



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, April 10, 2025

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:30 p.m.

Present 7 - Chair Karen Weeks, Vice Chair Vicki Duggan, Commissioner Charles Carter, Commissioner Patti Cisco, Commissioner Miles Horton, Commissioner Aaron Pardo, and Commissioner Terrence Sanders

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

None.

3. APPROVAL OF MINUTES

3.1 March 27, 2025 - Draft Minutes.

Approved as submitted.

There were no public comments.

4. PUBLIC COMMENTS

Chair Weeks opened public comment at 4:31 p.m.

Jennifer Lapuerta spoke on new housing developments.

Chair Weeks closed public comment at 4:34 p.m.

5. COMMISSION BUSINESS

None.

5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

There were no public comments.

5.2 COMMISSIONER REPORTS

Chair Weeks commented on the upcoming Merit Awards.

There were no public comments.

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

None.

6. DEPARTMENT REPORTS

Staff Liaison Jones reported.

There were no public comments.

7. STATEMENTS OF ABSTENTION OR RECUSAL

Commissioner Sanders will be recusing himself from item 11.1.

There were no public comments.

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.

Commissioner Sanders left the meeting at 4:40 p.m.

Ex Parte Disclosures:

Commissioner Pardo met with the applicant and did not visit the site.

Commissioner Horton met with Congas and applicant representatives, and did visit the site.

Vice Chair Duggan spoke to the Congas representatives, spoke to neighbor of the site, and emails with the applicant representative.

Commissioner Cisco visited the site.

Commissioner Carter visited the site.

Chair Weeks visited the site and met with Congas and applicant representatives.

Project Planner McKay presented.

Applicant representatives presented.

Chair Weeks opened the public hearing at 5:08 p.m.

Woody Hastings spoke in opposition of the project.

Caitlin Rekowskie spoke in opposition of the project.

Matt Calloway spoke in opposition of the project.

Tyler Krueger spoke in opposition of the project.

Jennifer Lapuerta spoke in opposition of the project.

Denis Knowles spoke in opposition of the project.

Wendy Cropnick spoke in opposition of the project.

Rebecca Rydlebock spoke in opposition of the project.

Laurel Chambers spoke in opposition of the project.

Aria Muirhead spoke in opposition of the project.

Wayne Yamaguishi spoke in opposition of the project.

Jack James spoke in opposition of the project.

Alexa Forrester spoke in opposition of the project.

Jenny Blaker spoke in opposition of the project.

Ana Glossen spoke in opposition of the project.

Michael Hilbur spoke in opposition of the project.

Marla Sharvanough spoke in opposition of the project.

Kate Steen spoke in opposition of the project.

June Rushares spoke in opposition of the project.

Steven Pierce spoke in opposition of the project.

Chair Weeks closed the public hearing at 6:06 p.m.

Staff and the Applicant representatives responded to Commissioner Member inquiries.

Commissioners provided comments and feedback.

Chair Weeks recessed the meeting at 6:33 p.m. and reconvened

the meeting at 7:18 p.m.

A motion was made by Commissioner Cisco, seconded by Commissioner Pardo, to waive the reading of the text and adopt;

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE ELM TREE STATION INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE ELM TREE STATION PROJECT, LOCATED AT 874 N WRIGHT ROAD - ASSESSOR'S PARCEL NUMBER (APN) 034-063-001 - FILE NUMBER PRJ21-033.

The motion failed by the following vote:

No: 6 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Horton and Commissioner Pardo

Recused: 1 - Commissioner Sanders

A motion was made by Commissioner Cisco, and seconded by Vice Chair Duggan, to the reading of the text and adopt as amended;

RESOLUTION NO. PC-RES-2025-007 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING A CONDITIONAL USE PERMIT FOR ELM TREE STATION, A GAS STATION WITH ONE APARTMENT UNIT AND OUTDOOR AMENITIES - LOCATED AT 874 N WRIGHT ROAD - FILE NUMBER CUP21-100.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Horton and Commissioner Pardo

Recused: 1 - Commissioner Sanders

12. ADJOURNMENT

Chair Weeks adjourned the meeting at 7:36 p.m.