


Presentation to the Planning Commission of the  
City of Santa Rosa

August 11, 2022



# Appeal of the Elm Tree Station Waiver of Parcel Map

# Appeal

- Waiver of Parcel Map: Allows the subdivision of the parcel into two lots through the filing of a Certificate of Compliance rather than the filing of a Subdivision Map.

# Elm Tree Station

- Subdivision of 0.98 acres into two lots
- Parcel 1: “Commercial Parcel” (0.73)
  - Solar powered gasoline fueling and electric vehicle charging station
  - Neighborhood Market w/outdoor seating (No alcohol sales)
  - One-bedroom Apartment
  - Two bicycle/pedestrian connection points to the Joe Rodota Trail
- Parcel 2: “Park Parcel” (0.25 acres)
  - “Snack Stand”
  - Park Amenities
    - Patio/Trellis Area
    - Benches
    - Picnic Area

## Recommendation by the Department of Planning and Economic Development

- Communication from City recommended filing a Parcel Map Waiver and Certificate of Compliance (May 31, 2018)

## Findings of the Subdivision Committee

- Certificate of Compliance and subsequent Parcel Map Waiver Conditions of Approval (the Project) was reviewed by the City's Project Engineer and Deputy Director of Engineering – Development Services.
- The Project is consistent with the Santa Rosa General Plan.
- The site is physically suitable for the proposed Project.
- The shape, size and topographical characteristics of the parcels easily lend themselves to the mixed uses.

# Findings of the Subdivision Committee

- The site is physically suitable for the intensity of the uses.
- The Project will cause no adverse environmental effects.
- Adequate sewer and water services are available.
- The Project will not conflict with any existing easements.
- The Project will not violate any requirements of the Regional Water Quality Control Board.
- The Project complies with CEQA.



# Project Status

- Certificate of Compliance: Approved, pending denial of the appeal. The majority of the conditions have been met.
- Use Permit and Design Review: Filed; deemed complete; currently in process.
- Wetland Mitigations: Completed and paid for.
- Pending Zoning Text Amendments to Prohibit New Gas Stations: This project is one of two projects that were recommended for an exemption from the amendments, which would allow the Project to move forward with the Use Permit and Design Review.

# Request

- Deny the Appeal: Permit the filing of a certificate of compliance, which will allow the continued processing of the Use Permit and Design Review applications.

Thank you.