



# Cool General Retail

Project File No. DR19-0006

*May 13, 2021*  
*Planning Commission Public Hearing*



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## Recap

- Application submitted Oct. 1, 2019
- Application complete Nov. 8, 2019
- Interdepartmental Review Dec. 30, 2019
- Mitigated Negative Declaration(MND) prepared, released April 24, 2020
- Design Review Permit approved and MND adopted by Planning Commission May 28, 2020



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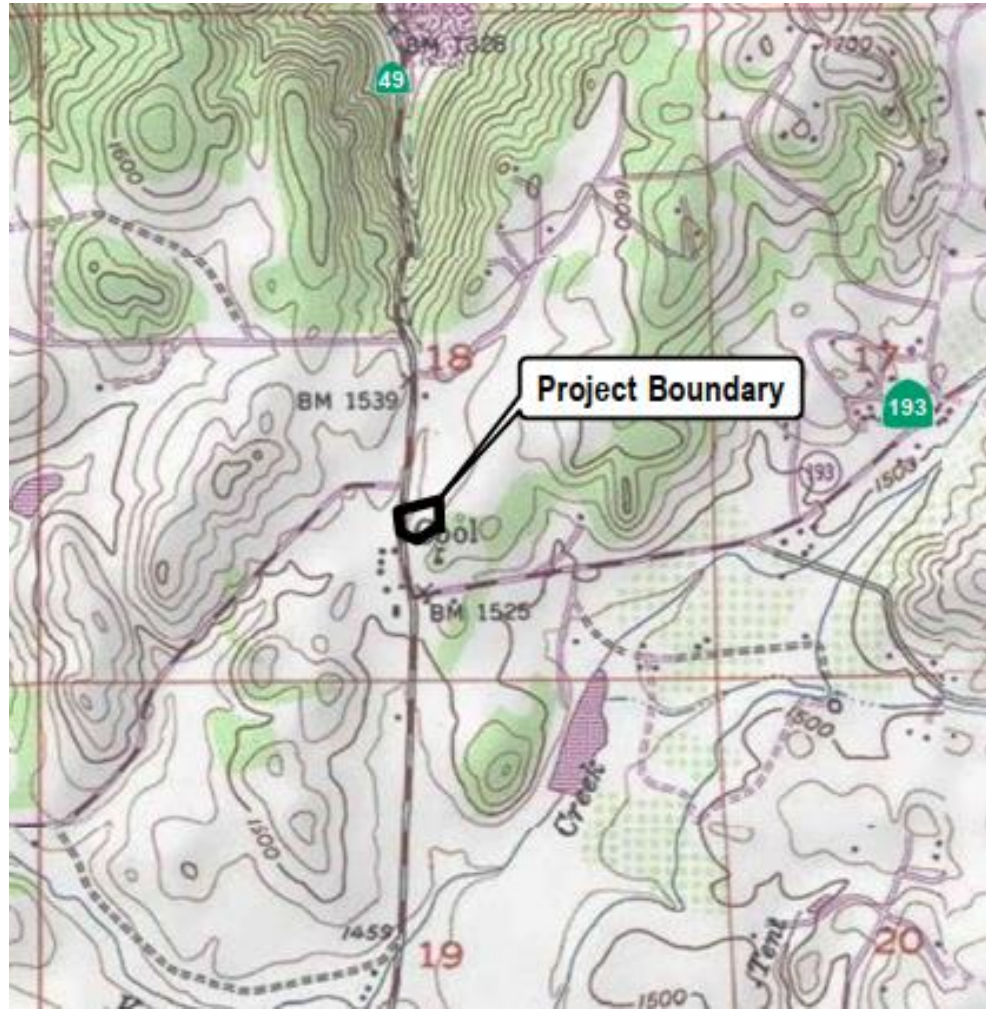
## Recap (continued)

- Formal identical Appeals of Planning Commission project approval was filed June 10, 2020 by the Divide Preservation Society and the Cool Pilot Hill Advisory Committee
- Appeal heard by Board of Supervisors July 14, 2020; directed staff to prepare Environmental Impact Report (EIR)
- Notice of Preparation released Sept. 22, 2020
- Draft EIR released Jan. 7, 2021 (SCH# 2020049050)



## Location Map

- Cool (corner of SR 49 and Northside Drive)
- Vacant; 1.69 acres in size
- Commercial
- Surrounding commercial (including vacant commercial) uses



# Project Site



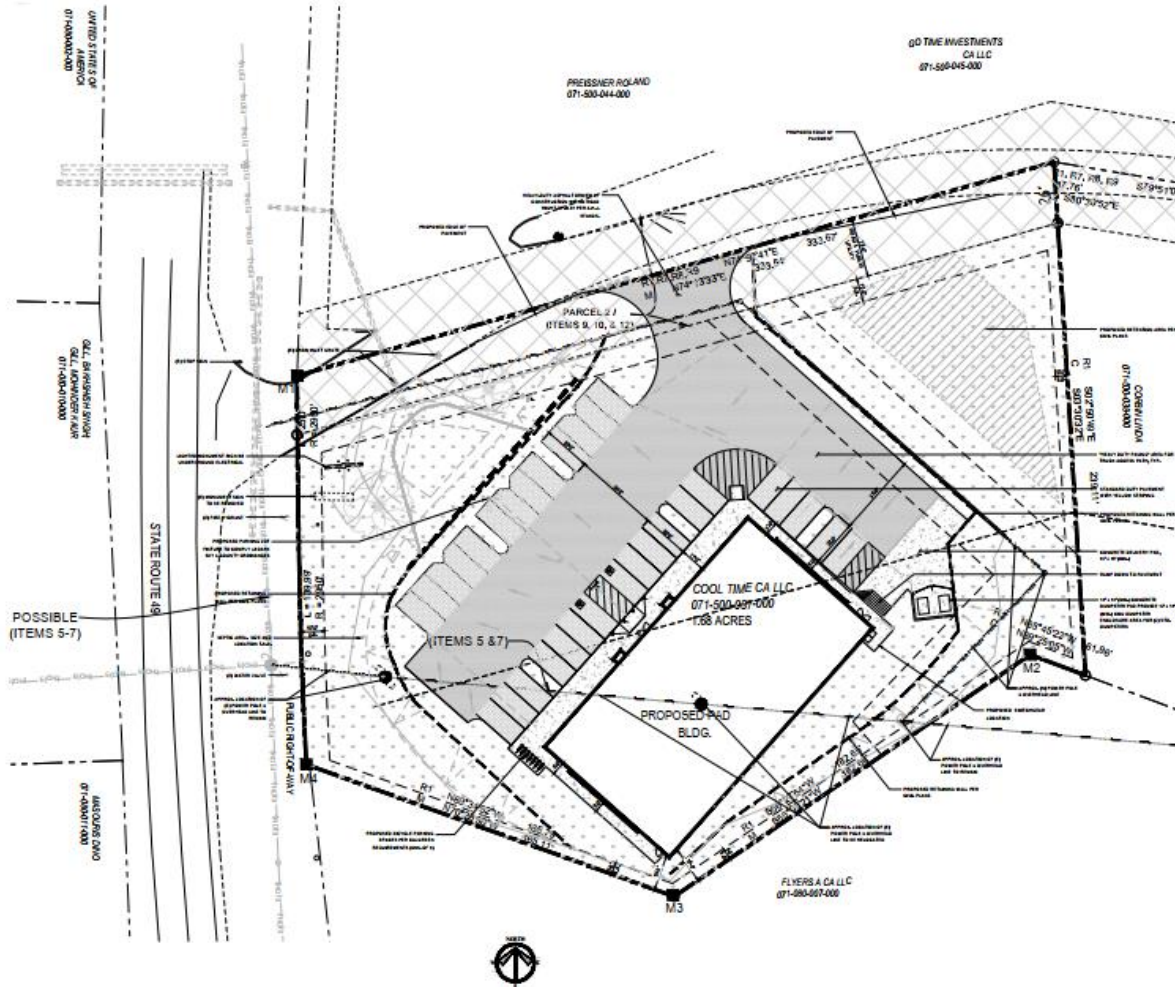
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## Proposed Project

- **Design Review Permit:** 9,100 square foot (SF) commercial retail building adjacent to SR 49
  - On-Site Parking
  - Landscaping
  - Monument Sign
  - Lighting (Parking lot and building)
  - Access (Northside Drive)
  - Public Utilities (Water and Storm Drainage)



# Project Site Plan



# Project Landscaping Plan





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## Proposed Project – Building Elevation



# Proposed Project – Building Elevation

**FRONT ELEVATION**  
(WEST ELEVATION @ HWY 49) ①

**REAR ELEVATION**  
(EAST ELEVATION) ②

**LEFT ELEVATION**  
(NORTH ELEVATION) ③

**RIGHT ELEVATION**  
(SOUTH ELEVATION) ④

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PROJECT  
A PROPOSED COMMERCIAL DEVELOPMENT FOR:  
**DOLLAR GENERAL**  
SEC 3 STATE HWY 49 & NORTHSIDE DR  
COCAL, CA 92614

DATE: 08/20/2014

SHEET NO. 11 OF 12

SCALE: EXTERIOR ELEVATIONS

DATE: 08/20/14

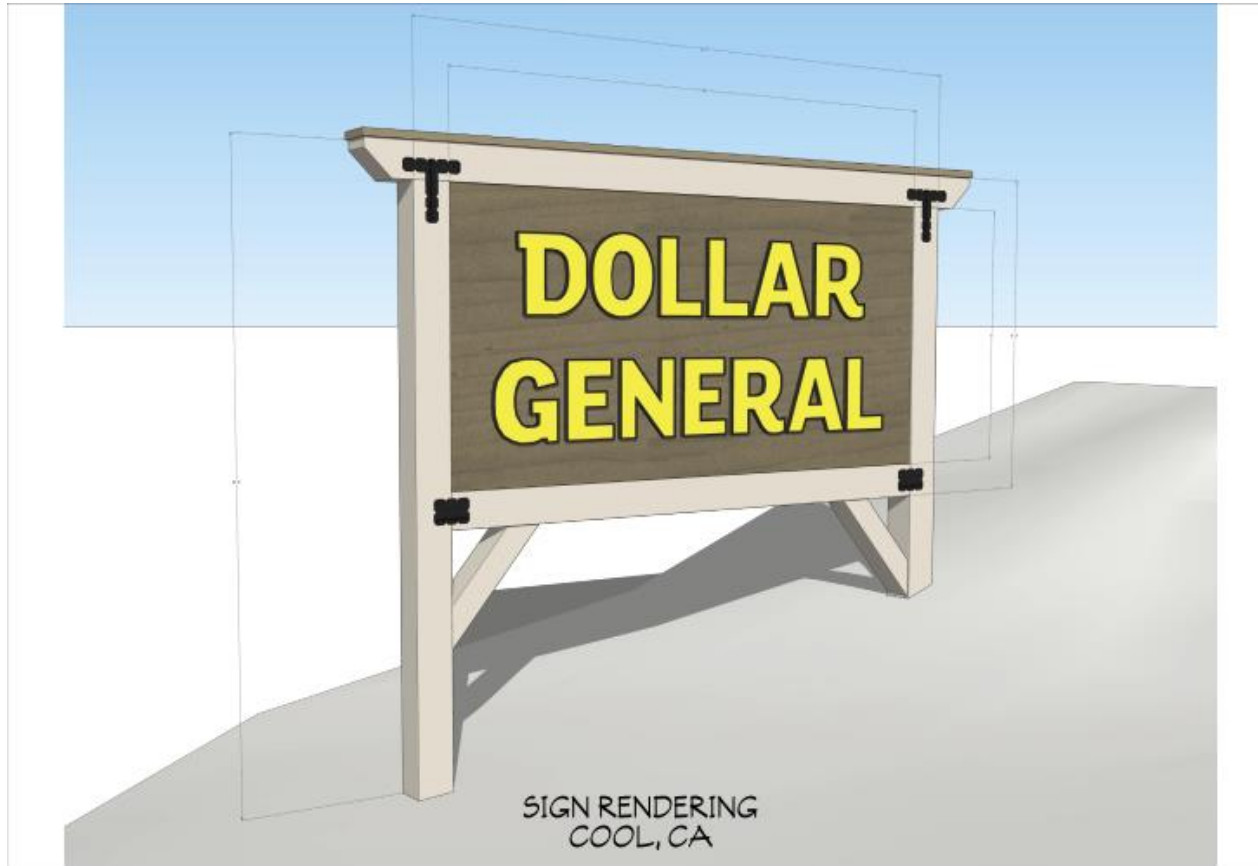
BY: [Signature]

APP: [Signature]

SCALE: A3.0



## Proposed Project Monument Sign



# Proposed Project Color Board

Batt & Board / Horizontal Siding: Barrel Stove (DE6216), Deep Crimson (DEA152), Golden Rays (DE5423), Trinity Islands (DE6249), Downpour (DE5871)  
Trim: Fossil (DE6225)  
Metal Panel: Light Stone (Ceco)  
Roof: Owens Corning "Teak" Shingles  
Metal Roof: Bronze



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## Proposed Project

- 9,100 SF Retail Store
- On-Site Parking
- Landscaping
- Monument Sign
- Lighting (Parking lot and building)
- Access (Northside Drive)
- Public Utilities (Water and Storm Drainage)



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# Environmental Review



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## Environmental Impact Report

- EIR considered issues raised at the Board hearing (shown in **bold**) and identified during the scoping process
  - Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology, Greenhouse Gas Emissions, Hazardous Materials, Hydrology, Land Use, **Public Services (Safety)** and Utilities, **Transportation**, Wildfire, **Urban Decay**



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## Environmental Impacts

- Three potentially significant impacts
  - Air Quality (Naturally Occurring Asbestos)
  - Biological Resources (previously unidentified nesting birds, roosting birds)
  - Cultural Resources (previously unidentified subsurface cultural resources)
- Standard mitigation measures would reduce impacts to less than significant





# Transportation

- Level of Service (LOS) Study
  - No longer used for CEQA
  - LOS analysis consistent with General Plan
- Vehicle Miles Travelled (VMT)
  - Required metric for evaluating transportation impacts
  - No significant impact to VMT
- Access
  - Turn radius at Northside Drive reviewed by DOT



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## Recap of EIR Public Review

- Public Review Period: Jan. 7, 2021 through Feb. 23, 2021 (*45-day review period*)
- 29 Comment Letters Received
- Public DEIR Information Workshop held Jan. 28, 2021



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## Analysis

- Consistent with applicable policies of the General Plan and development standards of the Zoning Ordinance and Design Guide
- EIR circulated; Mitigation Measures recommended
- Recommended Conditions of Approval applied to ensure orderly implementation of the project



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## Recommendations

- Certify the Final EIR (SCH No. 2020049050)
- Adopt the Mitigation Monitoring Reporting Program (MMRP)
- Approve Design Review Permit DR19-0006 with findings and conditions of approval

