

From: [Karen Sue Jenkins](#)
To: [Wixon, Mike](#)
Cc: [Gurney, Cleve](#); [Hopwood, Kimberly](#); [Nicholson, Amy](#); [Rivero, Rafael](#); "foodtruckmilagro@gmail.com"
Subject: Re: [EXTERNAL] Zoning Meeting Sept 1, 2022 El Milagro Taco Truck
Date: Monday, August 22, 2022 2:02:56 PM

Thank you for responding. I do not agree with the hours or the zoning for the trucks.

1. Residents and other drivers in this area will be passing and stopping at the gas station after leaving work at 5:00. This would make the prime after hour in this area until at least 6:00PM to 6:30PM, again with people parking on a narrow street to access the truck. In the Fall, Winter and Spring seasons this will be after dusk when visibility will be limited and people will be walking through a parking lot and across a street where traffic is already erratic due to the gas station across the street. This is not a safe area for children or adults to be out in the streets, especially after dark.

2. I see the zoning for the food trucks in your email. Why are there such rules when a Food Park was established for them? This makes no sense. When our money is spent to establish a Food Park for food trucks, specifically, there should not be a reason for them to park a block away from it. **Why is the truck not taking a space in the Food Park with the other trucks where they are already permitted to park and conduct business?**

On 8/22/2022 10:53 AM, Wixon, Mike wrote:

Dear Karen,

Thank you for writing and expressing your opposition and concerns regarding this project - El Milagro Food Truck. Please see below for a general response to each concern. We will forward your message to the Zoning Administrator and applicant and it will be included in the public correspondence for this item at the September 1 meeting.

1. Traffic Safety and on-street parking - The recommended hours of operation for the project will be from 5 p.m. or 5:30 p.m., depending upon the closing time of the auto repair use (i.e., the brake and tire shop) on-site. So if the tire shop closes at 5 p.m., the food truck would be able to open at 5 p.m., or if the tire and brake shop closes at 5:30 p.m. the food truck can open at 5:30 p.m. The food truck would close at 11 p.m. daily. This is recommended as a condition of approval intended to avoid a conflict of parking and circulation on-site to the extent possible. As for local traffic on-street, generally speaking there are peak levels of traffic in the evening. Our Engineering and Development Services group is copied on this email so that they are aware of your concerns regarding traffic safety and on-street parking at this location.

2. Location of Mobile Food Truck in Relation to Another Similar use:

The Zoning Code requires the new mobile food vendor be no closer than 200-ft to the nearest mobile food vendor. Here is the list of location criteria in the City's Zoning Code for any new mobile food vendor:

"C. Location criteria and hours of operation. The following location and hours of operation requirements shall apply to all mobile food vendors:

1. Location. Mobile food vending facilities may be proposed

only on private property located within the General Commercial (CG) zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street.

2. Concentration. No mobile food vendor shall locate within 200 feet of another approved mobile food vending location on a separate parcel as measured between the mobile food vendors (not from property lines). Multiple mobile food vendors may be permitted on a single parcel, as determined by the Minor Use Permit.

3. Hours. Hours of operation for mobile food vending businesses shall be between 6:00 a.m. and 11:00 p.m., as defined in Section 20-70.020 (Definitions - "Hours of Operation"), or as determined by the Minor Conditional Use Permit.. "

3. There will not be a set time for this item on the Zoning Administrator agenda, unfortunately. However, public input is encouraged at the meetings. Your email will be included as part of the public comment for this project.

Please let me know if you have any further questions or comments.

Best regards,

Mike Wixon
Contract Planner
City of Santa Rosa
(916) 742-9429

-----Original Message-----

From: Karen Sue Jenkins <ksj@sonic.net>

Sent: Sunday, August 21, 2022 10:16 AM

To: Wixon, Mike <mwixon@srcity.org>

Subject: [EXTERNAL] Zoning Meeting Sept 1, 2022 El Milagro Taco Truck

We live on Sunset Ave and do not back the mobile food truck vendor truck to park at the corner of Sebastopol Road and McMinn Avenue.

1. It is not safe. There is already erratic driving and parking in that area due to many issues. The gas station across the street causes people to stop, hesitate, wait for a gas pump to open, etc. in the middle of the road. McMinn is narrow and with cars parked on the road it does not help, this is already happening. The fact that there will not be seating doesn't help the traffic or street parking, people will sit in their cars or outside of their cars to eat. There is no room in the businesses parking lot to park which means all will be parked on the street, which means they will be J-Walking on McMinn to get to the truck and that is not safe.

2. Why did we go the expense of the Food Park just a block east of this corner if we let food trucks park wherever they want to? We thought this was the reason the money was put into the parking lot on Sebastopol Road in the first place. We are not sure why this issue has even come up with the newly established Food Park across the street.

3. I noticed that on the website the schedule for the meeting on Sept 1st has not been published, when it is published will there be a set time for this portion of the meeting?

Karen Sue Jenkins