

Elm Tree Station

PRJ21-033 (DR21-069)

874 N Wright Road

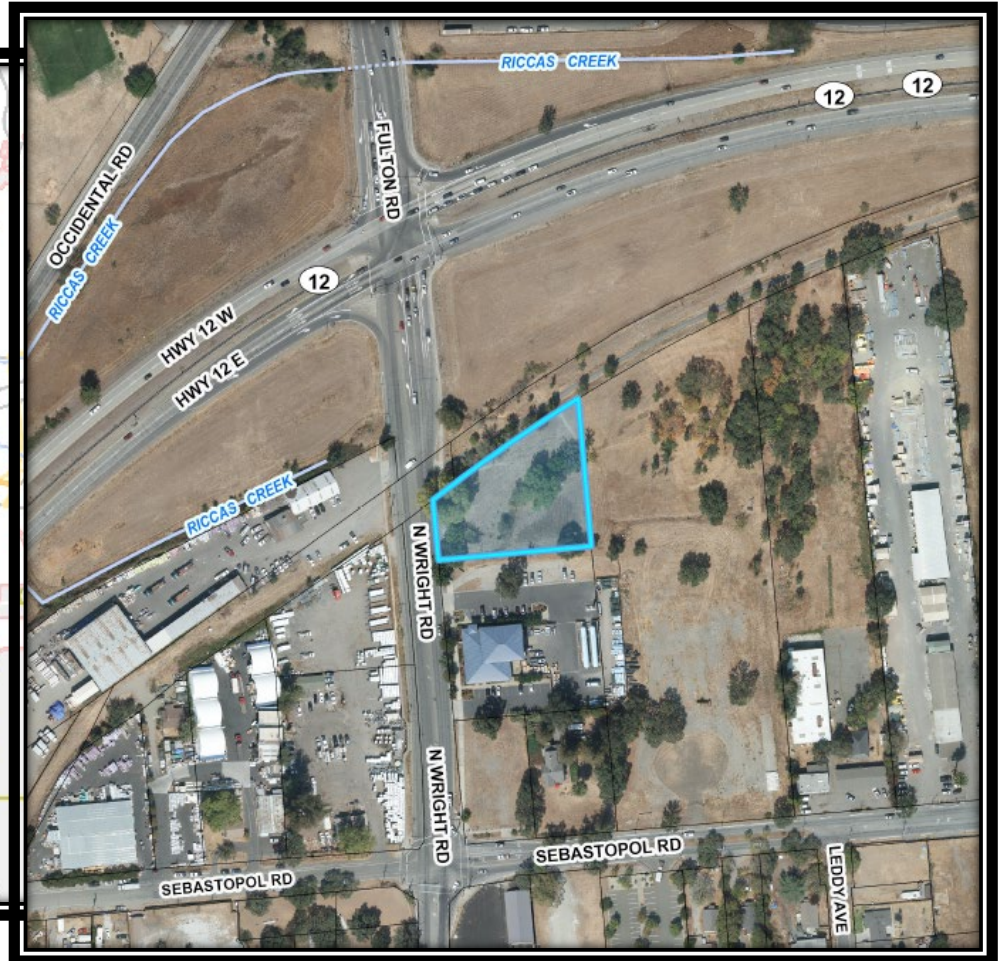
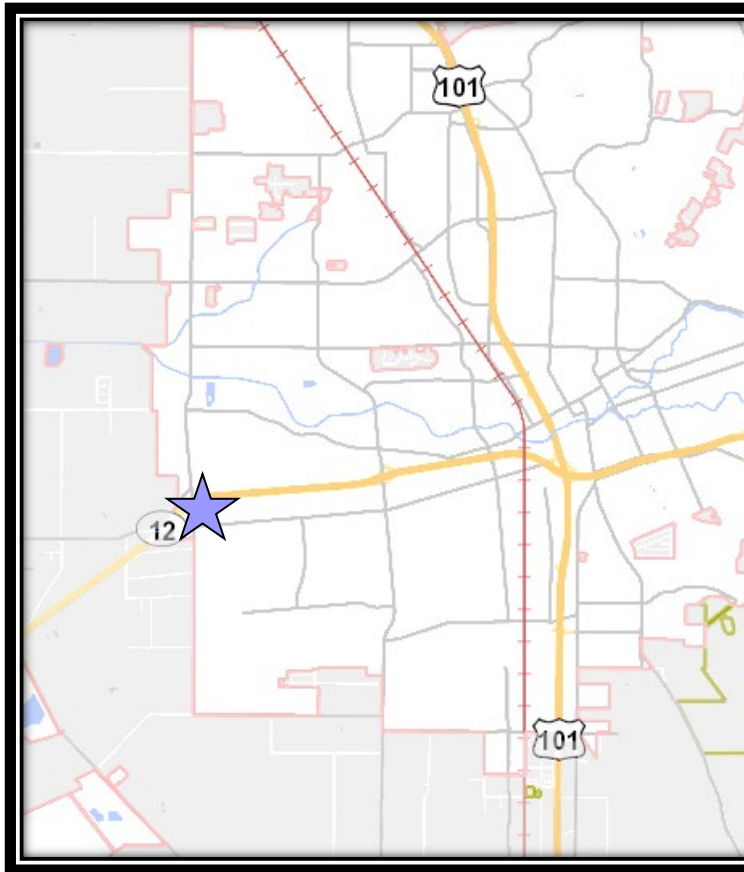
November 6, 2025

Conor McKay, Senior Planner
Planning and Economic Development

- Gas station
 - Six pumps, four electric vehicle charging stations on Lot 1
- General Retail
 - 3,448 square-foot (SF) building on Lot 1
 - 432 SF building on Lot 2
- Multifamily residential
 - One 906 SF apartment unit above the retail on Lot 1
- Outdoor amenity space
 - Publicly accessible, privately maintained area on Lot 2
 - Bicycle and Pedestrian path connection to the Joe Rodota Trail

874 N Wright Road

Project Location



Project History

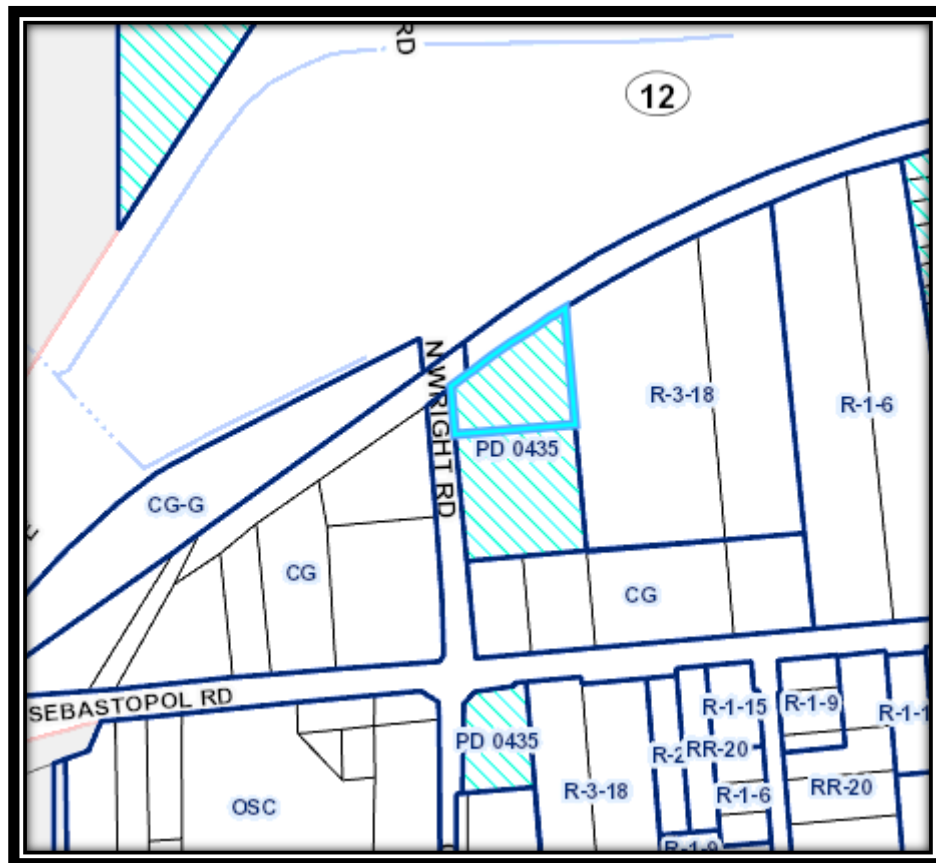
- July 26, 2007 – Project was denied with prejudice by the Planning Commission
- October 2, 2008 – City Council denied appeal and upheld the Planning Commission's denial
- **October 24, 2013 – Tentative Parcel Map, Conditional Use Permit, Mitigated Negative Declaration approved by the Planning Commission**
- October 24, 2017 – The Project's approved entitlements expired
- December 17, 2021 – Conditional Use Permit and Design Review applications submitted
- **September 13, 2022 – City Council adopted ORD-2022, prohibiting new gas stations & allowing gas stations in the process to proceed through review**
- April 10, 2025 – Project was denied by the Planning Commission
- August 19, 2025 – City Council accepted the applicant's appeal and approves the Conditional Use Permit for the Project



Retail and Business Services

Planned Development District 435

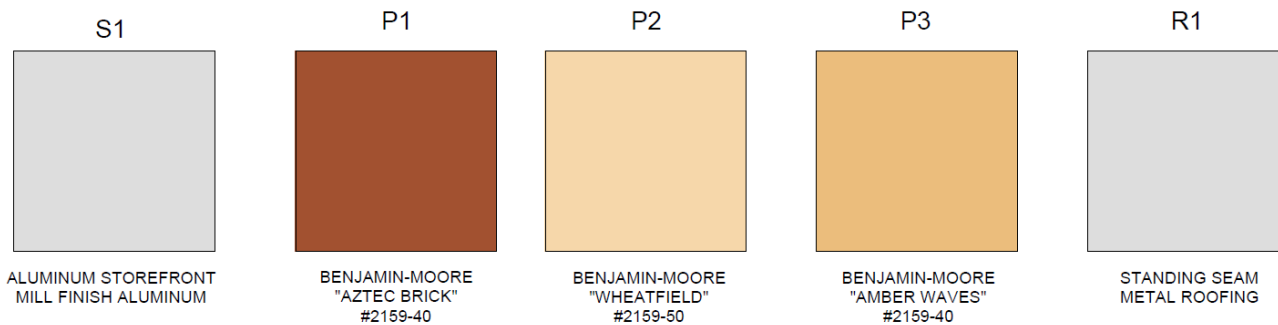
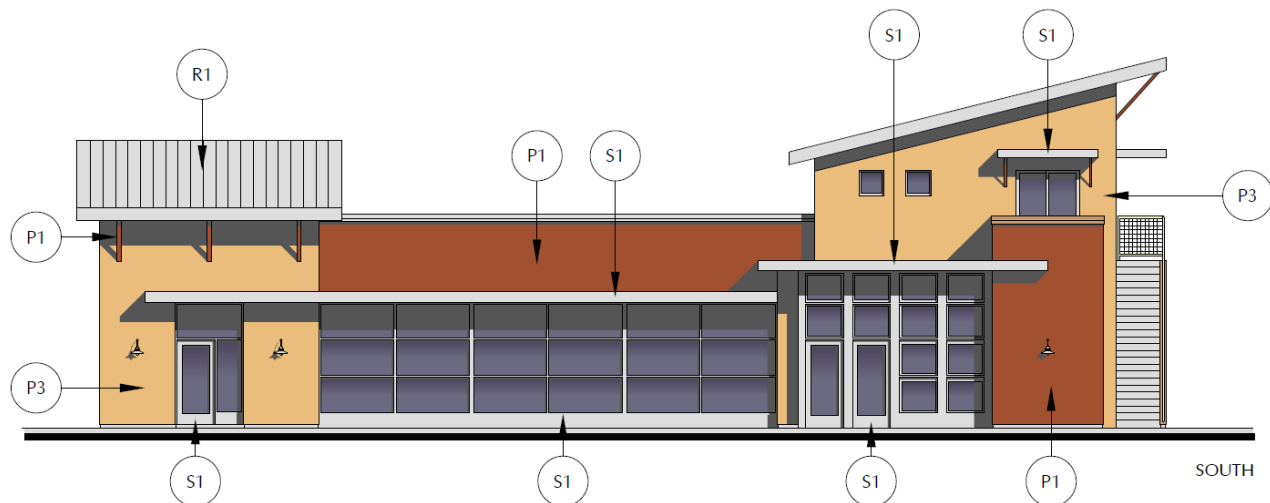
“Service Station” allowed with
Major Conditional Use Permit
approval



Zoning Code Section 20-42.150 – Service Stations

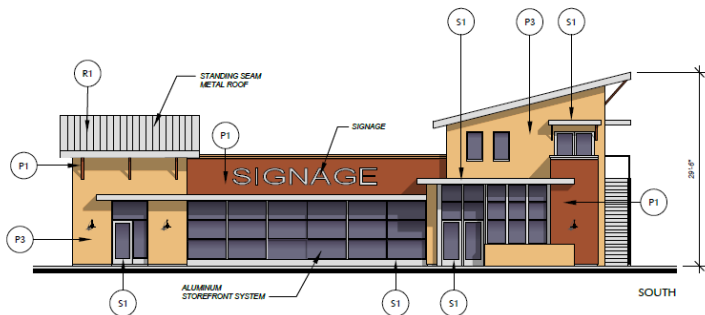
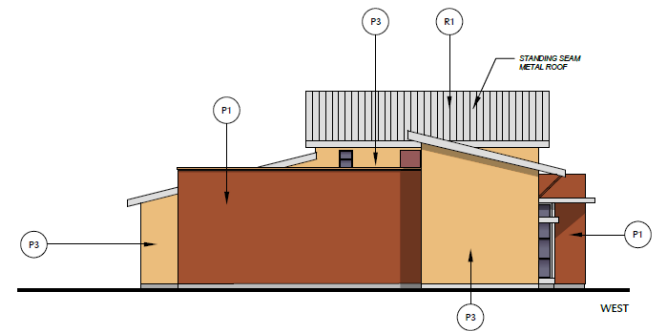
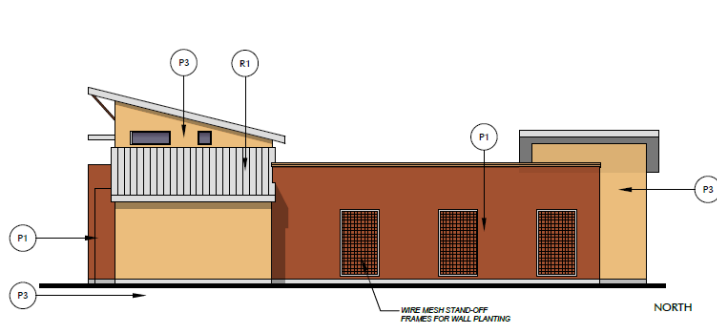
- 1) Site area and dimensions
- 2) Proximity to existing residential districts or uses
- 3) Distance between service station sites

Architectural Plans (Attachment __)



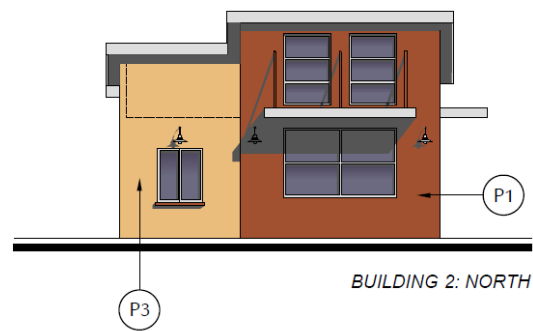
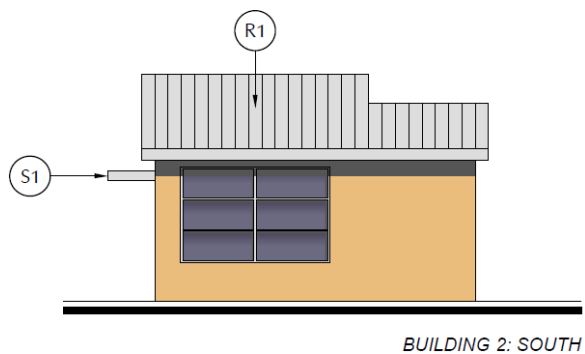
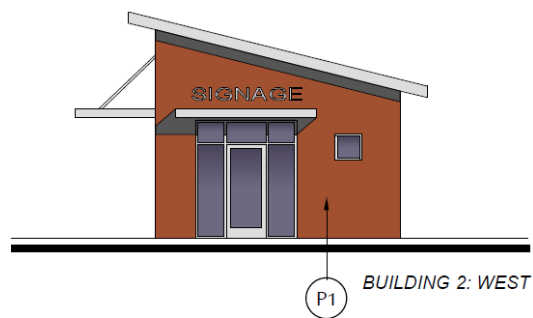
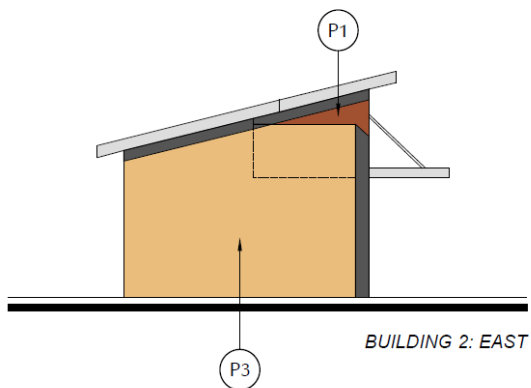
COLOR BOARD

Architectural Plans (Attachment __)



RENDERED ELEVATIONS

Architectural Plans (Attachment __)



BLDG. 2 - RENDERED ELEVATIONS

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
- City Council adopted the Addendum on August 19th, 2025

Staff has received a variety of comments related to:

- Environmental impacts (climate, traffic, water quality) resulting from gas station land use
- Land use incompatibility with surrounding uses
- Availability of gas stations in the vicinity and the City overall
- Property upkeep, deterioration of building(s), site security
- Color scheme of buildings
- Conflict between cyclists and cars at new driveway approaches from N Wright
- Lighting specifications

Recommendation

It is recommended by the Planning and Economic Development Department that the Design Review and Preservation Board, by resolution, approve Design Review for the Elm Tree Station project.

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