

**From:** [Montoya, Michelle](#)  
**To:** [Buckheit, Lani](#); [Carter, Charles](#); [Cisco, Patti](#); [Crocker, Ashle](#); [Duggan, Vicki](#); [Gallagher, Sue](#); [Hartman, Clare](#); [Holton, Jeffrey](#); [Jones, Jessica](#); [Lyle, Amy](#); [Okrepkie, Jeff](#); [Peterson, Julian](#); [Weeks, Karen](#)  
**Subject:** Late Correspondence - Item 8.2 - Public Hearing  
**Date:** Thursday, July 14, 2022 1:54:00 PM  
**Attachments:** [Late Correspondence as of 7.14.2022 at 150pm.pdf](#)

---

**- PLEASE DO NOT REPLY TO ALL -**

Chair Weeks and members of the Planning Commission,

The reason for this email is to provide you with late correspondence for item 8.2, Public Hearing – Zoning Code Text Amendments To Prohibit New Gas Stations and Prohibit Expansion of Fossil Fuel Infrastructure for Existing Stations, scheduled for today’s meeting. This will also be added to the agenda as an attachments.

Best,

**Michelle Montoya | PACE | Administrative Secretary**

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4645 | [mmontoya@srcity.org](mailto:mmontoya@srcity.org)



**From:** [Meads, Shari](#)  
**To:** [Montoya, Michelle](#)  
**Subject:** FW: [EXTERNAL] Item 8.2 CONGAS Supplemental - SR Planning Commission 7-14-22  
**Date:** Thursday, July 14, 2022 11:37:19 AM  
**Attachments:** [CONGAS Supplemental - SR Planning Commission 7-14-22.pdf](#)

---

**Shari Meads (she/her) | Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4665 | Fax (707) 543-3269 | [smeads@srcity.org](mailto:smeads@srcity.org)

*All emails are subject to the California Public Records Act and neither the sender nor any recipients should have any expectation of privacy regarding the contents of such communications.*



*Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.*

---

**From:** CONGAS <congas.contact@gmail.com>  
**Sent:** Thursday, July 14, 2022 11:18 AM  
**To:** Meads, Shari <SMeads@srcity.org>  
**Cc:** Rogers, Chris <CRogers@srcity.org>; Rogers, Natalie <NRogers@srcity.org>; MacDonald, Dianna <dmacdonald@srcity.org>; Jenny Blaker <jennyb01@willw.net>; Rue <ruepqrst@gmail.com>; Laurie-Ann Barbour <carrotlover@sonic.net>; Cate Steane <catesteane@gmail.com>; Steve Birdlebough <scbaffirm@gmail.com>; Alexa Forrester <alexaforrester@gmail.com>; Shirley JF <shirlgirl707@yahoo.com>  
**Subject:** [EXTERNAL] Item 8.2 CONGAS Supplemental - SR Planning Commission 7-14-22

Dear Ms. Meads:

Please see attached Supplemental Comments of the Coalition Opposing New Gas Stations in response to the late comments submitted by Costco yesterday.

Please share with the Commissioners and include it in the public record on this matter.

Please let me know if you have any questions.

Best Regards,

Woody Hastings, Co-coordinator,

Coalition Opposing New Gas Stations

[www.con-gas.org](http://www.con-gas.org)



To: Santa Rosa Planning Commission  
From: The Coalition Opposing New Gas Stations  
Date: July 14, 2022

**Subject: Supplemental Comments: Response to Costco Proposed Amendments –  
Planning Commission Agenda item 8.2: Zoning Code Text Amendments – Fossil Fuels**

Dear Chair Weeks and Commissioners:

CONGAS has become aware of proposed amendments to the draft ordinance submitted by Costco on July 13 regarding new gas stations and the expansion of fossil fueling infrastructure at existing gas stations. We offer the responses below to these proposals.

Costco proposals are in *italics*, followed by CONGAS responses in plain text.

1. *Provide a footnote to the zoning use table that allows membership-base stations that sell gasoline only to its members as a conditional use. This provision would support the previous discussion that modifications or additional dispensers at membership-based fueling facilities would reduce vehicle queues and idling and improves site circulation*

CONGAS Response: CONGAS is opposed to this provision.

The ordinance as drafted already allows modifications at existing gas stations that don't constitute expansion of fossil fueling infrastructure. There is no reason why membership-based gas stations should enjoy an exemption. Such an exemption would constitute a public agency conferring a competitive advantage over its competitors.

2. *Modify Section 20-61.020.E(1) to allow for the reconstruction of existing gas stations in cases of damage, destruction, or natural disaster.*

CONGAS Response: CONGAS would not oppose the addition of this provision if the Planning Commission chooses to include it. If the Commission decides to make this amendment, CONGAS suggests that any rebuilt gas station not constitute an expansion of the pre-existing facility, and that the new station be required to be rebuilt in compliance with current safety, environmental, and other standards, including restoration and cleanup of the site to achieve current US EPA and State underground storage tank standards.

3. *Modify Section 20-61.020(E)(1)(b) to allow for an existing gas station to be relocated with the same number of dispensers within the same commercial development or area to improve site circulation and/or safety.*

CONGAS Response: CONGAS is opposed to this proposal.

Relocating a gas station means that a whole new location will be burdened with all of the toxic environmental impacts that accompany every gas station. Traffic ingress/egress or circulation problems for any existing station should be mitigated at that existing location. Such an exemption could at least in part constitute a public agency conferring a competitive advantage for one business owner over its competitors.

4. *Include a provision that allows for additional dispensers to be installed at an existing gas station with the installation of new electric vehicle chargers at 1:1 ratio for each new dispenser and with evaluation of solar infrastructure.*

CONGAS Response: CONGAS is opposed to this proposal.

The ordinance as written is silent on the installation of electric vehicle charging infrastructure at existing gas stations, as it should be, and poses no barrier to such installations. Installation of such infrastructure should not serve as a ticket to expanding fossil fuel infrastructure. There is nothing in the ordinance as written that obstructs the ability of Costco to deploy solar photovoltaics on its expansive parking lots and rooftops. CONGAS fully supports Costco's suggestion that they should evaluate expanding solar infrastructure at their locations.

Thank you for the opportunity to comment.

Sincerely,

CONGAS Steering Committee:

Woody Hastings, Co-coordinator, CONGAS

Jenny Blaker, Co-coordinator, CONGAS

Cate Steane

Rue Furch

Steve Birdlebough

Laurie-Ann Barbour

Alexa Forrester

Shirley Johnson

cc: Climate Action Subcommittee members

Chris Rogers

Natalie Rogers

Dianna MacDonald