

From: [kathleen Pooler](#)
To: [Bisla, Sachnoor](#)
Subject: [EXTERNAL] For Feb. 12 hearing on PROPOSED DEL VALLE DRIVE-THRU -- CUP23-041 (PRJ23-008)
Date: Wednesday, February 11, 2026 4:00:32 PM

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DEAR PLANNING COMMISSIONERS:

My name is Kathy Pooler. I have owned my property on Kenmore Lane since 1979, and have lived here continually for the last 40 years.

Current Del Valle Proposal

I am strongly opposed to the proposed drive-through restaurant at Del Valle property at 2000 Sebastopol Road. File Number CUP23-041 (PRJ23-008)

The plans as currently written would have the cars exiting the drive-thru onto the dog-leg of Kenmore Lane, then turning right to go out onto Sebastopol Road or left to go down Kenmore Lane, a small one block street that was part of the County until 2017.

Residential vs. Commercial

First off, I do not believe that any commercial enterprise should have its access or exit onto a residential street. Kenmore Lane is a public road (mistakenly referred to as a private lane in the report) which is categorized as a local road.

Vehicle Traffic on Kenmore Lane

Kenmore Lane has an extraordinary amount of vehicle traffic for such a small street. My guests often comment on how busy it is when they come to my house. Because Keagan Drive behind us does not have an outlet, those residents and residents of other neighborhoods to our West and South use Kenmore to come and go East and North, especially since their other option is Garner, where it is almost impossible most of the time to make a left from there onto Stony Point.

Pedestrian Traffic on Kenmore Lane

My neighbors have addressed the serious vehicle traffic on Kenmore Lane and the entrance/exit onto Sebastopol Road. I want to also stress the pedestrian traffic. Since there are limited sidewalks much of the length of our street, many people walk **IN** the street. This includes the dog-leg, where children often play at the dead end. The foot traffic includes people walking their dogs, kids walking to and from school, parents pushing baby carriages, children buying from the ice cream truck, people going and coming from Food Maxx,

(crossing Sebastopol Road at a spot where there is no light or crosswalk) etc. as well as people, including children, riding bicycles. This is of particular concern when there are people walking in the street at night, which some people do regularly to walk their dogs or go to Food Maxx. There are also a number of neighborhood cats (at last 7) and a frequent escapee small dog that call our street their home and they would be at increased risk of being hit with additional traffic. People who live on, or utilize this street on a regular basis, are on the lookout for these surprise encounters, especially after dark, but people not familiar with the neighborhood would not know to do so. Even with speed bumps, we regularly have drivers speeding down our street. Adding sidewalks at the north end of Kenmore would be of little help, as it would not solve the pedestrian and animal problem. The sidewalk in the proposal along the dog-leg is private. There should already be a sidewalk ON Sebastopol Road in front of Del Valle, however, which should have been addressed by the City years ago.

Gaining access to the restaurant is currently, and would continue to be, off of Sebastopol Road, as it should be. For customers coming from west of there on Stony Point, that is no problem. I would venture a guess, though, that customers coming from South of Sebastopol Road, and perhaps from elsewhere, would avoid that bad intersection of Stony Point and Sebastopol Road, by going onto Garner to Kenmore Lane to reach, and reversing that to leave, the restaurant, adding more traffic to the length of Kenmore Lane, and those other residential neighborhoods.

Traffic Impact on Sebastopol Road

I strongly disagree with the statement by the W-Tran transportation consultant that adding the drive-thru restaurant would have minimal impact on traffic on Stony Point or Sebastopol Road! It most certainly would add to the congestion on Sebastopol Road and perhaps Stony Point as well. Most egregious is the fact that there was no mention of impact to Kenmore Lane in that report, where the plan is to have all customers from the drive-thru and the current restaurant exit (customers currently can use the shared driveway with the former Rite Aid to enter and exit). Many neighbors have voiced their current frustrations with the gridlock that happens where Kenmore Lane connects with Sebastopol Road, focusing on the afternoon traffic when Caesar Chavez Language Academy gets out, and at the end of the work day, as people are leaving businesses west of us or returning to their homes in that neighborhood. However, in my normal comings and goings during week days, I have also experienced this gridlock at lunch hour and to a lesser degree, at the start of the school and work day. It is unsafe to turn left onto Sebastopol Lane much of the time and even turning right (East) can be tricky. Traffic is already horrendous and would become even more so. I've been told by residents at Casa Del Sol that it is almost impossible for them to exit their gated community going East at the start and end of the school day.

Please see article of February 2 in the Sonoma County Gazette by Duane De Witt titled [Roseland roads are narrowing - here's why](#), discussing traffic issues in Roseland.

Entering Kenmore Lane from Sebastopol Road

It is very unsafe and risky to turn left from Sebastopol Road onto Kenmore Lane at those busy times of day, as Eastbound traffic on Sebastopol Road take over the lefthand turn lane to Kenmore (going the wrong direction!) and even when that left-hand lane is available to us, we have to cross two lanes of traffic to get in. Usually when traffic is backed up on Sebastopol Road, drivers seeing someone trying to turn will leave a clearing (no markings currently for that area to be left clear) for people to turn left (South) and will wave us to go ahead and make the turn. But often there are other cars in the lane next to the curb coming East that can't see

the driver trying to turn and the left-turning driver can't see them, making the turn treacherous. There have been many near misses and some accidents at that spot. If this project comes to fruition, this traffic hazard would become a much bigger issue than it already is. This violates the City's "Vision Zero" policy to reduce pedestrian and cyclist fatalities.!

Impact on people living on the dog-leg:

The people living on the dog-leg of Kenmore Lane would be impacted the most. These families all have more than one car, frequently have members of their large extended families visiting, including young children, and driveways that can only accommodate one vehicle. Therefore, they have to park any additional vehicles on the North side of the road, where the private proposed parking for the existing restaurant would be. Under the current proposal, the residents would lose access to that area to park! That is outrageous!

It is difficult as it is to turn around at the dead end. The proposed parking spaces reduces the turning distance for all vehicles, especially larger vehicles, such as trucks. Residents getting out of their driveways and that section of the street with traffic coming out of the Del Valle's drive-thru driveway would be very challenging, and a nightmare for emergency vehicles, garbage trucks, delivery trucks, etc.

Residents of the dog-leg have been told that mail will not be delivered and garbage cans would have to be put out onto the main section of Kenmore if there are any obstacles to those vehicles being able to turn around to get out. This is very problematic and an unreasonable burden to those families.

Rational given by owners of Del Valle for adding the drive-thru

The owners of Del Valle are asking for the approval of their project as they state that part of the reason that they are unable to make a profit is due to lack of seating to accommodate enough customers. They believe they can increase their profit by expanding their customer base with a drive-thru restaurant. I do not believe that limited seating is the issue! I drive by their parking lot several times daily and the most number of cars I have ever seen there is 5, and it is usually less. They state that they can only use their covered and enclosed outside seating area in the summer, but neighbors have observed it being used year-round, with the help of heat lamps, like many other local restaurants. I have been told by neighbors that there are certain times of the week that the restaurant is busy, and customers and staff of the restaurant park at the now vacant Rite Aid parking lot. This might become a problem if whomever takes over that site prohibits them from parking there if there are more cars than the 16 parking spaces in the proposal.

I think the main issue of not being able to make enough of a profit is too much competition in a concentrated area, which the owners also cite as a limiting factor. A search online shows that there are 10 other Mexican Restaurants and food trucks on Sebastopol Road alone, PLUS Mitote Food Park with another 8-10 food trucks, and Lola's Market, on the corner of Sebastopol Road and Dutton Ave, which also serves Mexican food. There are also numerous other Mexican restaurants and food trucks near by. It is hard to see how they can all make a profit. The restaurant business is very competitive and only 51% make it to 5 years. Some of the restaurants on Sebastopol Road have been long established, with loyal customers. One of those, Taqueria El Favorito, has both an inside dining and a drive-thru restaurant. Therefore, adding a drive-thru at Del Valle would not be unique and would not necessarily tap into a different customer base for them. They need to have a feature that makes them stand out,

which they apparently do not have currently, after almost 10 years in business. I do not believe it is in their best interest, or worth the financial risk, of adding a drive-thru restaurant with the hope of increasing profits.

I wish the owners of Del Valle the best. I do not believe that it is up to the neighborhood however, to sacrifice and suffer for them to take this gamble. Please vote NO on their proposal!

Thank you.

Respectfully,

Kathy Pooler

From: [colleen oneal](#)
To: [PLANCOM - Planning Commission](#); [Bisla, Sachnoor](#); [Pardo, Aaron](#); [Cisco, Patti](#); [Carter, Charles](#); [Weeks, Karen](#); [Duggan, Vicki](#); [Sanders, Terrence](#); [Horton, Miles](#); [Ken Davis](#)
Subject: [EXTERNAL] Del Valle Proposal - Evidence in Opposition
Date: Wednesday, February 11, 2026 8:37:38 PM
Attachments: [SKETCH 1.pdf](#)

Dear Planning Commissioners I am a 44 year resident at 988 Kenmore Lane. I'm attaching a link to a google drive folder named "Del Valle Proposal Opposition" . The videos in the folder depict traffic on Sebastopol Road/Kenmore Lane. All were filmed yesterday, February 10th, between 4:44 pm and 5:00 pm. One video (the longest) is 8 minutes 40 seconds long and was started at 4:44 p.m. The other 4 videos were all filmed between 4:52 and 5:00 pm. I'm also attaching a rough sketch of the area so you can get some idea of the actual traffic pattern at that intersection. Additionally, a short narrative of the longer video is provided below to help provide some context with regard to what you are seeing. I, and my neighbors, would very much appreciate you taking the time to review the videos.

[I've attempted to give everyone access to the google drive doc but I am definitely not a tech person (and as I was sharing the doc it said several email addresses did not have a google account). Please let me know if you are not able to access the videos. The person that appears to have access for sure is Karen Weeks.]

THE 8 minute VIDEO (narrative):

The red stop sign is at the north end of Kenmore Ln. (BTW - Kenmore Lane - I'll call it "KL" - is one continuous block long) The white pickup is prepared to turn right onto Sebastopol Rd. (There is NO possibility of turning left onto Sebastopol Rd. during any of the rush hour traffic - morning, noon or 3-6 pm).

Cars are backed up to KL (and farther west) and block the left turn lane from Seb. Rd. To KL. Also, cars wanting to exit the Food Max shopping center are queued up for a left turn onto Seb. Rd. Eventually, a Fed Ex truck is east bound on Seb. Rd. travelling in the inside lane. To the left of the Fed Ex truck are east bound cars IN THE KL LEFT TURN LANE (initially a black jeep and then another car - and then more vehicles use the turn lane after traffic starts moving). Even when east bound cars aren't in the KL left turn lane - east bound traffic blocks the KL intersection so it's impossible - and then dangerous (because it's difficult to see if another car is coming in the curb lane) to make the turn. So then traffic moves some and then the curb lane is again backed up to KL and farther west. Then you see a gray car in the KL left turn lane, blocked from turning - traffic still backed up in both east bound lanes - Food Max traffic backed up 3 or 4 cars deep. The same thing happens repeatedly, blocking the left turn lane (if not driving in it east bound), both lanes backed up to KL and farther west. The video ends after the tow truck makes the turn to KL.

The shorter videos all depict the same basic problem. The point is that the problem is continuous - and these videos were all taken in a 14 minute window BEFORE 5:00 pm. (I would also like to point out that the 'fix' for the anticipated queuing problem for the drive-thru is, for want of a better word, goofy. Unless, of course, Del Valle is agreeing to have an employee assigned to that task exclusively, and agrees to accept liability for any and all accidents/injuries/property damage caused by their plan, including damage to the residential properties on Kenmore Lane that abut the Del Valle property.)

One more point: with the exception of a short patch on the east side of the street, from just south of my house to Gardner avenue, there are NO SIDEWALKS on Kenmore Lane. Indeed, there's a ditch along the entire west side of Kenmore Lane. WE are just a couple blocks from a school (used to be Cook - is now a Spanish language immersion school) and lots of kids use Kenmore Lane to reach their homes. Additionally, neighborhood residents regularly walk down Kenmore Lane to go to the store.

Thank you for your time reviewing these materials. Please help us keep our beloved Kenmore Lane safe. colleen



[_Del Valle Proposal Opposition-20260212T033258Z-](#)

[1-001.zip](#)

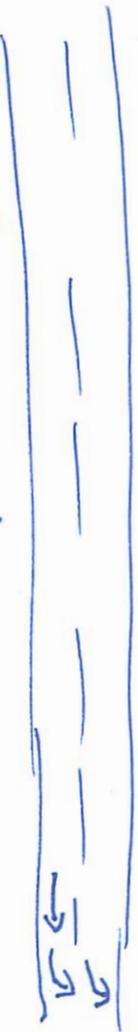
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Attorney at Law

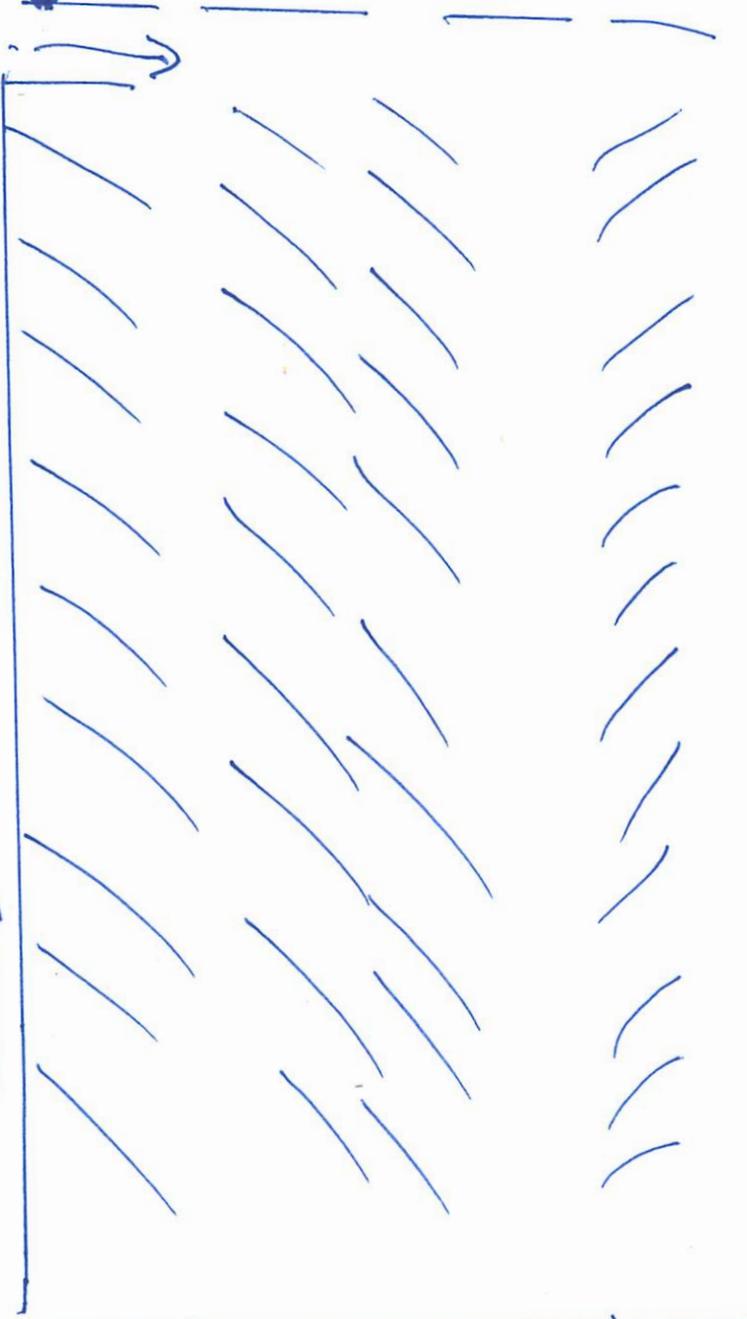
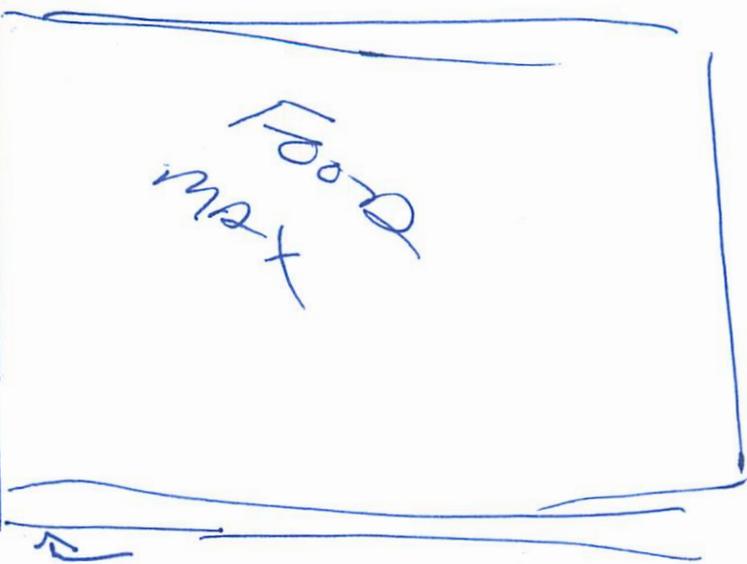


NORTH

SHARPER WGE CENTER



WEST



STONY POINT RD. (EAST)

SOUTH

