City of Santa Rosa

Elm Tree Station

PRJ21-033

874 N Wright Road

April 10, 2025

Conor McKay
Senior Planner
Planning and Economic Development

City of Santa Rosa

Project Description

- Gas station
  - Six pumps, four electric vehicle charging stations on Lot 1
  - No extended hours of operation (postcard correction)
- General Retail
  - 3,448 square-foot (SF) building on Lot 1
  - 432 SF building on Lot 2
- Multifamily residential
  - One 806 SF apartment unit above the retail on Lot 2
- 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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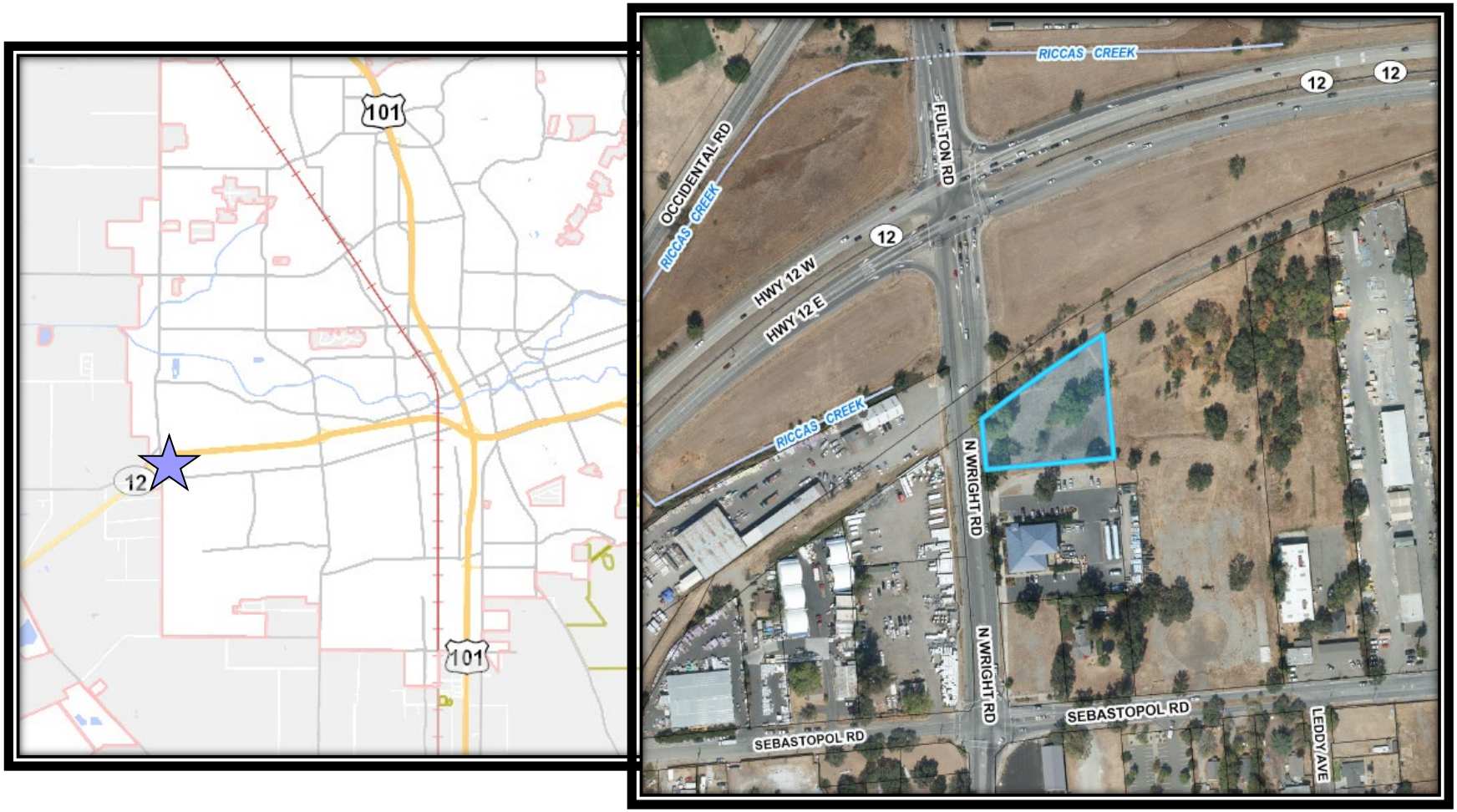
Project Location



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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
- March 20, 2014 – Final Design Review approved by the Design Review Board
- October 24, 2017 – The Project's approved entitlements expired
- December 12, 2019 – Parcel Map Waiver and Certificate of Compliance approved by Subdivision Committee
- September 13, 2022 – City Council adopts ORD-2022, prohibiting new gas stations & allowing gas stations in the process to proceed through review
- August 11, 2022 – Planning Commission denied the appeal and upheld the Subdivision Committee's approval

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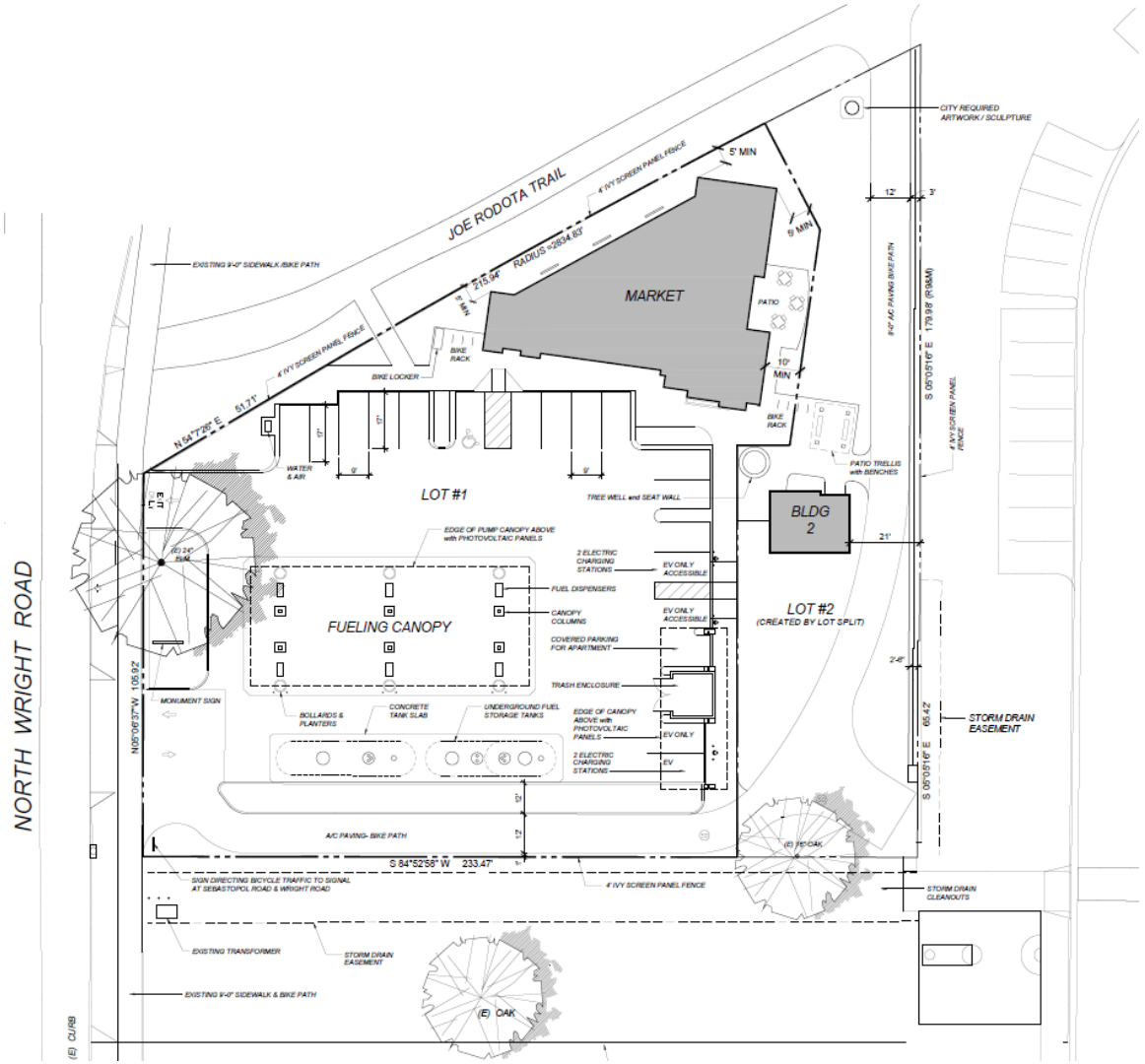
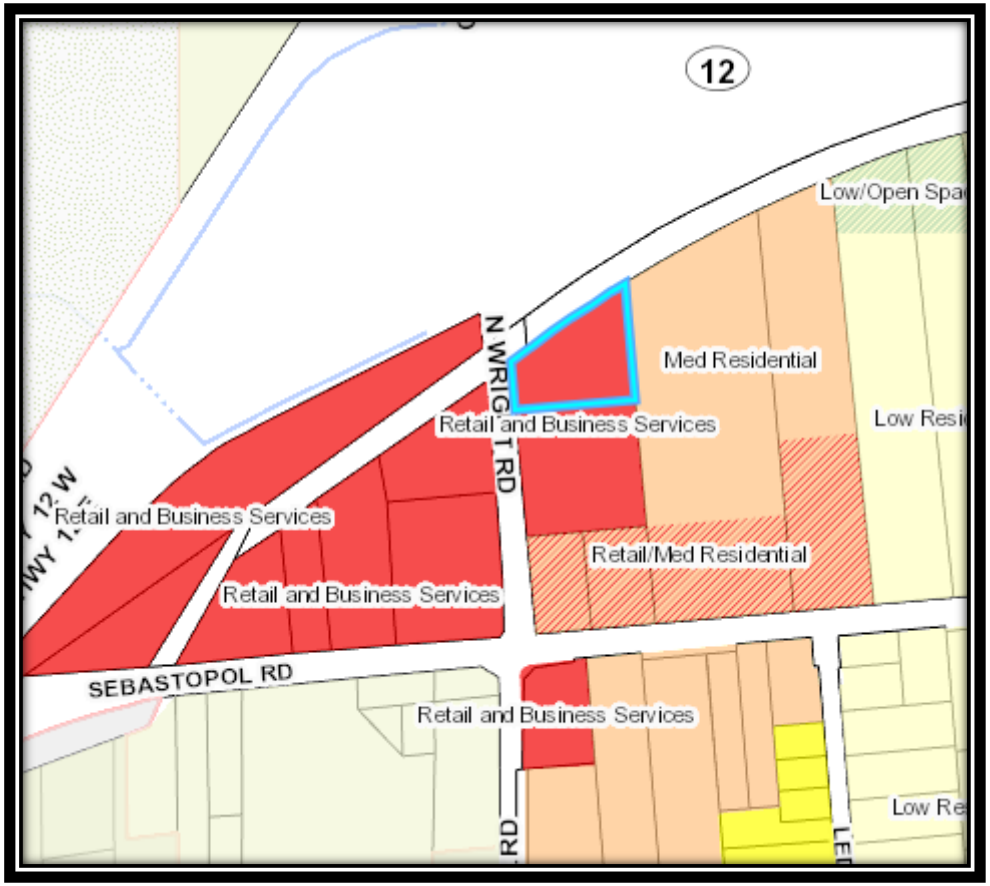
Site Plan



General Plan

General Plan Land Use Designation:

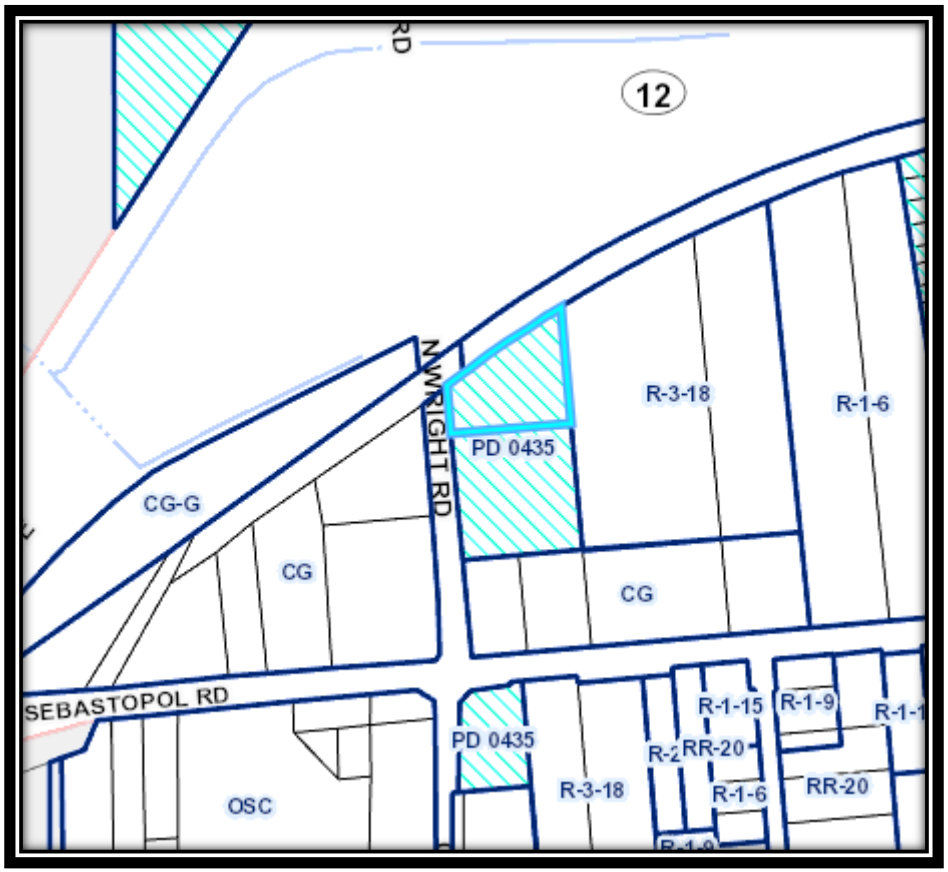
Retail and Business Services



Zoning Code

Planned Development District 435

"Service Station" allowed with Major Conditional Use Permit approval



Zoning Code – Gas Stations

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

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Public Comments

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

Recommendation

It is recommended by Planning and Economic Development Department that the Planning Commission, by two resolutions:

- Approve an Addendum to the 2013 Elm Tree Station IS/MND
- Approve a Major Conditional Use Permit for the Elm Tree Station project

Questions

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