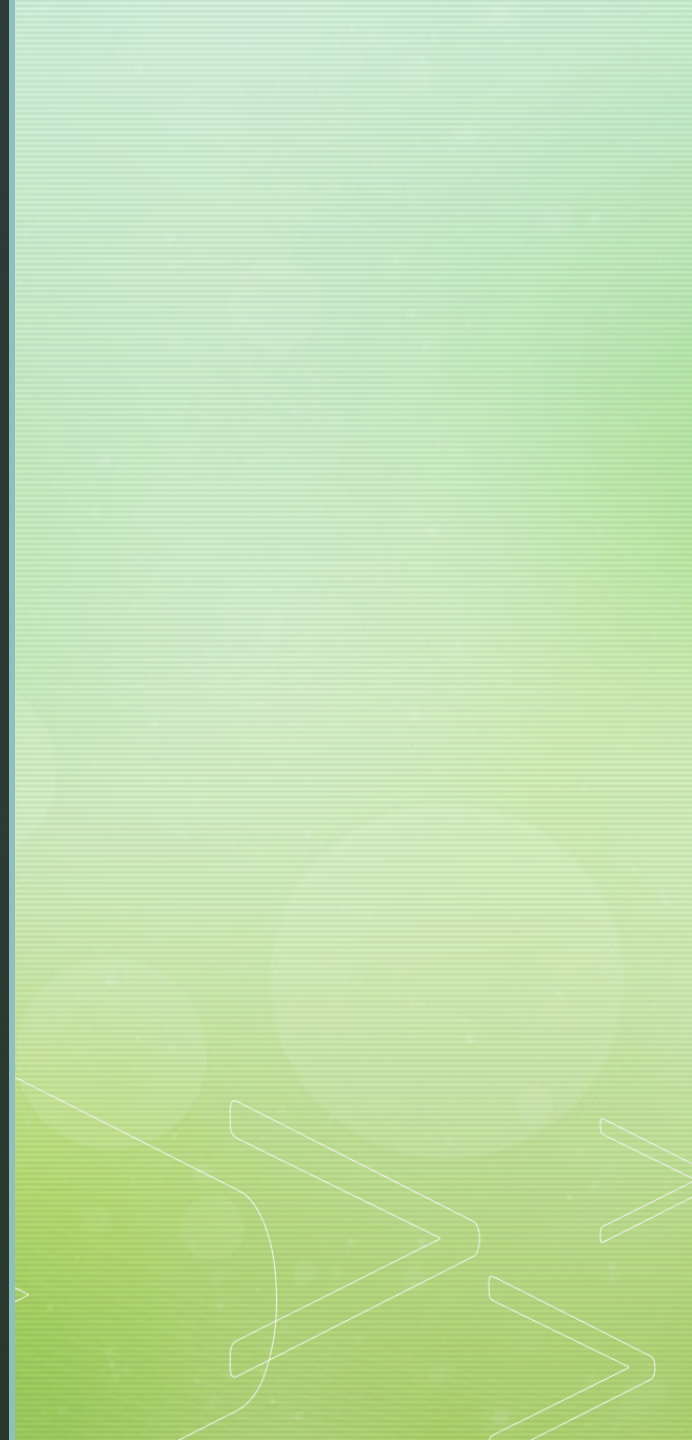


Presentation to the Planning Commission

October 24, 2024

Elm Tree Station



Project Description

Parcel 1:
Retail
Commercial
.75-acre

Gasoline fueling station and electrical vehicle charging station
Neighborhood market
One-bedroom apartment
Trail connections and bike path

Parcel 2:
Park 0.23-
acre

Privately maintained park for public use
Small retail building
Park amenities: patio/trellis area, benches, picnic area and bike path

Entitlement History: Critical Decision Points

- Planning Commission: Project approved October 24, 2013
- Design Review: Project approved March 20, 2014
- Project approvals statutorily extended per AB 116
- February 2018: City determines approvals have expired and new applications must be filed
- April 2018: New applications filed
- May 2018: City determines approvals have not expired, extensions are possible, requests previously filed applications be withdrawn, subdivision to be completed through a Certificate/Parcel Map waiver

Entitlement History: Critical Decision Points

- June 2018: Application for Certificate/Parcel Map waiver filed
- July 2018: City issues letter granting CUP and DR extensions until October 2017. Additional extensions available through City's Resiliency Measures
- December 2019: Certificate/Parcel Map Waiver approved
- December 2019: Certificate/Parcel Map waiver appealed
- Late 2020/ early 2021: City determines AB 116 was applied in error
Result: new Use Permit and Design Review applications are required
- December 2021: CUP and DR applications filed
- August 2022: C/Parcel Map waiver appeal denied by Planning Commission
- August 2022: City Council adopts gas station ban. Project specifically exempt

CUP and DR have not expired. Extensions Possible

From: Rose, William <WRose@srcity.org>

Sent: Thursday, May 31, 2018 3:09 PM

To: Randy Figueiredo <randy@tfarch.com>

Cc: Geoff Coleman <gcoleman@bkf.com>; Jean Kapolchok (<jkapolchok@sbcglobal.net> <jkapolchok@sbcglobal.net>); Welsh, Ann <AWelsh@srcity.org>; Streeter, Patrick <pstreeter@srcity.org>; Ponce, Laura <LPonce@srcity.org>; Osburn, Gabe <GOsburn@srcity.org>

Subject: RE: Elm Tree Station - Entitlement extension

Randy,

Since we have not issued any refunds at this point, I think the following scenario will allow you to proceed with the original extension requests for the Use Permit and Design Review entitlements, in addition to proceeding with the Waiver of Parcel Map:

- Rescind your requests to withdraw the Use Permit (EXT18-0013) and Design Review (EXT18-014) extension applications; and,
- Request to withdraw the subsequent Use Permit (CUP18-040) and Design Review (DR18-029) applications; and,
- Confirm your request to withdraw the Tentative Map (EXT18-0015) extension application

As a result, we will then process the original Use Permit and Design Review extensions, along with the Waiver of Parcel Map.

If you agree, please submit the above requests in writing (email will suffice) to Ann Welsh and copy me.

Let me know if you have any questions.

Best regards.


CUP and DR Extensions Granted



July 9, 2018

Randy Figueiredo AIA
TIERNEY/FIGUEIREDO ARCHITECTS
817 Russell Avenue, Suite H
Santa Rosa, CA 95403

**RE: ELM TREE STATION – EXTENSION OF TIME
DESIGN REVIEW AND CONDITIONAL USE PERMIT
874 NORTH WRIGHT ROAD FILE NO. PRJ18-012**



The Planning and Economic Development Department has completed its review of your application for a time extension for the above referenced project. Please be advised that your Design Review and Conditional Use Permit Extension application has been granted based on your project description and official approved exhibits date stamped February 8, 2018. The Department of Community Development has based its action on the following findings:

Project Merits

Retail and
Business Service

Local serving
uses

Over 50% of the
vehicle trips are
passer – by.

Fuel pumps
operated by
solar power

Electric vehicle
charging stations

Fresh food
market

Connection to
the Joe Rodota
trail

Privately
maintained
public park with
amenities

One- bedroom
apartment



Current Status

0.45-acre of Wetland mitigation purchased

1.96 acres of CTS mitigation credits purchased

0.33-acre of Special Status Plants mitigation credits purchased

401 permit authorized by the RWQCB

404 permit from Army Corps of Engineers authorized

Subdivision through a Certificate/Parcel Map Waiver approved

Final Stormwater LID (SWLID) approved

Building plans for fueling station, market and apartment has undergone Building Department and Fire Department review. Final approval awaits PC action on the project

Small building and park amenities designed

Agreement with Sonoma County Parks and Recreation finalized

