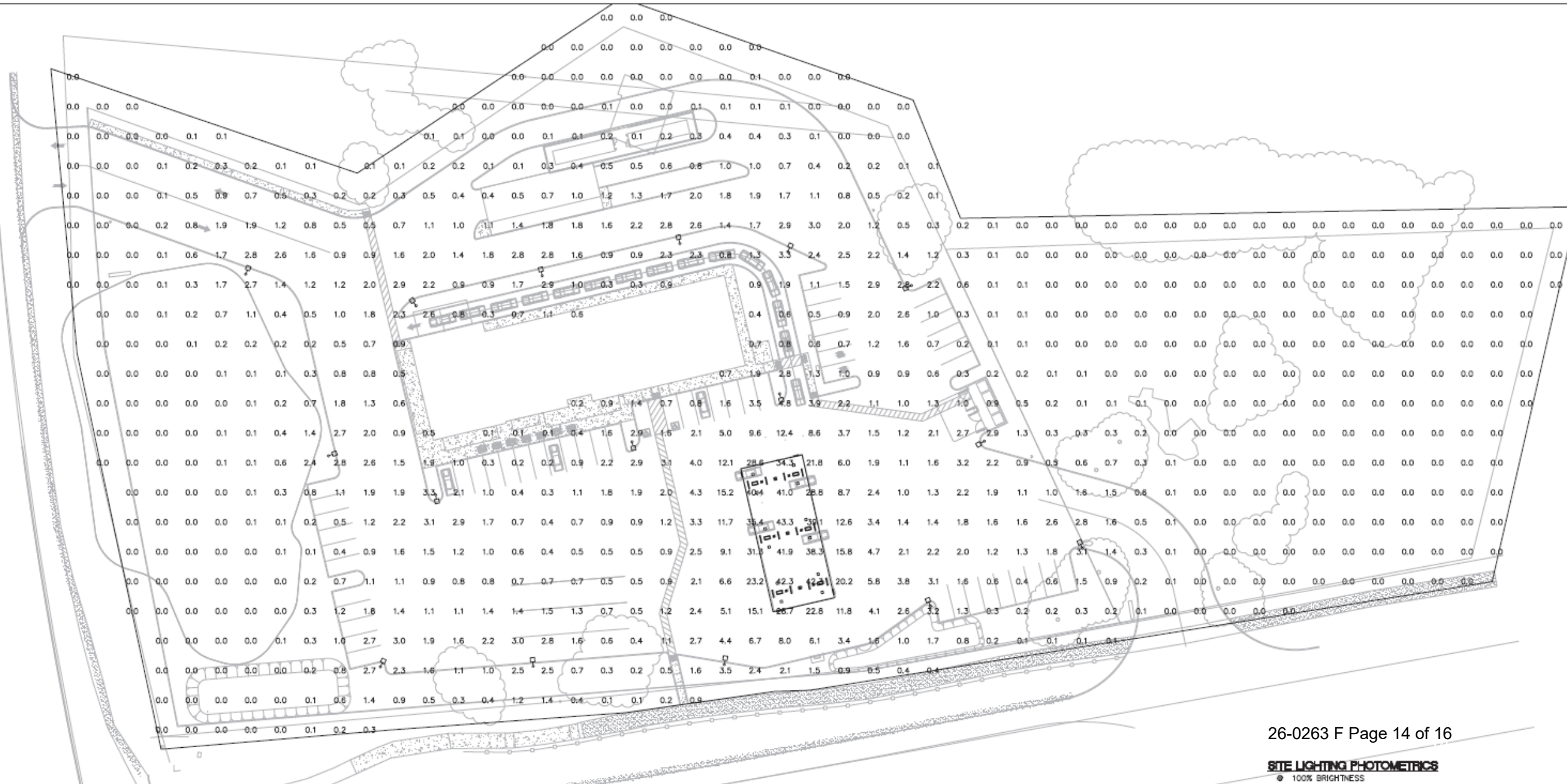
PLANT SCHEDULE

	9	Acer rubrum 'New World' / New World Red Maple	15 gal.	Moderate
	2	Acer rubrum 'October Glory' / October Glory Red Maple	15 gal.	Moderate
	4	Arbutus x 'Marina' / Marina Strawberry Tree	24" box	Low
	8	Calocedrus decurrens / Inconce Cedar	24" box	Low
	13	Cercis occidentalis / Western Redbud	15 gal.	Low
	9	Quercus douglasii / Blue Oak	15 gal.	Low
	16	Quercus wislizeni / Interior Live Oak	24" box	Low
	9	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal.	Moderate
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	WUCOLS
	21	Arctostaphylos densiflora 'Harmony' / Harmony Wine Hill Manzanita	5 gal.	Low
	144	Arctostaphylos x 'John Douley' / John Douley Manzanita	5 gal.	Low
	268	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Low
	291	Callistemon viminalis 'J.J.' TM / Better John Boitebrush	5 gal.	Low
	26	Ceanothus x 'Dark Star' / Dark Star Wild Lilac	5 gal.	Low
	120	Dielsia x 'Lam on Drop' / Fright Night Lily	1 gal.	Low
	31	Frangula californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Low
	187	Nandina domestica 'Firepower' / Firepower Heavenly Bamboo	5 gal.	Low
	100	Phoradendron 'Dark Delight' / Dark Delight Flax	5 gal.	Low
	102	Salvia greggii / Autumn Sage	5 gal.	Low
	25	Salvia x 'Bee's Bliss' / Bee's Bliss Sage	1 gal.	Low
	79	Westringia fruticosa 'Blue Gem' / Coast Rosemary	5 gal.	Low

GENERAL NOTES

1. All landscape planting areas shall receive a minimum 3" layer of non-combustible organic mulch top dressing.
2. All new trees located within 5' of pavement or permanent structure shall have a root barrier.
3. All plants (trees, shrubs and groundcover) shall be irrigated with a drip system, smart controller, weather sensor, etc. and shall meet City of Cool Water Efficient Standard/regula. fons. Irrigation system will utilize potable water unless recycled water is available.
4. Landscape Maintenance shall be the responsibility of the property owner.

Photometric Site Plan



Environmental Review

In accordance with the CEQA, staff has prepared an Initial Study analyzing the potential environmental effects resulting from implementation of the project (Exhibit M). Based on the Initial Study, a Mitigated Negative Declaration has been prepared with five (5) mitigation measures (MM 3.4-1, MM 3.4-2, MM 3.5-1, MM 3.18-1, and MM 3.18-2), for potential impacts to Biological Resources, which would lessen the potential impacts to less than significant. A MMRP incorporates these measures (Exhibit N), and public comments were received and considered (Exhibit O).

Staff Recommendation

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff, subject to CEQA findings;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval; and
3. Approve Design Review DR22-0007, based on the Findings and subject to the Conditions of Approval as presented.