



County of El Dorado

Planning and Building
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Minute Order Planning Commission

Jon Vegna, Chair, District 1
James Williams, First Vice-Chair, District 4
Amanda Ross, Second Vice Chair, District 5
Cheryl Bly-Chester, Member, District 2
John Clerici, Member, District 3

Julie Saylor, Clerk of the Planning Commission
Tiffany Schmid, Executive Secretary
Breann Moebius, Deputy County Counsel

Thursday, May 13, 2021

8:30 AM

VIRTUALLY - See Agenda
for Details to View and
Participate

3. [21-0733](#)

Hearing to consider the Cool General Retail project (Design Review DR19-0006) to request a Design Review Permit for the proposed construction and operation of a 9,100 square foot commercial retail building and associated driveway, parking lot, utilities, signage, and landscaping improvements on property identified by Assessor's Parcel Number 071-500-037, consisting of 1.69 acres, in the Cool Rural Center area, submitted by Woodcrest REV; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Environmental Impact Report (EIR) (SCH No. 2020049050) for the Cool General Retail Project, subject to California Environmental Quality Act (CEQA) Findings;
- 2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with the CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval; and
- 3) Approve Design Review Permit DR19-0006, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 4)

[Clerk's Note: Lunch break was taken from 12:34 PM to 1:15 PM. Commissioner Bly-Chester returned to the meeting by remote attendance at 1:22 PM]

Public Comment: C. Knisley, D. Mooney, S. Schwartz-Kendall

Chair Vegna opened the hearing and upon conclusion of public comment and staff input, closed the hearing.

A motion was made by Commissioner Williams, seconded by Commissioner Ross, to Approve staff's recommended actions with the following changes:

- 1) Incorporate the revised Condition of Approval No. 12 as provided in Staff Memo dated May 12, 2021;
- 2) Add to Condition of Approval No. 12 a requirement to: Construct a 4-foot-wide asphalt pedestrian path along Northside Drive from SR49 to the project driveway.;
- 3) Edit Condition of Approval No. 13 removing the in-lieu fee option;

4) **Revise Condition of Approval No. 13 to: Construct a Class 1 Bike Path along the shoulder of SR49 from the southerly property line, north to Northside Drive. If Caltrans does not approve a Class 1 Bike Path, construct an eight-foot-wide Class 2 Bike Lane along the shoulder of SR49 from the southerly property line, north to Northside Drive...; and**

5) **Add Condition of Approval No. 36: Screening - No outdoor storage or outdoor displays of stock, stock packaging, pallets, or loading equipment may occur at the project site without screening. Screening shall be durable and an integral part of the overall structural design.**

Votes were by roll call.

Yes: 4 - Commissioner Williams, Commissioner Ross, Commissioner Clerici and Commissioner Vegna

Noes: 1 - Commissioner Bly-Chester