

**From:** [Dany Chavez](#)  
**To:** [Bisla, Sachnoor](#)  
**Cc:** [KEN DAVIS](#)  
**Subject:** [EXTERNAL] De valle project on kenmore ln  
**Date:** Tuesday, February 10, 2026 10:33:27 PM

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See attached video showing how busy Sebastopol rd gets and this is at 5:20pm when picking up my kids at CCLA.

De Valle stated on his essay bottom of second page

“Minimal impact on traffic:”

their project will not cause more traffic or affect our area, but it will, seeing as the current traffic we already have.

As well as the noise. How can a drive thru have minimal noise when our house is right there, literally on 922 kenmore lane.

Other pics show the their empty parking lot at 5:30pm. I have screenshots of the pics so show the date stamp and time.

I have lived at 922 kenmore lane for over 30yrs and I have seen fire trucks park on the gravel parking lot since old Pepe’s was there. So De valle’s reasoning for “site constraints” is inaccurate. I think putting taco truck is a better idea if he’s needing to expand just like Fondita has one taco truck parked outside their restaurant and another across the street on Sebastopol rd.



IMG\_0077.mov



IMG\_0083.jpeg



IMG\_0084.jpeg



IMG\_0086.jpeg

Thank you for your time,

**From:** [Dany Chavez](#)  
**To:** [PLANCOM - Planning Commission](#)  
**Subject:** [EXTERNAL] Fwd: De valle project on kenmore ln  
**Date:** Wednesday, February 11, 2026 12:21:27 PM

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See my comments.

[sbisla@srcity.org](mailto:sbisla@srcity.org) asked me to forward to you. Thanks.

----- Forwarded message -----

**From:** **Dany Chavez** [REDACTED] >  
**Date:** Tue, Feb 10, 2026 at 10:33 PM  
**Subject:** De valle project on kenmore ln  
**To:** <[sbisla@srcity.org](mailto:sbisla@srcity.org)>  
**CC:** KEN DAVIS <[REDACTED]>

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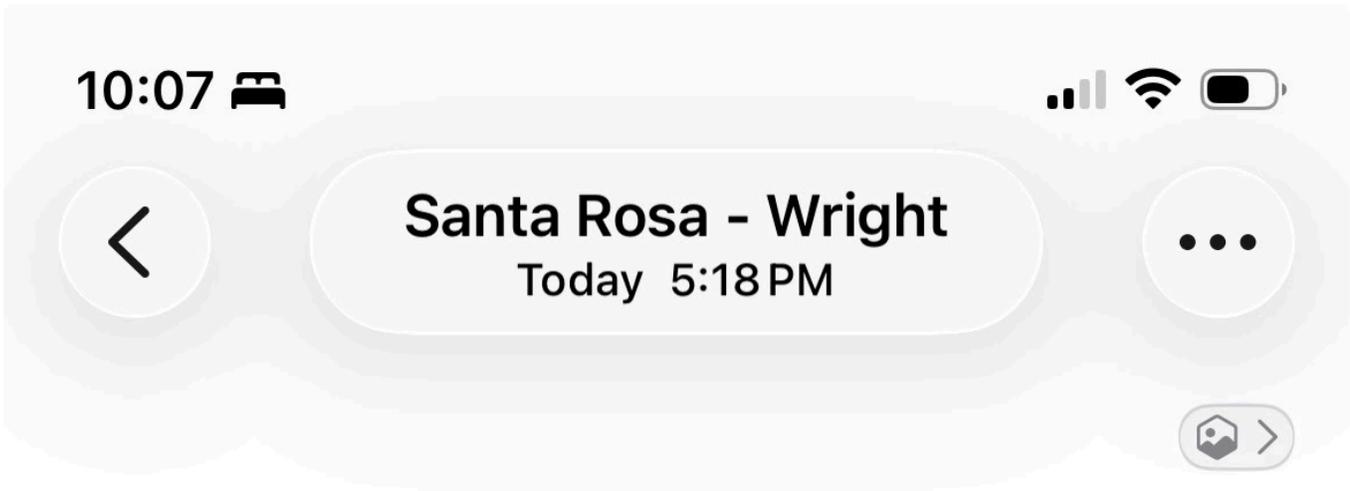
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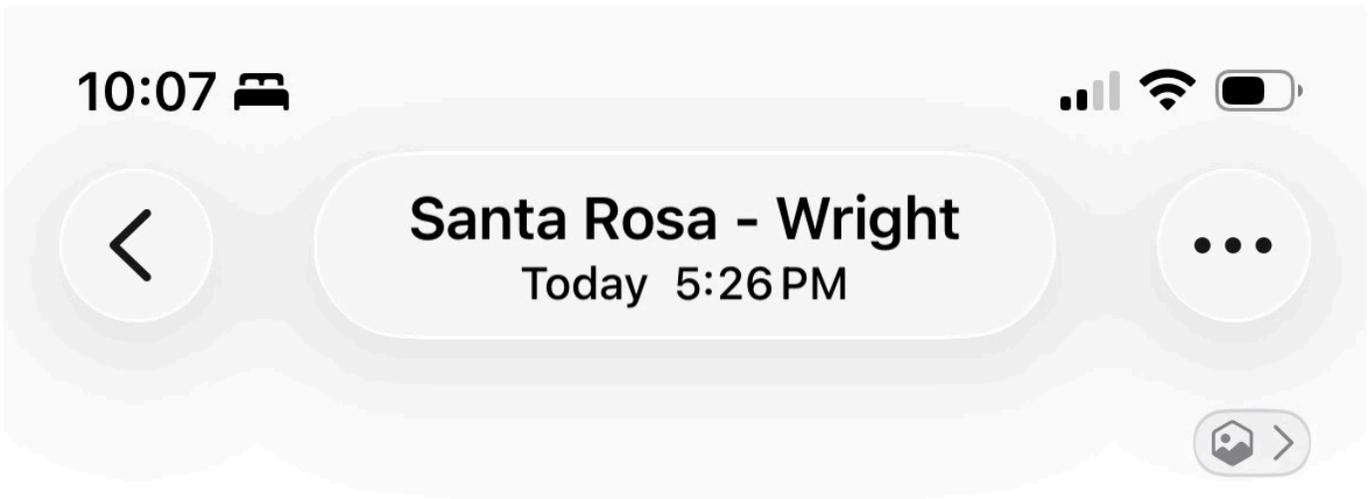
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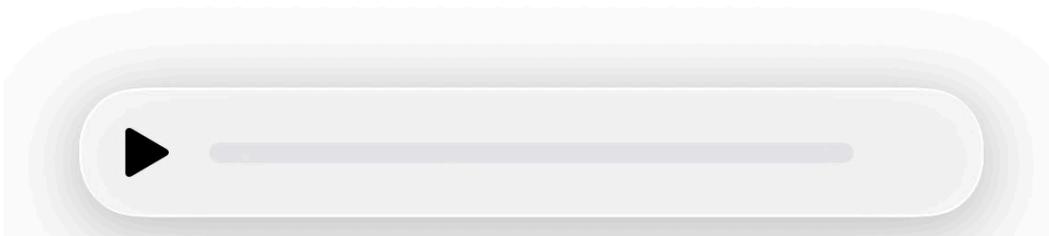
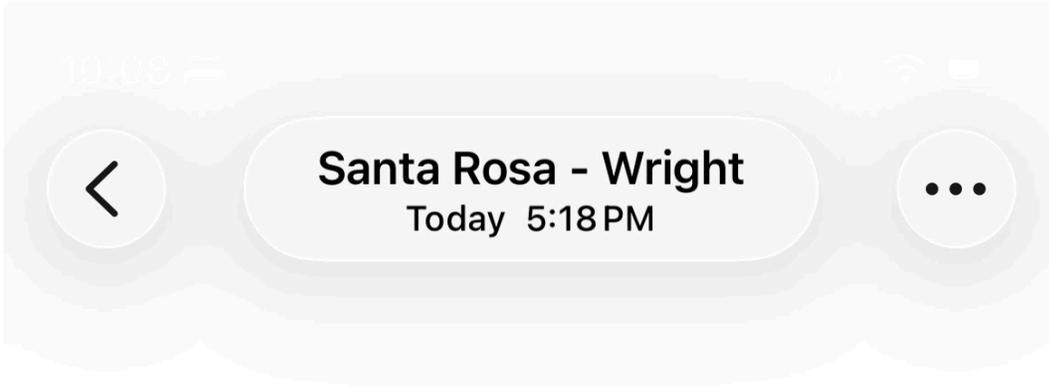


IMG\_0086.jpeg

Thank you for your time,







**From:** [mturkel](#)  
**To:** [PLANCOM - Planning Commission](#)  
**Subject:** [EXTERNAL] Del Valle Drive through plan  
**Date:** Tuesday, February 10, 2026 10:00:29 PM

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Dear Sir,

I am a forty year resident of Kenmore Lane and live about 2/3 of the way south from Sebastopol Rd. When I moved here in 1985, there was almost no traffic. When the developments to the west of Kenmore started happening, through traffic increased dramatically and continues to increase today. I worked with my neighbors to get speed bumps installed because I had to wait for several cars to pass before one would stop to let me back out of my driveway. Cut through traffic would get up to 60 mph. I had several of my cats ended up as roadkill in front of my house. My home is located between two of the 3 speed bumps, fortunately for me the distance between them is too short for people to much speed between them. But to the north and south of the speed bumps they do still speed. We have a lot of people walking here. There are kids coming and going from school, people out for exercise or walking their dogs. One side of the street has sidewalks in some places while other side has no sidewalks. That leaves no choice but to walk in the street. The increase in cars would be an unnecessary safety hazard for pedestrians and pets.

The intersection of Sebastopol Rd and Kenmore is frequently blocked by people in a hurry and can take a couple of changes of the Stony Point stop lights to make their way from Kenmore to Stony Point. The back up to the west can be as long as two blocks. Turning left from the west bound lane can be challenging. People driving east will get into their left turn lane and proceed through the intersection into the westbound left turn lane. Then they will sit there waiting for me to resolve their problem. I once tried to make the left turn through the partially blocked intersection. As I edged out into the curb lane, a speeding car driven by an uninsured drive ran into the right front of my truck. Fortunately, I had insurance that paid for the extensive repairs.

On another occasion my work van that was parked on the street was totaled by a hit and run driver on a weekend morning. After my van, he proceeded to hit my next door neighbor's van. Another neighbor saw him as he deserted his SUV and took off south on foot. The police took a report and since his plates and registration were still with the car they were able to locate him. He was not a Sonoma County resident, he was uninsured and drunk at 8am.

At our meetings with 3 commissioners on Monday and Tuesday, many neighbors had similar stories to tell about traffic issues. After studying the proposed plans for Del Valle project, it is clear that the quality of life on Kenmore Lane would be greatly diminished by dumping all of Del Valle's customer's cars on to Kenmore Lane. We have a wonderful community here that would be lost if this project is approved. While this would be especially destructive to those who live on the dog leg of Kenmore Lane, it would also be damaging for those of us who live on the rest of the street.

Thank you for taking the time to read this and considering our concerns. Please help us keep our neighborhood by rejecting this plan.

Sincerely,

Marni

Marni Turkel



**From:** [Bisla, Sachnoor](#)  
**To:** [Brown, Madeline](#)  
**Subject:** FW: [EXTERNAL] Del Valle Mexican Restaurant CUP23-041(PRJ23-008)  
**Date:** Wednesday, February 11, 2026 3:19:05 PM

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**Sachnoor Bisla | City Planner**

Planning and Economic Development Department | 100 Santa Rosa Ave | Santa Rosa, CA  
95404

Tel. (707) 543-3223 | Fax (707) 292-0963 | [sbisla@srcity.org](mailto:sbisla@srcity.org)



**Coming soon in 2025, the Planning, Building, and Engineering Divisions of the City of Santa Rosa's Planning and Economic Development Department will fully transition to an online application submittal process through the Accela Citizen Access platform. Learn more about the Online Permitting System [here](#), and more information will be coming soon!**

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**From:** Jo Hagstro. <[REDACTED]>  
**Sent:** Wednesday, February 11, 2026 2:56 PM  
**To:** Bisla, Sachnoor <[sbisla@srcity.org](mailto:sbisla@srcity.org)>  
**Subject:** [EXTERNAL] Del Valle Mexican Restaurant CUP23-041(PRJ23-008)

To Santa Rosa City Planner, Ms. Sachnoor Bisla,

As a homeowner on Kenmore Ln.

since 2003, I have witnessed a steady increase in vehicle traffic on my street. It has come to a point where in the morning and afternoon traffic is so heavy making it hard to get onto Sebastopol Rd., turning right and turning left is almost impossible. By adding a drive through on Del Valle Restaurant property, Kenmore Ln. will become a bottleneck for cars using our street. Kenmore Ln. is a residential street not a commercial thoroughfare! As a homeowner paying \$6,500 a year in property taxes to have some peace of mind in my own neighborhood; not to get jammed up with traffic to a point where I can't get out of my own driveway or neighborhood.

Sincerely, Keith Richardson

**From:** [KEN DAVIS](#)  
**To:** [Weeks, Karen](#); [Horton, Miles](#); [Duggan, Vicki](#); [Sanders, Terrence](#); [Carter, Charles](#); [Cisco, Patti](#); [Pardo, Aaron](#)  
**Cc:** [Bisla, Sachnoor](#); [PLANCOM - Planning Commission](#)  
**Subject:** [EXTERNAL] URGENT / IMPORTANT / TIME SENSITIVE -- Feb. 12th -- Del Valle Proposed Project  
**Date:** Wednesday, February 11, 2026 11:21:13 AM  
**Attachments:** [VICINITY MAP.png](#)  
[2026.02.12 -- EXHIBIT.png](#)  
[2026.02.02 -- AERIAL EXISTING.png](#)

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**TO: THE CITY OF SANTA ROSA  
SANTA ROSA, CALIFORNIA  
Submitted for February 12, 2026  
Planning Commission Hearing**

**REGARDING: THE PROPOSED  
DEL VALLE RESTAURANT  
DRIVE-THRU PROJECT  
2000 Sebastopol Road  
CUP23-041 (PRJ23-008)**

SENT TO ALL 7 PLANNING COMMISSIONERS  
via Email 02/11/2026, at 11:20 AM

Dear Planning Commissioners,

This document was prepared with love for our community.

It's long. Please read through to the end. And please forgive any redundancies. Your 10-day public notification period is unrealistic for any knowledgeable person to study a project's documents, then try to communicate the nuances and intricacies of that project to one's entire community. Time is short. Our neighborhood group looks forward to seeing you in Chambers --tomorrow evening. Many thanks to you Commissioners who found the time to meet with us neighbors on-site!

Below, please find my **personal statement**, which I had hoped to present, at your *Planning Commission Hearing* on **February 12, 2026**. But, it's not possible for me to present all the important points within 3 minutes, *in my own voice*. The following information is comprehensive in nature, and very crucial for our community's well-being!

I am the only person on Kenmore Lane with a civil engineering background (technician level). It's near-impossible (without assistance) for the lay-person (my neighbors) to comprehend *engineering drawings* and the many technical reports for the *Proposed Del Valle drive-thru project*.

Since no EIR (Environmental Impact Report) was required, it's up to us long-time residents to supply that crucial information to you. Please, *please*, protect our

neighborhood, our families.

With intensive instruction, our neighbor group better understands the proposed Del Valle drive-thru project and the devastating impacts its (new) customer vehicle traffic *flows* would have on our long-established (pre-1960 +/-) residential neighborhood.

I (we all) have the right to petition our Government! I hereby petition the government of the City of Santa Rosa with *this entire document and its exhibits*.

What follows is my truthful opinion. It is my personal statement. And prepared to the best of my knowledge. With exhibits.

It was very difficult to address our concerns herein, within your very short 10-day public notice period.

I believe that most of the neighbors I've been working intensively with the last 10 days, will concur with my comments. *You may ask them yourself at the Planning Commission hearing.* By raising of hands? I hope to be present to answer any questions you may have of me.

**Good Evening,**

I'm Ken Davis, a retired Civil Engineering Technician. I'm a 40-year resident of our Kenmore Lane community -- we all look out for one another here.

I love Santa Rosa! I love my neighbors! We have worked very hard for *decades* to clean up, improve, and maintain a healthy community. Twenty years ago I participated in a couple of community-wide, *Roseland* "clean-up days."

Importantly, I appreciate all you good people who administer our city! You provide us with clean drinking water, and keep our communities safe, sanitary, healthy. I feel blessed! Santa Rosa is truly "A city made for living" as its motto states. Let's keep it that way!

TONIGHT, I request (along with a great number of my neighbors) that the City of Santa Rosa **DENY** a Conditional Use Permit for this proposed "Del Valle Restaurant, Drive-Thru" project -- as it's presently designed.

WHILE WE WISH THE DEL VALLE OWNERS WELL -- Their current project plan is *UNCONSCIONABLE!* It will severely, and dangerously impact every resident who lives on our entire Kenmore Lane (all 39 homes & families).

DV's (Del Valle's) current plan would literally change the character of our community by "*dumping*" every single one of their customer's vehicles onto our tiny Kenmore Lane dog-leg portion, like never before! All of Kenmore Lane is, and always has been a **public residential road**, *not private* as Del Valle's submitted project documents state repeatedly! It is, and always has been *zoned residential*.



DV's project would dramatically worsen existing *grid-lock* conditions that we residents already experience at Sebastopol Road & Kenmore Lane (an uncontrolled intersection). DV's frustrated, impatient customers would certainly choose to speed *south* on K.L. (Kenmore Lane) to Gardner Avenue -- proceeding next to Lombardi Lane! (for westbound cars), impacting many students and parents at Chavez Academy/Cook School. Alternatively, some cars will venture east on Gardner, tying-up traffic at recently widened Stony Point Road (another uncontrolled intersection).

The broader community, south and west of Kenmore embodies *hundreds* of resident families. They will be *outraged* when DV's highly inappropriate cut-through traffic suddenly appears speeding through their neighborhoods!

*Traffic Engineers* make great efforts to discourage such inappropriate cut-thru traffic. So should the City of Santa Rosa!

Please keep all of Del Valle's commercial and customer traffic off of Kenmore Lane.

Please, permanently close Del Valle's existing, southern entryway, now! Protect our public, residential Kenmore Lane! Restrict all commercial activities to the commercially-zoned, arterial road of Sebastopol Road! The City must maintain a clear distinction between commercial and residential uses! After all, we are: "*The City made for living.*"

Kenmore Lane already suffers dangerous, grid-lock traffic congestion many times throughout the day at Sebastopol Road. This intersection has no traffic signal. Heavy traffic frequently blocks our entry. So, we, ourselves, use Lombardi Lane to go west. To travel east on Sebastopol Road is also difficult! Most drivers do not keep this hectic intersection clear. Drivers often make illegal maneuvers here.

Making a left-hand turn from westbound Sebastopol Road onto southbound K.L. (as we are coming home) is quite dangerous and requires *extreme* caution. *Very many car accidents have occurred here! Seriously!*

DV's traffic engineers studied Stony Point Road intersection intensively for this project. But they ignored, even minimized Kenmore Lane's dangerous intersection at Sebastopol Road. Thus, putting their client's interests above the welfare of our Santa Rosa community!

DV's project documents (esp.: owner's narrative / project description) state that their project will have "Minimal impact on traffic." **Not so!** We long-term residents know better! It would certainly be bad for our resident families.

The following aerial photo "mark-up" EXHIBIT, graphically summarizes, **in RED**, the heavy, undue burdens that the PROPOSED Del Valle drive-thru project would impose upon our neighborhood and our families' lives. Any level of added vehicles is unacceptable! Del Valle's project would certainly endanger K.L. residents, children, and pets, and the general public. Please, permit **NO** ingress, egress, or customer parking access from our Kenmore Lane dog-leg.

**EXHIBIT:**



TO WIT:

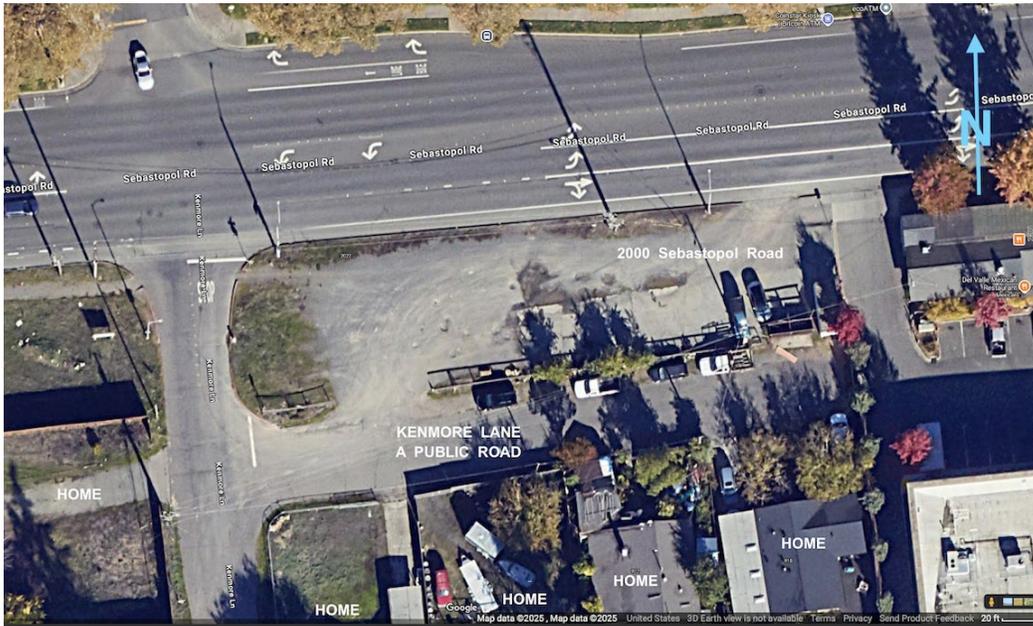
- 1) The worker is not qualified to direct traffic! They're not traffic cops. It's a "*dicey*" proposition to have a cook wearing a hair net and apron turning customers away on the street.
- 2) If he has minimal training, short-order cooks, paid minimum wage, often find better employment elsewhere. An unpredictable, high-turnover occupation!
- 3) DV may rent the drive-thru out to some other food vendor! It is near-impossible for S.R. City to provide oversight & enforcement of DV's *Q-Mgt. Plan*.
- 4) To direct DV's overflow vehicles through the *former* RiteAid parking lot is *highly inappropriate*, and inevitable! We know it will happen! That usage was *never* approved by the Council / Commission (years ago) when City approved construction of the pharmacy building.
- 5) Moreover, at the busiest of times, to deny customer vehicles entry, will confuse and aggravate *every* driver nearby on Sebastopol Road. *CHAOS!* Determined customers will proceed south on Stony Pt., west on Gardner Ave., then *speed* north on Kenmore Lane (going '*round and 'round* the block like a squirrel cage!)

For many decades, the entirety of Kenmore Lane has been, and remains, a public road, zoned residential. *The County of Sonoma* had jurisdiction until 2017. It maintained the entire roadway (including the dog-leg) -- its surface drainage, sewer, and water systems, until all of Roseland was annexed.

DV, in their project narrative, *admits* that their restaurant business has struggled with a lack of patronage for many years. There is something seriously wrong, when they have not developed their own *loyal* customer-base after 10 years of operation! Mexican food outlets are popping-up all over town. Most of them have developed loyal customers. Despite this competition, other "brick&mortar" venues are thriving!

DV's gravel parking lot has been neglected for 10 years. It's south fence has been hit by cars many times and remains un-repaired, it's often on the ground! The stop sign there has been hit many times, lay on the ground for days, and is now missing! Gravel from their parking lot always remains spread, unabated, on our paved, Kenmore Lane dog-leg -- a pedestrian slipping/tripping hazard (City liability?). Fix this now!

**Existing Site -- Aerial Photo:**



Please, do not reward DV's lack of maintenance by allowing DV to "dump" every one of their customer's vehicles into our now peaceful, residential community of K.L.! DENY this project. We all will suffer greatly from that indignity. DV's current drive-thru plan would be a blight upon our entire community. Our property values will plummet! Our *existing* speed bumps cannot save us from DV's many customer vehicles.

DV's project as it's presented to you today, absolutely conflicts with Santa Rosa's long-standing principle: *To cultivate a livable city*. The City of Santa Rosa can do better. -- for everyone's sake!

PLEASE:

Do not allow customer vehicles (or commercial traffic) on Kenmore Lane from DV's land at 2000 Sebastopol Road. Please permanently close the messy, dysfunctional, gravel vehicle driveway on our K.L. dog-leg, located along their southern border. The City prohibits gravel driveways!!! Enforce that law!

As part of TRAFFIC CALMING studies, when we obtained our important K.L. speed bumps (20+ years ago), the Sonoma County traffic engineer addressed the southern gravel driveway situation: He said he could close that driveway for us, because the restaurant needed only *one* driveway: the existing ingress/egress driveway near the restaurant building on Sebastopol Road. We **now** ask that the southern driveway opening be closed immediately -- ask my neighbors.

The DV project (as designed) is bad for *everyone!*

Please, dear Commissioners, RESTRICT **ALL** commercial activities, and all customer parking, to the **COMMERCIALY ZONED, ARTERIAL ROAD OF SEBASTOPOL ROAD**. As you know, arterials and collector streets are where drive-thru's are located! (if not within a large shopping plaza's parking lot).

PLEASE RESPECT AND PROTECT OUR HEALTHY, ESTABLISHED FAMILY NEIGHBORHOOD OF KENMORE LANE (*AND THOSE NEIGHBORHOODS SOUTH AND WEST OF US*).

Since time *IMMEMORIAL*: *All* of K.L. has been a public road, zoned residential.

IMPORTANT: DV's tiny strip of land was annexed, and zoned commercial, many years *before all of K.L. was annexed* along with Roseland.

ON A POSITIVE NOTE:

A well-constructed, **paved parking lot** (*without* a stand-alone drive-thru kitchen), with proper public sidewalks may well be the highest, best, and only use for DV's land. Adding a second, formal, *egress* driveway ramp directly on Sebastopol Road, near the west end of their property will certainly avoid vehicle "stacking" problems on Sebastopol Road. All vehicle Queueing would be contained within the fully improved parking lot.

A modern, attractive parking lot (perhaps with dramatic, beautiful landscaping) could help attract customers, making it a true dining *destination*, unlike today's ugly, ill-maintained, unsupervised, gravel lot.

There's even room on DV's parking lot for attractive picnic tables with umbrellas. There is plenty of space, today for a bustling business, like our beloved *Pepe's Mexican Restaurant!* -- before they relocated. I have an old aerial photo (c. 1997) with 25 vehicles parked in *Pepe's* well-maintained gravel parking lot. The restaurant was so very popular that the fire department often would enjoy lunch at *Pepe's* -- parking their very long ladder truck in the gravel lot.

**HISTORICAL:**



*We wish Del Valle owners well.*

**And, please STOP *Del Valle's* horrible, disrespectful, drive-thru project. It's a tragedy in the making.**

*Thank you!*

Respectfully submitted via email,

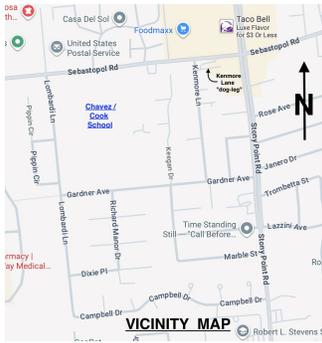
-- Ken Davis.

***Building The Beloved Community, Together!***

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*( End )*





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**EXHIBIT:**



**LEGEND:**

- indicates DANGEROUS, EXISTING CONDITIONS.
- BLUE or WHITE** designates normal, existing neighborhood traffic patterns.
- RED** -- Represents heavy new customer traffic flows from a PROPOSED Del Valle drive-thru. Poor civic planning!
- PURPLE** -- Represents suggested re-designs that are respectful of our neighborhood and its residents.

**TO CONTINUE:**

Kenmore Lane's dog-leg portion will be the most severely impacted! Large families and their many grandchildren live and play on the K.L. dog leg, a dead-end, public, residential-only road.

Even without a DV drive thru -- Sebastopol Road traffic congestion is increasing exponentially as new housing and business developments are completed to the west.

DV's *Queue Management Plan* is pure idiocy! It will not work! A busy, two-person drive-thru kitchen cannot afford to send 50% of their team out to the street to direct traffic at their busiest of times! Even in the rain!

**TO WIT:**

- 1) The worker is not qualified to direct traffic! They're not traffic cops. It's a "dicer" proposition to have a cook wearing a hair net and apron turning customers away from the street.
- 2) If he has minimal training, short-order cooks, paid minimum wage, often find better employment elsewhere. An unpredictable, high-turnover occupation!
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*Thank you!*

Respectfully submitted via email,

-- Ken Davis.

*Building The Beloved Community, Together!*

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( End )