

Del Valle Drive-Thru

Conditional Use Permit CUP23-041 (PRJ23-008)

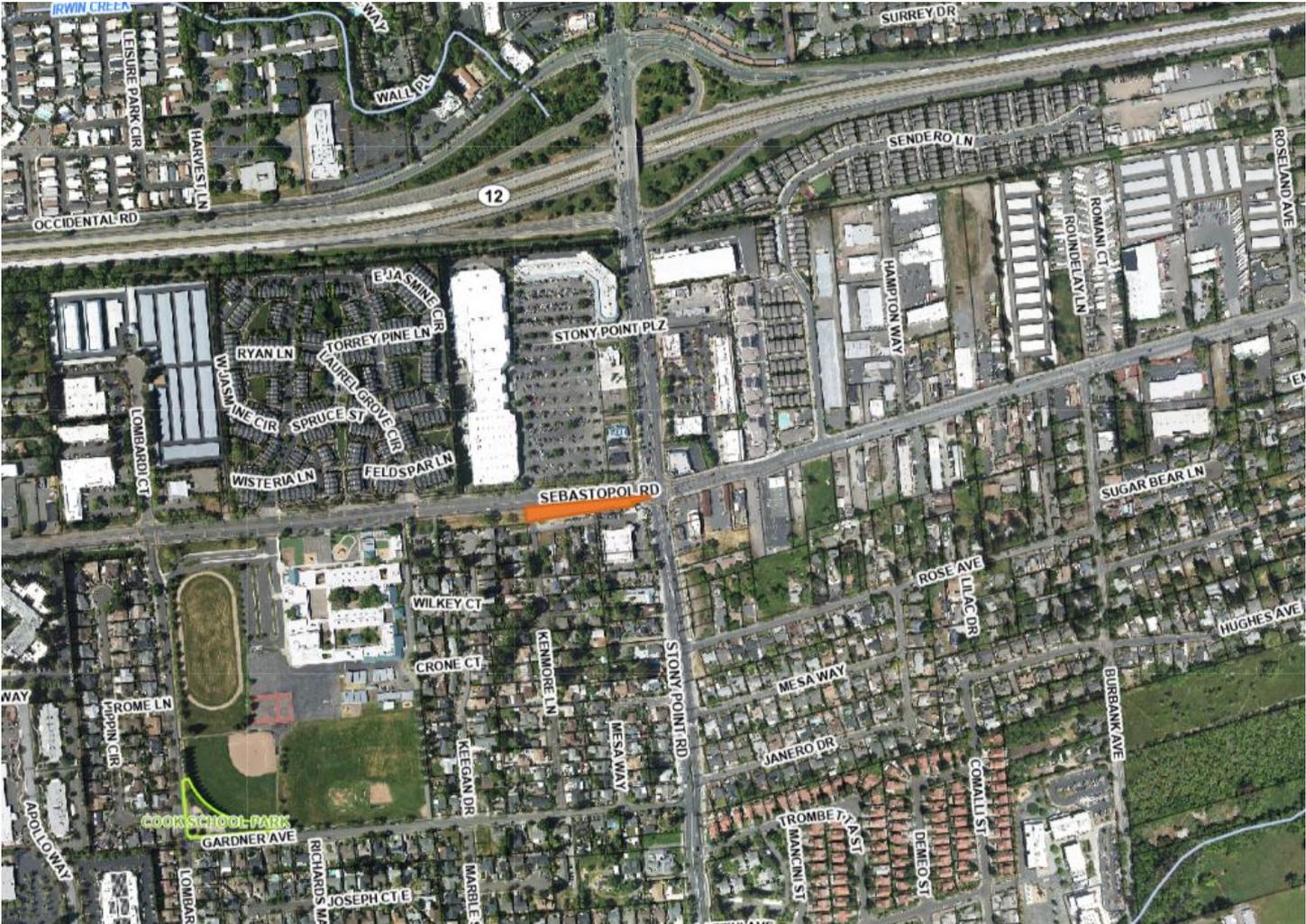
2000 Sebastopol Road

February 12, 2026

Sachnoor Bisla
City Planner
Planning and Economic Development

- Request for a Conditional Use Permit for drive-through retail sales
 - Extension of the existing Del Valle Mexican Restaurant on site
 - Approx. 850 SF building (Minor Design Review required)
 - Proposed hours: Monday-Sunday, 7:00 AM to 11:00 PM
 - 2 employees at any given time
 - 15 new parking spaces for the existing restaurant

Neighborhood Context Map 2000 Sebastopol Road



Project Location 2000 Sebastopol Rd

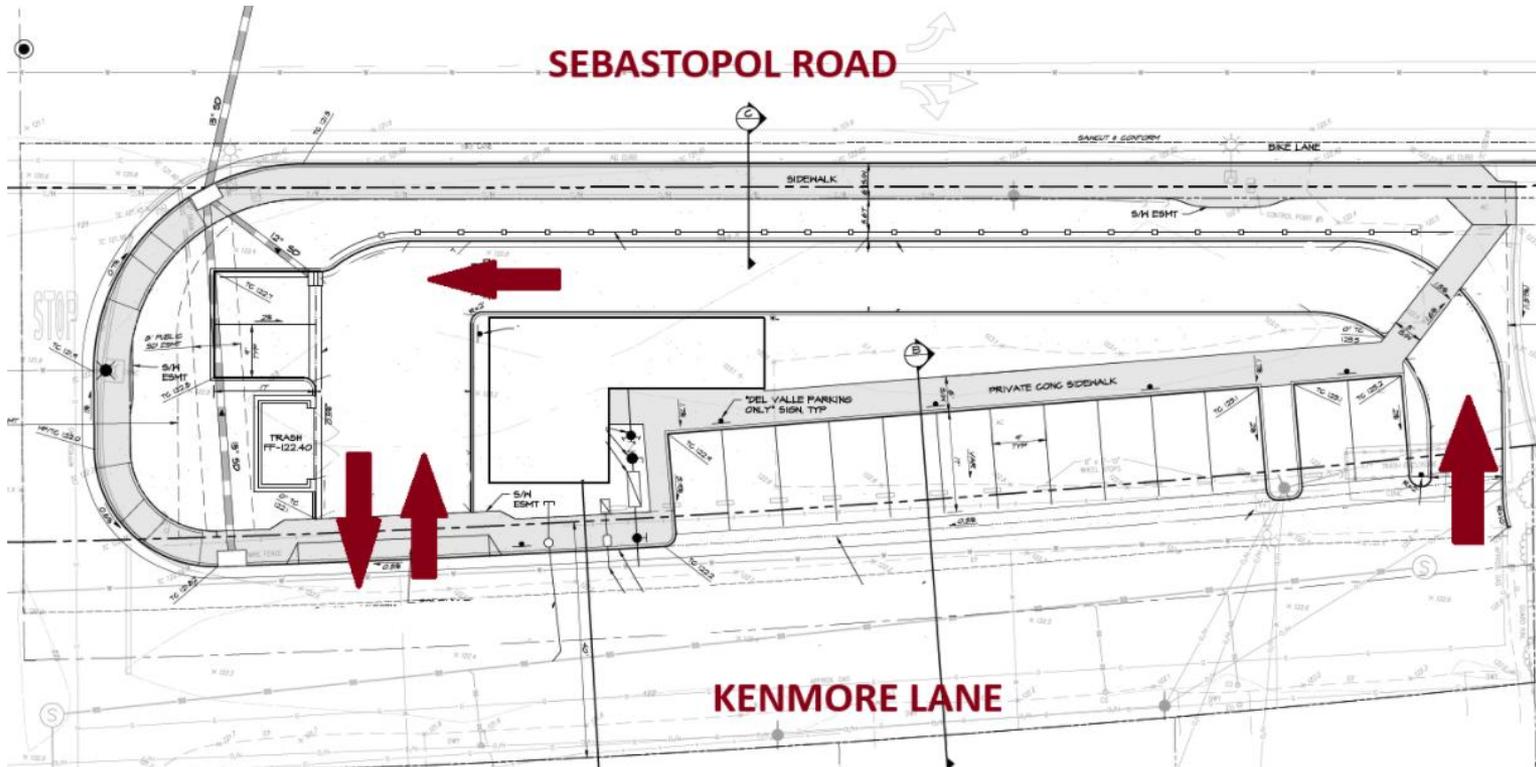


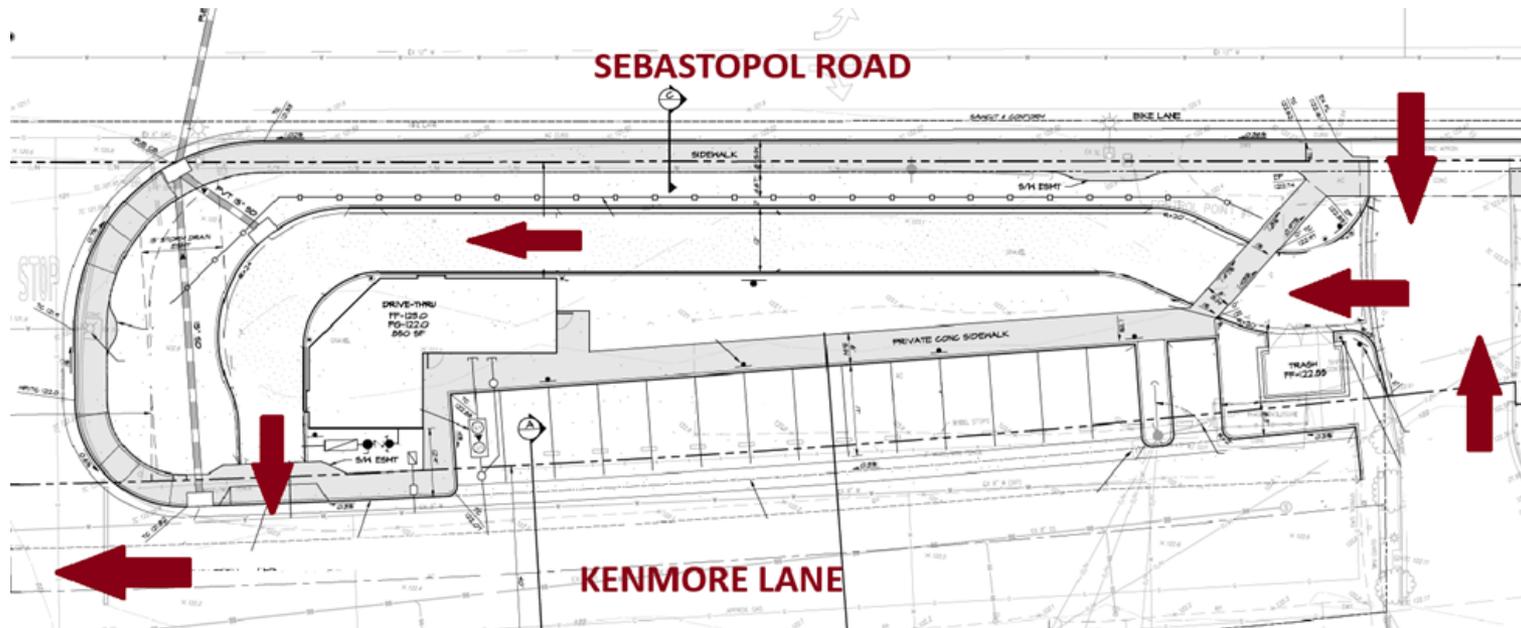
- August 2, 2022 – Pre-application meeting with staff
- January 9, 2023 – Neighborhood Meeting
- July 11, 2023 – Application submitted
- January 19, 2024 – Notice of Application distributed
- February 6, 2024 – An informal neighborhood meeting was held by staff at the request of neighbors
- January 30, 2026 – Notice of Public Hearing distributed

Zoning: CG (General Commercial)



General Plan Land Use: Retail and Business Services





Conceptual Elevations



Queue Management Plan

- During peak hours, an employee will actively monitor the queue length
- Once the queue length reaches 10 vehicles, the drive-through entrance will be closed off
- The employee will signal to incoming vehicles to continue south towards the retail parking or north onto Sebastopol Road
- Drive-through entrance would not re-open until the queue length has reduced to 7 vehicles

Drive-through Retail (20-42.064)

- A. Drive-through aisles shall have a minimum 20-foot radius at curves and a minimum width of 12 feet.

The proposed drive-through aisle has a width of 12 feet, with the radii at the curves ranging from 20 to 30 feet.

- B. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.

The entrance will have two “Drive Thru” signs, one on each side.

The pavement at both entrance and exit will have clearly marked directional arrows.

Drive-through Retail (20-42.064)

- C. Each drive-through aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.

The entrance will be accessed from the driveway off of Sebastopol Road. Vehicles will exit the aisle via Kenmore Lane, while the parking area is accessed from the opposite direction.

- D. The adequacy of vehicle queuing capacity of the drive-through facility and the design and location of the ordering and pickup facilities shall be determined by the review authority.

With implementation of the Queue Management Plan, including closure of the drive-through aisle at capacity, the design of the drive-through is adequate for the maximum 10 vehicle queue.

Drive-through Retail (20-42.064)

- E. Each drive-through aisle shall be appropriately screened with a combination of landscaping, low walls, and/or berms to prevent headlight glare from impacting adjacent streets and parking facilities.

The project will provide at least 4' tall fence screening to the north of the drive through aisle to prevent headlight glare from impacting Sebastopol Road.

As a condition of approval, project will also include a similar fence at least 6' in height on the south side of the drive-through aisle, to screen headlight glare and noise from impacting the residences to the south.

LAND USE AND ECONOMIC DEVELOPMENT

Action 2-1.2: Work with developers to ensure new development and redevelopment align with the integrity and character of surrounding uses, especially when nonresidential uses are proposed adjacent to residential areas. Consider use of appropriate buffers, landscaping, and other types of screening to minimize noise, light, glare, and odor.

Goal 2-5: Create a business-friendly, diverse, and sustainable economy through the attraction of new business, and the expansion, retention, and support of existing business.

Action 2-6.6: Work with property owners, the business community, and others to support efforts to attract or expand development, redevelopment, and new business opportunities in vacant or underutilized commercial space.

Action 2-8.1: Provide a range of commercial services that are easily accessible and attractive, satisfy the needs of people who live and work in Santa Rosa, and attract a regional clientele.

- Categorically Exempt
 - ✓ Class 1 (15303) – construction of a new small structure
 - ✓ Class 32 (15332) – infill project



1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

- Staff found the proposed hours (7:00 a.m. to 11:00 p.m.) to be incompatible with the adjacent residential uses, with the potential for late night disturbances, and proposed a condition or approval limiting hours to 9:00 p.m.
- The applicant has not agreed to this proposed condition and prefers the option to remain open until 11:00 p.m., which would allow them the flexibility to establish a closing time based on business demand
- Many drive-throughs in the vicinity and the City are open past 12:00 a.m., however these are generally surrounded by commercial uses, not single-family residential
- Staff and the applicant are requesting that the Planning Commission consider the proposed project and determine whether the condition of approval is appropriate

February 6, 2024 Neighborhood Meeting:

- Concerns about traffic and circulation along Kenmore Lane
- Sebastopol Road & Kenmore Lane intersection is commonly used for school pickup
- Not typical for drive-through access to be via a residential street
- Emergency vehicle access onto Kenmore Lane is already difficult
- Many residents currently need to street park
- Issues regarding maintenance of the project site

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit for Del Valle Drive-Thru, a new drive-through retail sales facility, located at 2000 Sebastopol Road, to operate from 7:00 a.m. to 9:00 p.m. File No. CUP23-041 (PRJ23-008).

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