

From: [Wixon, Mike](#)
To: "[Vettori, Damon](#)"; [Meads, Shari](#)
Subject: RE: [EXTERNAL] El Roy's Express Mex, Inc Food Truck at 505, 509, 515, 517 & 523 Santa Rosa Avenue
Date: Tuesday, October 11, 2022 4:26:05 PM

Dear Mr. Vettori,

Thank you for writing us with your concerns regarding the project. Since you've already addressed this email to our Zoning Administrator, I won't need to forward this along. However, I'm including below information about the public hearing for this item on October 20, 2022 at 10:30 a.m. for your information.

Best regards,

Michael Wixon | Contract Planner

Planning Division | 100 Santa Rosa Ave | Santa Rosa, CA 95404
Tel. (707) 543-3200 | Fax (707) 543-3269 | mwixon@srcity.org



From: Vettori, Damon <pvettori@santarosa.edu>
Sent: Tuesday, October 11, 2022 3:58 PM
To: Wixon, Mike <mwixon@srcity.org>; Meads, Shari <SMeads@srcity.org>
Subject: [EXTERNAL] El Roy's Express Mex, Inc Food Truck at 505, 509, 515, 517 & 523 Santa Rosa Avenue

Zoning Administration,

Our names are Damon and Holly Vettori. We live on Mill Street in Luther Burbank Gardens. We are writing to tell you that we vehemently oppose the project El Roy's Express Mex, Inc Food Truck potentially being located at 505, 509, 515, 517 & 523 Santa Rosa Avenue, Santa Rosa, CA.

We are against this project because we feel it does not bring anything positive to our neighborhood. Rather, it brings many detriments. First, our main concern is the traffic that this would create. Our neighborhood has narrow streets that families use with their children and pets. Customers of the proposed proposal would surely be using our neighborhood to connect to points beyond. Additionally, what is the need for another Mexican restaurant in this area? We already have Las Palmas. We live downtown, and we have a plethora of restaurants to choose from. This project seems to us to want to bring customers from out of the area into our neighborhood. Finally, we think the idea of this project being operated until 12 am is ridiculous. This would exacerbate the first reason we mentioned why we are against this project. We can see it now, cars speeding through the neighborhood, litter left behind,

and side shows on Sant Rosa Avenue.

These are the reasons why we oppose this project. It makes no sense to us because it does nothing for the community. However, it does benefit two groups. Clearly, those groups are the ownership of 505, 509, 515, 517 & 523 Santa Rosa Avenue, Santa Rosa, CA. and El Roy's Express Mex, Inc Food. I don't blame El Roy's for trying to make a profit, but this is not the place for this project because of the above-stated reasons.

Thank you for our consideration in regard to our community and its well-being and continued happiness.

Damon & Holly Vettori

From: [Wixon, Mike](#)
To: "[Marie Nelson](#)"
Subject: RE: [EXTERNAL] Re: Public Hearing for El Roy's - 505 Santa Rosa
Date: Wednesday, October 12, 2022 12:36:53 PM

Good morning, Marie.

Your similar concerns were previously forwarded to the Zoning Administrator, and will again, for consideration with the project.

Regards,

Michael Wixon | Contract Planner

Planning Division | 100 Santa Rosa Ave | Santa Rosa, CA 95404

Tel. (707) 543-3200 | Fax (707) 543-3269 | mwixon@srcity.org



From: Marie Nelson <lehto@sonic.net>
Sent: Wednesday, October 12, 2022 7:52 AM
To: Wixon, Mike <mwixon@srcity.org>
Subject: [EXTERNAL] Re: Public Hearing for El Roy's - 505 Santa Rosa

Hello-

Thank-you for this information.

I see that the hours of operation have been changed. These changes ARE NOT acceptable. Hours of operation until 11pm and then on Fri/Sat. until 12midnight are NOT conducive to a neighborhood of elderly and families with small children. Added traffic/people/noise in and around this neighborhood at late hours is not acceptable. There is a better location for this project along Santa Rosa Ave that would not impact any homes/families/people as there are only other businesses around.

I also am wondering if the people involved with this project live in this neighborhood. If they did, I wonder if they would still think that these hours of late night operation would be conducive for them and their families.

Thank-you for your consideration.

Marie Nelson, Luther Burbank Neighborhood resident

On 10/11/2022 16:32, Wixon, Mike wrote:



Good afternoon!

You are receiving this complimentary notice of a public hearing for the project noted above because you had previously written the City of Santa Rosa with comments regarding the project. A copy of the public hearing notice is included below for your information regarding the Zoning Administrator meeting, at which this project will be considered. The notice includes all information on how to participate in the meeting and the public hearing if you desire.

Here is also a link to the Zoning Administrator meeting agenda, which is not yet available. However, please check the website daily to view the agenda, a draft resolution, and all project related materials when they are posted ahead of the meeting. <https://santa-rosa.legistar.com/DepartmentDetail.aspx?ID=35018&GUID=1F2D20C0-D0B2-42A6-BCEC-F9B6D8699054>

Please note that the comments you previously submitted were forwarded to the Zoning Administrator for consideration with the project. Please contact me directly by writing back if you have any further questions.

Regards,

Michael Wixon | Contract Planner

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NOTICE OF PUBLIC HEARING

CITY OF SANTA ROSA ZONING ADMINISTRATOR MEETING Thursday, October 20, 2022, at or after 10:30 A.M. Virtual Public Meeting Format

PROJECT NAME - El Roy's Express Mex, Inc Food Truck

PROJECT ADDRESS - 505, 509, 515, 517 & 523 SANTA ROSA AVE, SANTA ROSA, CA 95404

PROJECT DESCRIPTION - Operate a mobile food vendor in a surface parking lot in the Core Mixed Use Zoning District. Hours of operation have been revised by the applicant to hours between 10:00 a.m. through 11:00 p.m. daily, except Fridays and Saturdays will have extended hours until midnight. The food truck will not provide on-site dining and the operation will have up to six (6) employees on-site simultaneously. File No. CUP22-027



PURPOSE OF PUBLIC HEARING

To receive public comment and recommendations prior to acting on the requested applications. Participation instructions are available at srcity.org/zoningadministrator.

JOIN THE PUBLIC HEARING

To slow the spread of COVID-19 and to protect the health of the public and staff, the City is conducting virtual public meetings:

www.zoom.us/join - Meeting ID: **823 7945 4104**
(877) 853 5257 (Toll Free) with Meeting ID: **823 7945 4104**

Public Comments will be accepted during the virtual public hearing. You may also submit comments prior to the hearing using the contact information below.

ACCESS TO PUBLIC HEARING INFORMATION

Public Hearing access information (including instructions) and Public Hearing documents are available online at srcity.org/zoningadministrator.

CONTACT

Mike Wixon, Project Planner at mwixon@srcity.org or by phone at: (707)543-3200



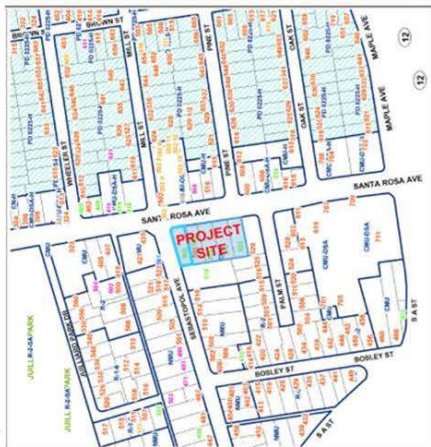
The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Planning Division at 707-543-3200 (TTY Relay at 711) or Planning@srcity.org. If the requests is received at least 7 business days prior to this meeting, the copy shall be provided no later than two (2) business days prior to the meeting. Meeting information can also be accessed via the internet at srcity.org/zoningadministrator.



100 SANTA ROSA AVENUE, ROOM 3
SANTA ROSA, CA, 95404

88-0810

PROJECT LOCATION MAP - 505, 509, 515, 517 & 523 SANTA ROSA AVE



Action taken by the **Zoning Administrator** on this project will be posted to our website at srcity.org. In compliance with Zoning Code Section 20-62, the decision of the is final unless an appeal is filed withing 10 days of the action.

From: [Judy Kennedy](#)
To: [Wixon, Mike](#)
Subject: [EXTERNAL] EL ROYS
Date: Monday, October 17, 2022 2:30:47 PM

Dear Mike, after thinking about this situation for the past few days, and after eating a fabulous meal at the nearby taqueria, I have changed my mind regarding El Roy at 505 Santa Rosa Ave. please consider this a NO vote for food trucks.

Judy Kennedy

Sent from my iPad

From: [Buckheit, Lani](#)
To: [Murray, Susie](#)
Subject: Late Correspondence - Item 5.1 - El Roy's
Date: Wednesday, October 19, 2022 3:10:00 PM
Attachments: [Late Correspondence as of 10.19.22.pdf](#)

Hi Susie,

The reason for this email is to provide you with late correspondence for item 5.1, Public Hearing - El Roy's Food Truck, scheduled for tomorrow's Zoning Administrator Meeting at 10:30 AM. This will be added to the agenda as an attachment.

Thank you!

Lani Buckheit | Administrative Secretary

Planning & Economic Development Department | 100 Santa Rosa Ave. Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3226 | lbuckheit@srcity.org

Due to increased demand, limited resources, and time constraints, delays are expected in the City's permit processing. The Planning Division anticipates returning to standard processing and response times by Fall 2022. Thank you for your patience and understanding as City operations are reestablished following the coronavirus pandemic.

