



## **City of Santa Rosa**

City Hall, Council  
Chamber  
100 Santa Rosa Ave  
Santa Rosa, CA

### **PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED APRIL 10, 2025**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBERS LOCATED AT 100 SANTA ROSA AVENUE (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED).**

**THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:**

**1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW;**

**2. VIA ZOOM BY VISITING  
[HTTPS://SRCITY-ORG.ZOOM.US/J/82970108050](https://srcity-org.zoom.us/j/82970108050), OR BY DIALING  
877-853-5257 AND ENTERING WEBINAR ID: 829 7010 8050;**

**3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND**

**4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**Public Comment may be made live, in-person, during the meeting in the Council Chamber or submitted in advance via email at [planningcommission@srcity.org](mailto:planningcommission@srcity.org) by 5:00 pm the Wednesday before the Planning Commission Meeting. Any written correspondence will be included in the agenda before the meeting begins.**

**IN THE EVENT A PLANNING COMMISSIONER PARTICIPATES  
REMOTELY BASED  
ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO  
AB 2449, THE PLANNING COMMISSION WILL ALSO ALLOW FOR PUBLIC  
COMMENT THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.**

**4:30 P.M. - REGULAR SESSION**

**1. CALL TO ORDER AND ROLL CALL**

## **2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)**

To consider and take action on any request from a Board Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

## **3. APPROVAL OF MINUTES**

**3.1** March 27, 2025 - Draft Minutes.

**Attachments:** [March 27, 2025 - Draft Minutes](#)

## **4. PUBLIC COMMENTS**

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

## **5. COMMISSION BUSINESS**

### **5.1 STATEMENT OF PURPOSE**

The Planning Commission is charged with carrying out the California Planning and Zoning Laws in the City of Santa Rosa. Duties include implementing of plans, ordinances and policies relating to land use matters; assisting in writing and implementing the General Plan and area plans; holding public hearings and acting on proposed changes to the Zoning Code, Zoning Map, General Plan, tentative subdivision maps, and undertaking special planning studies as needed.

### **5.2 COMMISSIONER REPORTS**

### **5.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)**

## **6. DEPARTMENT REPORTS**

## **7. STATEMENTS OF ABSTENTION OR RECUSAL**

## **8. PRESENTATIONS**

None.

## **9. CONSENT ITEMS**

None.

## **10. REPORT ITEMS**

None.

## **11. PUBLIC HEARINGS**

### **11.1\* PUBLIC HEARING - ELM TREE STATION - CONDITIONAL USE PERMIT - 874 N WRIGHT RD - PRJ21-033**

BACKGROUND: The Elm Tree Station project includes a Conditional Use Permit and Design Review for two general retail spaces (3,448 SF and 432 SF), gas station, apartment unit (806 SF), and outdoor amenity space. An addendum has been prepared pursuant to the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, (1) adopt an addendum to the Elm Tree Station Mitigated Negative Declaration and (2) approve a Conditional Use Permit to allow the development of a gas station, two general retail land uses across two buildings, one apartment unit and a small park for the property located at 874 N. Wright Road.

PRESENTED BY: Conor McKay, Senior Planner.

**Attachments:**

[Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Project Description](#)

[Attachment 4 - Plans](#)

[Attachment 5 - Traffic Impact Study](#)

[Attachment 6 - Addendum to Traffic Impact Study](#)

[Attachment 7 - Trip Generation and Trip Length](#)

[Attachment 8 - NCRWQCB 401 Certification](#)

[Attachment 9 - Health Risk Assessment](#)

[Attachment 10 - GHG Memo](#)

[Attachment 11 - Communication from BAQQMD](#)

[Attachment 12 - Biological Resources Analysis 2012](#)

[Attachment 13 - Environmental Noise Study](#)

[Attachment 14 -Arborist Report](#)

[Attachment 15 - CAP Checklist](#)

[Attachment 16 - Army Corps Verification](#)

[Attachment 17 - Gas Station Ban Ordinance, ORD-2022-0](#)

[Attachment 18 - Resolution PC-2022-020](#)

[Attachment 19 - IS-MND and MMRP, August 26, 2013](#)

[Attachment 20 - Stormwater LID](#)

[Attachment 21 - Public Correspondence](#)

[UPDATED Attachment 21 - Public Correspondence \(Uploa](#)

[ADDED Attachment 22 - Prior Gas Station ZC Regulations](#)

[ADDED Attachment 23 - PD 0435 \(Uploaded 4-8-2025\)](#)

[Resolution 1](#)

[Resolution 2](#)

[Presentation](#)

[UPDATED Presentation \(Uploaded 4-10-25\)](#)

[Applicant Presentation](#)

[Late Correspondence \(Uploaded 4-8-2025\)](#)

[Late Correspondence \(Uploaded 4-10-25\)](#)

**12. ADJOURNMENT**

**Planning Commission**

**- FINAL-REVISED**

**APRIL 10, 2025**

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\*Ex parte communication disclosure required.

*In compliance with Zoning Code Section 20-62, the decision of the Planning Commission is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.*

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the Board Secretary at 707-543-4646 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

*Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.*