

# City of Santa Rosa



## Legislation Details

**File #:** 23-115PC      **Version:** 1      **Name:** 7 Eleven - Middle Rincon  
**Type:** PC- Public Hearing      **Status:** In Committee  
**File created:** 5/4/2023      **In control:** Planning Commission  
**On agenda:** 5/11/2023      **Final action:**  
**Title:** PUBLIC HEARING - 7-ELEVEN, INC - CONDITIONAL USE PERMIT - CEQA EXEMPT PROJECT - 43 MIDDLE RINCON RD - CUP19-097

**BACKGROUND:** Conditional Use Permit to demolish an existing “7-Eleven” Convenience Store, a single-family unit and accessory structures on 43 Middle Rincon and 4865 Highway 12 and construct a new 4,191-square-foot 7-11 Convenience Store with off-site alcohol sales, 24-hour operation, and a Gas Station. This project has been found categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332.

**PRESENTED BY:** Kristinae Toomians, Senior Planner

**Sponsors:** Planning and Economic Development

**Indexes:** Exempt Project

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Location Map, 4. Attachment 3 - Project Description, 5. Attachment 4 - Plans, 6. Attachment 5 - Air Quality and GHG Assessment, 7. Attachment 6 - Biological Resource Assessment, 8. Attachment 7 - Noise Assessment, 9. Attachment 8 - Traffic Study, 10. Attachment 9 - Public Correspondence and Helix Response, 11. ADDED Attachment 10 – Helix Cultural Resource Assessment as of 5.8.23, 12. ADDED Attachment 11 – Helix Cultural Resources Assessment as of 5.8.23, 13. ADDED Attachment 12 - Helix Cultural Resource Assessment as of 5.8.23, 14. ADDED Attachment 13 – Helix Cultural Resources Assessment as of 5.8.23, 15. ADDED Attachment 14 – Helix Cultural Resources Assessment as of 5.8.23, 16. ADDED Attachment 15 – Helix Historic Architectural Analysis as of 5.8.23, 17. ADDED Attachment 16 – Dudek Peer Review as of 5.8.23, 18. Attachment 17 – City Council Gas Station Ban Ordinance, ORD-2022-010, 19. Attachment 18 – Recorded Lot Line Adjustment, File No. LLA20-008, 20. Attachment 19 – City Council Annexation Ordinance, ORD-2018-009, 21. Attachment 20 - Storm Water LID, 22. Attachment 21 - Correspondence - Email from BAQQMD, 23. Attachment 22 - Public Correspondence, 24. Resolution, 25. Exhibit A, 26. Presentation, 27. Late Correspondence as of 5.8.23, 28. Late Correspondence as of 5.9.23, 29. Late Correspondence as of 5.10.23

Date	Ver.	Action By	Action	Result
5/11/2023	1	Planning Commission	continue the item to	Pass