

Elm Tree Station

PRJ21-033 (CUP21-100)

874 N Wright Road

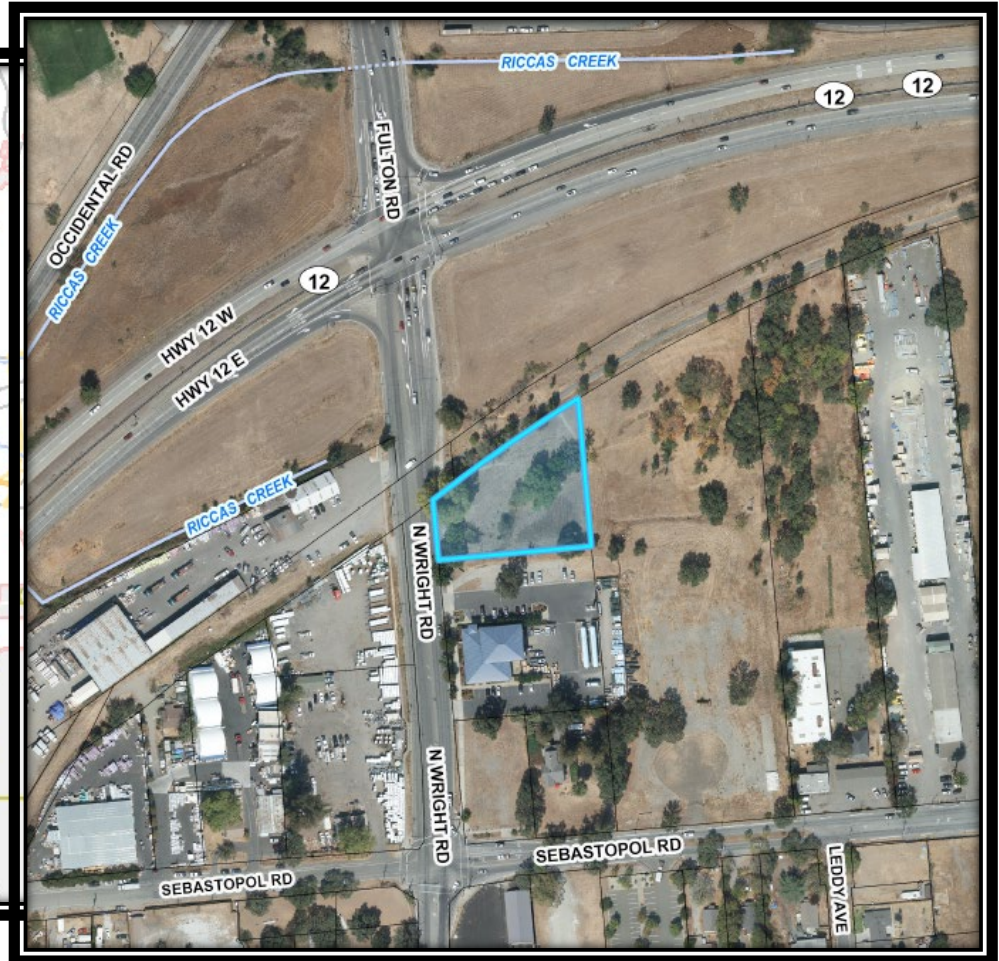
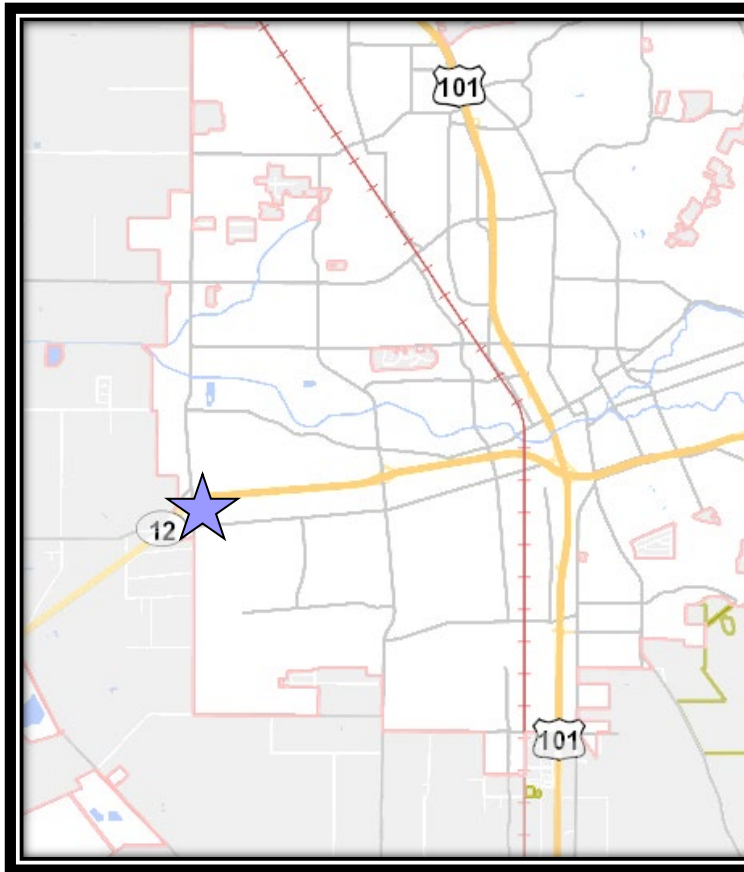
August 19, 2025

Conor McKay, Senior Planner
Planning and Economic Development

- Gas station
 - Six pumps, four electric vehicle charging stations on Lot 1
- General Retail
 - 3,448 square-foot (SF) building on Lot 1
 - 432 SF building on Lot 2
- Multifamily residential
 - One 906 SF apartment unit above the retail on Lot 1
- Outdoor amenity space
 - Publicly accessible, privately maintained area on Lot 2
 - Bicycle and Pedestrian path connection to the Joe Rodota Trail

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Project Location



Project History

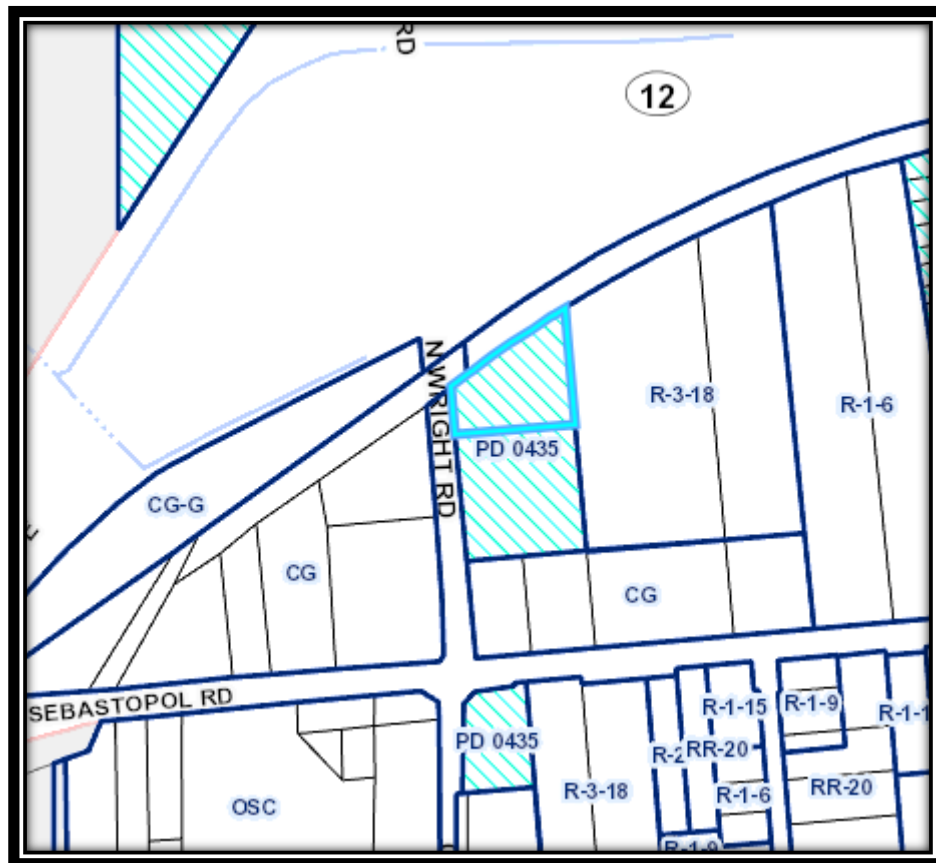
- July 26, 2007 – Project was denied with prejudice by the Planning Commission
- October 2, 2008 – City Council denied appeal and upheld the Planning Commission's denial
- **October 24, 2013 – Tentative Parcel Map, Conditional Use Permit, Mitigated Negative Declaration approved by the Planning Commission**
- October 24, 2017 – The Project's approved entitlements expired
- December 12, 2019 – Parcel Map Waiver and Certificate of Compliance approved by Subdivision Committee
- December 17, 2021 – Conditional Use Permit and Design Review applications submitted
- **September 13, 2022 – City Council adopts ORD-2022, prohibiting new gas stations & allowing gas stations in the process to proceed through review**
- April 10, 2025 – Project was denied by the Planning Commission
- April 21, 2025 – City receives appeal from the applicant



Retail and Business Services

Planned Development District 435

“Service Station” allowed with
Major Conditional Use Permit
approval



Zoning Code Section 20-42.150 – Service Stations

- 1) Site area and dimensions
- 2) Proximity to existing residential districts or uses
- 3) Distance between service station sites

Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration (IS/MND) adopted on October 24, 2013
- Addendum to the 2013 IS/MND prepared for this Project
- Mitigation measures related to:
 - Air Quality
 - Biological Resources
 - Geology and Soils
 - Noise

Concerns expressed:

- Number of existing gas stations in the area
- Governor's Executive Order directing that no new gas-powered cars be sold beyond 2035
- City Council Climate Emergency Declaration
- Public availability of Admin Draft CEQA documents
- Sonoma County jurisdictions prohibition on new gas stations
- Prevalence of violent crime at gas stations
- Site specific biological impacts

It is recommended by the Planning and Economic Development Department that the Council consider the recommendations of the Planning Commission and City Staff and either 1) by two resolutions, accept the Appeal and adopt an Addendum to the Elm Tree Station Initial Study/Mitigated Negative Declaration and approve the Conditional Use Permit for the Elm Tree Station Project, or 2) by one resolution, deny the Appeal and uphold the Planning Commission's denial of the Conditional Use Permit for the Elm Tree Station Project.

Conor McKay, Senior Planner
Planning and Economic Development
CTMcKay@srcity.org
(707) 543-4351