

**From:** [Wixon, Mike](#)  
**To:** ["SbcglobalThea Daniels"](#)  
**Cc:** [Hopwood, Kimberly](#); [Roy Cabrera \(roy@elroysxpressmex.com\)](mailto:roy@elroysxpressmex.com); [Paul G; Nicholson, Amy](#)  
**Subject:** RE: [EXTERNAL] Public meeting for El Roys Express Mex food truck  
**Date:** Monday, August 29, 2022 3:58:08 PM

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Dear Thea,

My apologies, I thought I had responded to your e-mail. To be sure, your e-mail will be forwarded to the Zoning Administrator and will be part of the public comments for the project -- your voice is heard in regards to the El Roys Food Truck at 505 Santa Rosa Ave., and I appreciate you taking the time to write me both times with your concerns!

Best regards,

Michael Wixon  
Contract Planner  
City of Santa Rosa

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

From: SbcglobalThea Daniels <thea@theadaniels.com>  
Sent: Monday, August 29, 2022 3:25 PM  
To: Wixon, Mike <mwixon@srcity.org>  
Subject: [EXTERNAL] Public meeting for El Roys Express Mex food truck

I understand that you are busy. This is my second email in regards to this issue. Would you please respond because I would also like to know that my voice has been heard in regards to the El Roys food truck project.

I live in The Burbank Gardens neighborhood and feel very strongly that a food truck is not what is needed in our downtown neighborhoods (Arts district / Burbank Gardens) We are strong communities of residents and small businesses that provide fun activities and support each other.

It would be a slap in the face to put a Temporary food truck business rather than supporting a long term business option to attract people to our neighborhoods. Including Juilliard park, Burbanks home, Prince Greenway Memorial park and the Santa Rosa Creek plus other gems we have here.

Please consider other more promising options for our available land area and make our downtown corridor all that It can be.

Thea Daniels

Sent from my iPad

**From:** [Wixon, Mike](#)  
**To:** ["Jack Cabot"](#)  
**Cc:** [Hopwood, Kimberly](#); [Nicholson, Amy](#); [Roy Cabrera \(roy@elroyspressmex.com\)](#); [Paul G](#)  
**Subject:** RE: [EXTERNAL] El Roy food truck  
**Date:** Tuesday, August 30, 2022 8:39:07 AM

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Dear Jack,

Thank you for your comments. We will forward your comments to the Zoning Administrator to be sure they are included and considered with this item.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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**From:** Jack Cabot <jackcabot@sbcglobal.net>  
**Sent:** Monday, August 29, 2022 9:42 PM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] El Roy food truck

I have little enthusiasm for the food trucks at 505 Santa Rosa Ave. I have owned 8 properties within a block of that address and still have 5 including the triplex at 517, 519 and 521 Sebastopol Ave. I am concerned about the late night hours that have been applied for. Midnight is simply too late for most any eating place. I am worried about late night activities that may occur when people leave bars looking for a late night snack. That dark parking lot (no electricity) may also harbor people drinking in their cars and such.

Please consider shortening the hours to 9.

I also am concerned about the impact the trucks will have on the Las Palmas restaurant close by. They have been there for 20 years and are an attribute to the neighborhood.

Jack Cabot 707 548 5200

**From:** [Wixon, Mike](#)  
**To:** ["Martin Umholtz"](#)  
**Cc:** [Hopwood, Kimberly](#); [Paul G](#); [Roy Cabrera \(roy@elroyspressmex.com\)](#)  
**Subject:** RE: [EXTERNAL] El Roy's Express Mex not needed  
**Date:** Monday, August 29, 2022 2:28:51 PM

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Dear Mr. Umholtz,

Thank you for your comments, which will be forwarded to the Zoning Administrator for the meeting record.

I just want to be clear this is not a rezone application, it is a Minor Conditional Use Permit application for a Mobile Food Vendor. I understand this likely does not change any of your comments below. I've included responses to your comments below where appropriate to help provide more information regarding the concerns you've expressed.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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**From:** Martin Umholtz <martinumholtzz@gmail.com>  
**Sent:** Monday, August 29, 2022 12:29 PM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] El Roy's Express Mex not needed

To: Mike Wixon, Contract Planner

Please do not change the zoning of 505 Santa Rosa Avenue to allow for a Taco Truck that my neighborhood does not need. **COMMENT RECEIVED. SEE NOTE ABOVE REGARDING TYPE OF APPLICATION.**

I have several concerns.

Hours of operation are too late. Midnight on Friday and Saturday is too late to have noise so close to residential areas. Even 10 pm, Sunday through Thursday is hours too late. **COMMENT RECEIVED.**

There are at least 6 curb cut auto entrances to this property. Would all be used for auto access or would some be blocked? I see danger to pedestrians on the sidewalks and on the property if all are used. **COMMENT RECEIVED. AS SHOWN ON THE SITE, ONLY ONE CURB CUT ALONG SANTA ROSA AVENUE WOULD BE USED, AS WELL AS EXISTING CURB CUTS ALONG SEBASTOPOL RD.**

Why have a Mexican Taco Truck doing business a mere 150 feet from Las Palmas Mexican

restaurant, a local neighborhood fixture for over 20 years. Are we to destroy the business of a successful, hispanic owned local food outlet?

Why not an Aisian Food Truck for variety? **COMMENT RECEIVED.**

The mailing, I recieved, stated that as many as 72 persons could be seated. What security will be required? I expect at least 2 security guards should be on site during any hours of operation.

**COMMENT RECEIVED. THE APPLICANT HAS MODIFIED THE PROJECT TO REMOVE ALL ON-SITE SEATING; THE PROJECT WILL NOT INCLUDE ANY ON-SITE DINING, ONLY A FOOD TRUCK FOR TAKE OUT IS PROPOSED.**

Thank you for your consideration,

Martin Umholtz

SoFA area neighbor

**From:** [Wixon, Mike](#)  
**To:** ["cheztrez@aol.com"](mailto:cheztrez@aol.com)  
**Cc:** [Nicholson, Amy](#); [Hopwood, Kimberly](#)  
**Subject:** RE: [EXTERNAL] El roys food truck Santa Rosa Ave  
**Date:** Monday, August 29, 2022 4:47:05 PM

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Dear Joe,

Thank you for writing. We will forward your comments to the Zoning Administrator and respond to you shortly regarding your request for a more formal public.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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**From:** cheztrez@aol.com <cheztrez@aol.com>  
**Sent:** Monday, August 29, 2022 4:19 PM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] El roys food truck Santa Rosa Ave

To whom it may concern

My name is Joe Trez and I reside in the neighborhood Juilliard Park directly behind the proposed spot for El Roys Food Truck on Santa Rosa Ave.

Living in this neighborhood we only have one restaurant that is open for lunch and dinner 7 days a week which is Las Palmas that serves wonderful Mexican cuisine and has been a fixture of the neighborhood for many years now. They are a locally owned, single location restaurant that is family owned and operated and have done a great job in very challenging conditions over the last few years of fires, pandemic etc. The applicant El Roys on the other hand has clearly thrived with multiple brick and mortar locations open and in construction and also multiple food trucks around Sonoma county.

The addition of a proposed food truck of the exact same cuisine right next to that restaurant seems like a poor use of the space and also seating for up to 72 people and operating from 10am - midnight, 7 days a week (as stated on materials mailed to residents from City of Santa Rosa) will cause many problems with noise and not having adequate bathroom facilities on the property being a few main issues. Having seen the applicants business first hand at the other locations they operate (Petaluma, Roseland) most of the business is late night.

I would love to a business happen on the vacant property on Santa Rosa Ave but we need to make a choice for the right type of business for that spot that can actually serve the community and

neighborhood. Meanwhile we have no stores that sell groceries or produce in the downtown area outside of Grocery Outlet and there's a real need for many new businesses in the downtown Santa Rosa that most would count as basic necessities outside of another Mexican food truck.

I would also like to please request a more formal public hearing on this matter as stated in the correspondence from the City of Santa Rosa

Regards,  
Joe Trez

[Sent from the all new AOL app for Android](#)

**From:** [Wixon, Mike](#)  
**To:** ["Todd Barricklow"](#)  
**Cc:** [Hopwood, Kimberly](#); [Nicholson, Amy](#)  
**Subject:** RE: [EXTERNAL] 505 Santa Rosa Ave  
**Date:** Wednesday, August 31, 2022 11:49:56 AM

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Dear Todd,

Thank you for your email in support of the mobile food vendor at this location. Your email will be forwarded to the Zoning Administrator and will be part of the public correspondence considered with the project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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

From: Todd Barricklow <tod3ddd@gmail.com>  
Sent: Wednesday, August 31, 2022 10:05 AM  
To: Wixon, Mike <mwixon@srcity.org>  
Subject: [EXTERNAL] 505 Santa Rosa Ave

Mike

I'm writing to you today to support the temporary project of food trucks at 505 Santa Rosa Ave. Food trucks are not a magnet for crime, they are a great way to enliven what is right now an empty lot with a legitimate business that provides good food and a unique experience not provided for in this neighborhood as of now. The small amount of very vocal neighbors are just one subset of the real community and they would be opposed to anything that challenges their illusion of living in some quaint country hamlet, when in reality they live in a city with a variety of life and interests.

Please approve this project and keep our city moving forward.

Todd Barricklow  
707 694-9287  
tod3ddd@gmail.com

**From:** [Wixon, Mike](#)  
**To:** ["Bob Guffanti"](#)  
**Cc:** [Nicholson, Amy](#); [Hopwood, Kimberly](#)  
**Subject:** RE: [EXTERNAL] 505 Santa Rosa Avenue/El Roy's truck  
**Date:** Wednesday, August 31, 2022 12:55:51 PM

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Dear Bob,

Thank you for your email regarding the El Roy's mobile food truck at this location. We will forward your email to the Zoning Administrator to be included with the public correspondence for this project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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

From: Bob Guffanti <[bobguffanti@comcast.net](mailto:bobguffanti@comcast.net)>  
Sent: Wednesday, August 31, 2022 12:36 PM  
To: Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>  
Subject: [EXTERNAL] 505 Santa Rosa Avenue/El Roy's truck

Mr. Wixon

I am a longtime resident of Burbank Gardens, more than fifteen years B. I am completely in favor of Roy Cabrera bringing his quality El Roy food truck to my neighborhood, specifically 505 Santa Rosa Avenue. This would be an excellent use of an otherwise vacant plot of parking lot at the entrance to our city. This is a great improvement over used car sales and flea markets.

I understand it's temporary, and a long-term project of housing and businesses is something to work towards. Ideally, I'd love to see a grocery store in this location, with affordable as well as market rate housing: a truly multi-story, urban mixed use. In the meantime, this is an appropriate addition.

A bit of nightlife with a midnight closing is a positive attribute. For too long the city of Santa Rosa has rolled up the sidewalks at five o'clock. The planned lane reduction with bike lanes and landscaping on this stretch of the avenue will soon add another note of life and positivity. The relatively new traffic signal at Mill St/Sebastopol Ave will make access easier, too. The planned improvements of lighting and well marked parking would enhance an otherwise disused site. I think this project will be an asset for Santa Rosa.

Thanks for listening

Bob Guffanti  
Mill Street  
Santa Rosa

**From:** [Wixon, Mike](#)  
**To:** ["Jenine Rinn"](#)  
**Cc:** [Nicholson, Amy](#); [Hopwood, Kimberly](#)  
**Subject:** RE: [EXTERNAL] CUP22-027  
**Date:** Wednesday, August 31, 2022 5:50:18 PM

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Dear Jenine,

Thank you for your email regarding the El Roy's mobile food truck at this location. We will forward your email to the Zoning Administrator to be included with the public correspondence for this project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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**From:** Jenine Rinn <jenine.rinn@gmail.com>  
**Sent:** Wednesday, August 31, 2022 4:36 PM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] CUP22-027

Dear Mike Wixson-

I am writing to you in support of the adoption of CUP22-027 allowing for El Roy's to locate one of their food trucks at 505 Santa Rosa Ave, the long vacant Groth used car lot.

We are a young family living within walking distance of the site and believe that having additional lunch & dinner opportunities in the neighborhood to be a huge positive, especially when there are so few options currently.

Also, we are big believers in activating this stretch of Santa Rosa Ave - from City Hall to Hwy 12 - and believe even temporary uses like the proposed El Roy's food truck to be important activations on this otherwise bleak section of roadway.

Thank you for your consideration!

Sincerely,  
Jenine Rinn

**From:** [Wixon, Mike](#)  
**To:** ["Kernan Coleman"](#)  
**Cc:** [Nicholson, Amy](#); [Hopwood, Kimberly](#)  
**Subject:** RE: [EXTERNAL] El Roy Food trucks . . .  
**Date:** Wednesday, August 31, 2022 12:53:20 PM

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Dear Kernan,

Thank you for your email regarding El Roy's mobile food truck at this location. We will forward your email to the Zoning Administrator to be considered part of the public correspondence with the project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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**From:** Kernan Coleman <kernan@ranch7.com>  
**Sent:** Wednesday, August 31, 2022 9:33 AM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] El Roy Food trucks . . .

Hello Mr. Wixon,

I recently saw the Notice of Public Hearing for the El Roy project. As a Burbank Garden's resident and business owner, I'd like to offer my support for bringing more commerce and life to the SR Avenue corridor. Until that property can be developed for housing, I'd love to see a food truck business there. I see SR Avenue from 12 to Sonoma as the front door to our city, and until recently, we seemed to be leaving our garbage piled up there. Between the revival of The Astro and increasing use of Julliard Park for events and families the area is slowly improving. I think adding the food trucks to the old Groth property will be an asset.

What I'd really love to see is multi-story housing with businesses and a grocery store all the way down to 12 on the west side of a two lane (with bike lanes and more trees) SR Avenue. As one of the largest cities between Portland and SF, we must grow up, not out.

Thanks,

Kernan Coleman  
Creative Director  
Ranch7 Creative

Studio: 707 849 2652

749 Mill Street  
Santa Rosa, CA 95404

[ranch7.com](http://ranch7.com)

**From:** [Wixon, Mike](#)  
**To:** ["Nicholas Haig-Arack"](#)  
**Cc:** [Hopwood, Kimberly](#); [Nicholson, Amy](#)  
**Subject:** RE: [EXTERNAL] El Roy's Food Truck on SR Ave  
**Date:** Wednesday, August 31, 2022 9:36:08 AM

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Dear Nicholas,

Thank you for your e-mail in support of the project. We will forward your email to the Zoning Administrator to be sure it is included and considered with other public comments for this project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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

From: Nicholas Haig-Arack <nicholasmhaigarack@gmail.com>  
Sent: Wednesday, August 31, 2022 8:50 AM  
To: Wixon, Mike <mwixon@srcity.org>  
Subject: [EXTERNAL] El Roy's Food Truck on SR Ave

Hello,

I am writing in support of your approval for El Roy's food truck at 505 SR Ave. The sooner the better!

I own a home in the Luther Burbank Gardens neighborhood. I have been hearing about the City's plan to improve Santa Rosa Avenue, but I don't see anything happening. A popular food truck will breathe new life into a property that has been a vacant eyesore for far too long. Please approve the El Roy Taco Truck at 505 SR Ave.

Thank you,  
Nicholas Haig-Arack

**From:** [Wixon, Mike](#)  
**To:** ["Spring Maxfield"](#)  
**Cc:** [Hopwood, Kimberly](#); [Nicholson, Amy](#)  
**Subject:** RE: [EXTERNAL] El Roy's taco truck  
**Date:** Wednesday, August 31, 2022 11:55:05 AM

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Dear Spring,

Thank you for your email in support of the El Roy's mobile food truck at this location. Your email will be forwarded to the Zoning Administrator and will be part of the public correspondence considered with this project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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**From:** Spring Maxfield <springmaxfield@gmail.com>  
**Sent:** Wednesday, August 31, 2022 9:42 AM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] El Roy's taco truck

Hello ,

I'm writing in support of putting food trucks at 505 Santa Rosa Avenue. I love this idea. This will bring more pedestrian traffic to a blighted and lonely location! More people on the streets benefits everyone and local businesses. Every study in urban planning points to this. Also having folks around during later hours cuts down significantly on crime and mitigates bad behaviors by questionable folks.

Mitote food park has been a wonderful addition to the Roseland neighborhood. I don't know if El Roy's plans to bring in the live music like Mitote but I hope they do. It's just wonderful to see impromptu dancing and neighbors gathering together. After the initial upset this will definitely benefit other local restaurants as well. Bringing more visibility and life to an empty car lot and the surrounding areas.

Also, as I understand it, this is a temporary permit, so if it doesn't work, we are not stuck with it forever!

Spring Maxfield  
Santa Rosa Urban Arts Partnership  
707-332-4462

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**From:** [Wixon, Mike](#)  
**To:** ["quinkenn@sonic.net"](mailto:quinkenn@sonic.net)  
**Cc:** [Hopwood, Kimberly](#); [Nicholson, Amy](#)  
**Subject:** RE: [EXTERNAL] EL ROY'S FOOD TRUCK AT 505 SR AVE  
**Date:** Wednesday, August 31, 2022 11:52:50 AM

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Dear Judy,

Thank you for your email in support of El Roy's mobile food truck at this location. Your email will be forwarded to the Zoning Administrator and will be part of the public correspondence considered with the project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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

From: Judy Kennedy <[quinkenn@sonic.net](mailto:quinkenn@sonic.net)>  
Sent: Wednesday, August 31, 2022 11:18 AM  
To: Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>  
Subject: [EXTERNAL] EL ROY'S FOOD TRUCK AT 505 SR AVE

Dear Mike,

I misread the postcard about El Roy's. I thought it was only going to be open 2 hours/day, 10 am to 12 Noon. But now I realize it was 10 am to midnight.

Now I am even more thrilled about the truck and location in my neighborhood. As I wrote to you I had hoped it would be open lunch and dinner, and now I find out it will be. Hurrah!!

I have lived in the Burbank Gardens neighborhood for over 30 years and, again, want to express my complete support for El Roy's food truck at 505 Santa Rosa Ave.

Judy Kennedy

neighborhood + arts advocate

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Judy Kennedy  
[quinkenn@sonic.net](mailto:quinkenn@sonic.net)  
(707) 528-0736

**From:** [Wixon, Mike](#)  
**To:** ["wendy west"](#)  
**Cc:** [Hopwood, Kimberly](#); [Nicholson, Amy](#)  
**Subject:** RE: [EXTERNAL] El Roy's  
**Date:** Wednesday, August 31, 2022 12:41:11 PM

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Dear Wendy,

Thank you for your email below, which will be forwarded to the Zoning Administrator and will be included in the public correspondence considered with the project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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**From:** wendy west <wendywest@sonic.net>  
**Sent:** Tuesday, August 30, 2022 8:01 PM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] El Roy's

Hi-

We've lived in the Burbank Gardens neighborhood for 25+ years. When Las Palmas opened we were very happy to have them in our hood.

They are hard working , very nice people, and we support them completely.

We don't think having a mexican food truck across the street from them will be helpful to them or the neighborhood.

I am also concerned what type of issues may come with having a business like that open until midnight 7 days a week.

Please consider this at your meeting.

Thank you- Wendy & Phil West 637 Wheeler St.

**From:** [Wixon, Mike](#)  
**To:** ["Rian Rinn"](#)  
**Cc:** [Nicholson, Amy](#); [Hopwood, Kimberly](#)  
**Subject:** RE: [EXTERNAL] Food Truck for CUP22 - 027  
**Date:** Wednesday, August 31, 2022 5:51:13 PM

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Dear Rian,

Thank you for your email regarding the El Roy's mobile food truck at this location. We will forward your email to the Zoning Administrator to be included with the public correspondence for this project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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**From:** Rian Rinn <[rian.rinn@gmail.com](mailto:rian.rinn@gmail.com)>  
**Sent:** Wednesday, August 31, 2022 4:51 PM  
**To:** Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>  
**Subject:** [EXTERNAL] Food Truck for CUP22 - 027

Dear Mike Wixson,

I am writing to you in support of the adoption of CUP22-027 allowing for El Roy's to locate one of their food trucks at 505 Santa Rosa Ave, the long vacant Groth used car lot.

We are a young family living within walking distance of the site and believe that having additional lunch & dinner opportunities in the neighborhood to be a huge positive, especially when there are so few options currently.

Also, we are big believers in activating this stretch of Santa Rosa Ave - from City Hall to Hwy 12 - and believe even temporary uses like the proposed El Roy's food truck to be important activations on this otherwise bleak section of roadway.

Sincerely,  
Rian Rinn

**From:** [Judy Kennedy](#)  
**To:** [Wixon, Mike](#)  
**Subject:** [EXTERNAL] EL ROY'S EXPRESS AT 505 SANTA ROSA AVE  
**Date:** Wednesday, August 24, 2022 1:25:25 PM

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Dear Mike,

I am totally in favor of a food truck at that location. In fact, I would like to see an array of food trucks there. El Roy's is a big favorite of mine, and I would love to have this food truck so close to home.

I only wish the hours were longer!

Thank you for contacting me.

Judy Kennedy

620 Oak St, Santa Rosa

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Judy Kennedy  
quinkenn@sonic.net  
(707) 528-0736

**From:** [SbcglobalThea Daniels](#)  
**To:** [Wixon, Mike](#)  
**Subject:** [EXTERNAL] Project: El Roys Express Mex food truck  
**Date:** Wednesday, August 24, 2022 11:52:16 AM

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Hello. My name is Thea Daniels and I live in the Luther Burbank home and Gardens neighborhood.

We are a strong downtown community that has attempted many times to participate with the planning of our strip of Santa Rosa Ave. We have collaborated with the Arts district many times as well and honestly feel not heard nor represented with Interest.

We want to see the success of downtown and support our businesses, neighbors and community activities. We also create community engagements to be proud of.

I enjoy a good food truck AND strongly feel that the temporary quality and feel of such a business will continue to keep our community distanced from what it could be. Please talk with the businesses and residents that thrive in our downtown area and find out what we would like before dismissing us again with no plan for what we can offer the downtown of Santa Rosa.

Thea Daniels

Sent from my iPad

**From:** [Wixon, Mike](#)  
**To:** [Tsfuchs@sonic.net](mailto:Tsfuchs@sonic.net)  
**Cc:** [City Clerk; Nicholson, Amy; Hopwood, Kimberly](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** Comments Regarding El Roy's Food Truck at 505 Santa Rosa Ave  
**Date:** Tuesday, September 6, 2022 11:36:41 AM

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Dear Frances,

Thank you for writing us, the Planning and Economic Development Department is in receipt of your email and your comments. First, I want to assure you that it is not too late for comments to be sent in regarding the El Roy's Mobile Food Truck, and your comments will be forwarded to the Zoning Administrator and considered with other public correspondence received for the project.

We're sorry you were cut off at the end of the Zoning Administrator meeting on September 1, 2022. I don't believe we saw any more hands raised requesting to comment using the Zoom tools, so this was unintentional on our part to close off the meeting without hearing from anyone who wished to speak. Regardless, this item has been rescheduled and re-noticed for a public hearing on Thursday, September 15, at 10:30 a.m. Therefore, in addition to your email comments, you will have another opportunity for in-person comments during the public hearing for this item.

I also wish to convey that the project no longer includes any on-site seating or dining, it is proposed for take-out only and no on-site eating.

Please feel free to contact me if you have any further questions regarding this item and/or the public hearing before the Zoning Administrator now scheduled for September 15, 2022 at 10:30 a.m.

Best regards,

Mike Wixon

Contract Planner

City of Santa

**From:** City Clerk <[cityclerk@srcity.org](mailto:cityclerk@srcity.org)>

**Sent:** Thursday, September 1, 2022 1:47 PM

**To:** Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>; Meads, Shari <[SMeads@srcity.org](mailto:SMeads@srcity.org)>

**Cc:** Hopwood, Kimberly <[KHopwood@srcity.org](mailto:KHopwood@srcity.org)>

**Subject:** FW: [EXTERNAL] PLEASE READ... Could not make a public comment in meeting today!

**From:** Frances Fuchs <[fsfuchs@sonic.net](mailto:fsfuchs@sonic.net)>

**Sent:** Thursday, September 1, 2022 1:06 PM

**To:** City Clerk <[cityclerk@srcity.org](mailto:cityclerk@srcity.org)>

**Subject:** [EXTERNAL] PLEASE READ... Could not make a public comment in meeting today!

Hell,

After joining the Zoom meeting today for the Zoning Meeting, I was able to hear all the presentations but was cut off right after the last one and unable to rejoin in order to make a comment on the item below —which is very important to me. That was frustrating, as I waiting the entire meeting in order to make public comment.

|          |   |     |                              |                       |                                                                                                                                                                                                                                                                                      |
|----------|---|-----|------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22-354ZA | 1 | 5.3 | El<br>Roy's<br>Food<br>Truck | ZA-<br>Agenda<br>Item | PUBLIC MEETING - MINOR CONDITIONAL USE PERMIT - 505 SANTA ROSA AVE BACKGROUND: A Minor Conditional Use Permit to allow Mobile Food Vending (El Roy's Express Mex Inc.) with proposed hours of operation from 10 am - 12 am, daily. File No. CUP22-027<br>Project Planner: Mike Wixon |
|----------|---|-----|------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PLEASE convey my comment to the commission!

I am Frances Fuchs and I've lived on the 600 block of Wheeler Street for 35 years. It is the block that abuts to Santa Rosa Avenue and is kitty corner to the parking lot that El Roy's Food Truck wishes to occupy. I would usually welcome the idea of a food truck if it was going to be there for 4-5 hours and it would accommodate people picking up and taking out food (as in the last agenda item, the El Milagro Food Truck). But this permit asks for 14 hours of use with seating for 72. The noise and traffic factors would be so intrusive to my life. I have a lovely back yard that I sit in and I can hear for several blocks. The car exhaust pollution and the noise would be nasty for me, and to have to hear that traffic and the potential partying going on to midnight would keep me up for sure! I am very upset about this possibility. Why would you grant a permit for such extensive hours and such a large gathering? It seems highly unusual for a food truck... it's like they are asking to open a large outdoor restaurant that's open for 14 hours. PLEASE do not grant this permit as it stands.

**From:** [Wixon, Mike](#)  
**To:** ["Jack Cabot"](#)  
**Cc:** [Nicholson, Amy](#); [Hopwood, Kimberly](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] 505 Santa Rosa Ave.  
**Date:** Thursday, September 1, 2022 9:11:21 AM

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Dear Jack,

We will forward your comments to the Zoning Administrator to be considered with other public comments received for the project. Please also note that this project will not be considered today by the Zoning Administrator, we are rescheduling the item to allow for a public hearing per a request received by a member of the public. You will receive a notice the public hearing date and time using this email address.

Regards,

Mike Wixon

Contract Planner

City of Santa Rosa

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**From:** Jack Cabot <jackcabot@sbcglobal.net>

**Sent:** Wednesday, August 31, 2022 8:11 PM

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

**Subject:** [EXTERNAL] 505 Santa Rosa Ave.

I wrote to you earlier about the food truck. Please disregard the first sentence about my enthusiasm. My two concerns, again, are the late hours and the lack of night lighting. Thank you for your patience. Jack Cabot

**From:** [Wixon, Mike](#)  
**To:** ["Debbie Burger Elliott"](#)  
**Cc:** [Hopwood, Kimberly](#); [Nicholson, Amy](#); [Nancy McSorley](#)  
**Subject:** RE: [EXTERNAL] El Roy's Express Mex Food Truck Permit Application  
**Date:** Tuesday, September 6, 2022 10:45:19 AM

---

Dear Ms. Elliott,

Thank you for sending us your comments for this project.

My role is defined as the project planner. I am responsible for all aspects of processing the conditional use permit application for the Planning and Economic Development Department, including project comments, such as your comments below. I do not know exactly the arrangement between the current owner of the property and the applicant for El Roy's. I would recommend you contact them to find out more. The property owner is listed as: 505 SR AVE LLC, SEBASTOPOL RD, SANTA ROSA. The applicant for El Roy's is Roy Cabrera, and he can be reached by at (707) 304-1596. Your comments will be forwarded to the Zoning Administrator and will be included in and considered with all public correspondence for El Roy's Mobile Food Truck.

Thank you again for your comments.

Best regards,

Mike Wixon

Contract Planner

City of Santa Rosa

---

**From:** Debbie Burger Elliott <nina2nicknbell@yahoo.com>

**Sent:** Sunday, September 4, 2022 8:49 AM

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

**Cc:** Hopwood, Kimberly <KHopwood@srcity.org>; Nicholson, Amy <anicholson@srcity.org>; Nancy McSorley <nannygoat@sonic.net>

**Subject:** [EXTERNAL] El Roy's Express Mex Food Truck Permit Application

Mr. Wixon,

I live at 621 Mill St. and was noticed regarding the project referred to above. I attended the public meeting on Thursday, but of course the matter was removed from the agenda in favor of a Public Hearing at a future date.

I'm not exactly clear what your role is for this project (I had previously sent an email, undeliverable it turns out, to Mr. Wilson), but I thought I'd go ahead and reach out to you. If I should re-direct my comments to someone else, please let me know.

I understand via your communication with a neighbor that the plans have been changed and outdoor seating is no longer part of the proposal. That's good to hear and certainly makes the project less objectionable from a noise and parking perspective. However, I still find the proposed project unfortunate, as do others in the neighborhood. A permit for a Mexican food truck on that lot, seating or no, will still result in direct competition and a direct threat to Las Palmas right across the

street. Like Dierk's, Las Palmas is a neighborhood treasure and is beloved and supported by the residents of Burbank Gardens. For Las Palmas to have survived the pandemic, only to have to face such an obvious competitor, is just unconscionable.

To be clear, I have no objection to El Roy's specifically, and in fact I like their food. Any other food truck or vendor, with any other variety(ies) of food, would have been not only tolerated, but welcomed (under certain conditions/restrictions) in my opinion. Indeed, there are a number of other possibilities for those lots that would have benefited the surrounding neighborhoods, enhanced South A's reputation for good food, and provided a nice extension to downtown/addition to the "gateway". I do plan on attending the Public Hearing, whenever that takes place, but in the meantime, I would like to know if El Roy's has purchased those lots, or is leasing them from Mr. Anderson (he was the last owner of record that I'm aware of).

Regards,

Debbie Elliott

707/328-1452

**From:** [Wixon, Mike](#)  
**To:** ["Martin Umholtz"](#)  
**Cc:** [Hopwood, Kimberly](#); [Paul G](#); [Roy Cabrera \(roy@elroyspressmex.com\)](#); [Eric Anderson](#)  
**Subject:** RE: [EXTERNAL] El Roy's Express Mex not needed  
**Date:** Tuesday, September 6, 2022 12:18:21 PM

---

Dear Martin,

Thank you for writing back. We will forward your comments to be considered with this project by the Zoning Administrator.

Regards,

Mike Wixon

Contract Planner

City of Santa Rosa

---

**From:** Martin Umholtz <[martinumholtzz@gmail.com](mailto:martinumholtzz@gmail.com)>

**Sent:** Tuesday, September 6, 2022 12:00 PM

**To:** Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>

**Cc:** Hopwood, Kimberly <[KHopwood@srcity.org](mailto:KHopwood@srcity.org)>; Paul G <[paul@hedgpetharchitects.com](mailto:paul@hedgpetharchitects.com)>; Roy Cabrera ([roy@elroyspressmex.com](mailto:roy@elroyspressmex.com)) <[roy@elroyspressmex.com](mailto:roy@elroyspressmex.com)>; Eric Anderson <[eanderson@urbangreenbuilders.com](mailto:eanderson@urbangreenbuilders.com)>

**Subject:** Re: [EXTERNAL] El Roy's Express Mex not needed

Dear Mike Wixon,

Thank you for your clarifications. They directly addressed my concerns. I no longer have any opposition to this project proceeding. Good luck to the applicants.

Martin Umholtz

On Mon, Aug 29, 2022 at 2:28 PM Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)> wrote:

Dear Mr. Umholtz,

Thank you for your comments, which will be forwarded to the Zoning Administrator for the meeting record.

I just want to be clear this is not a rezone application, it is a Minor Conditional Use Permit application for a Mobile Food Vendor. I understand this likely does not change any of your comments below. I've included responses to your comments below where appropriate to help provide more information regarding the concerns you've expressed.

Best regards,

Mike Wixon

Contract Planner

City of Santa Rosa

---

**From:** Martin Umholtz <[martinumholtzz@gmail.com](mailto:martinumholtzz@gmail.com)>

**Sent:** Monday, August 29, 2022 12:29 PM

**To:** Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>

**Subject:** [EXTERNAL] El Roy's Express Mex not needed

To: Mike Wixon, Contract Planner

Please do not change the zoning of 505 Santa Rosa Avenue to allow for a Taco Truck that my neighborhood does not need. **COMMENT RECEIVED. SEE NOTE ABOVE REGARDING TYPE OF APPLICATION.**

I have several concerns.

Hours of operation are too late. Midnight on Friday and Saturday is too late to have noise so close to residential areas. Even 10 pm, Sunday through Thursday is hours too late. **COMMENT RECEIVED.**

There are at least 6 curb cut auto entrances to this property. Would all be used for auto access or would some be blocked? I see danger to pedestrians on the sidewalks and on the property if all are used. **COMMENT RECEIVED. AS SHOWN ON THE SITE, ONLY ONE CURB CUT ALONG SANTA ROSA AVENUE WOULD BE USED, AS WELL AS EXISTING CURB CUTS ALONG SEBASTOPOL RD.**

Why have a Mexican Taco Truck doing business a mere 150 feet from Las Palmas Mexican restaurant, a local neighborhood fixture for over 20 years. Are we to destroy the business of a successful, hispanic owned local food outlet?

Why not an Asian Food Truck for variety? **COMMENT RECEIVED.**

The mailing, I received, stated that as many as 72 persons could be seated. What security will be required? I expect at least 2 security guards should be on site during any hours of operation.

**COMMENT RECEIVED. THE APPLICANT HAS MODIFIED THE PROJECT TO REMOVE ALL ON-SITE SEATING; THE PROJECT WILL NOT INCLUDE ANY ON-SITE DINING, ONLY A FOOD TRUCK FOR TAKE OUT IS PROPOSED.**

Thank you for your consideration,  
Martin Umholtz  
SoFA area neighbor

**From:** [Wixon, Mike](#)  
**To:** ["Marie Nelson"](#)  
**Cc:** [Hopwood, Kimberly](#); [Nicholson, Amy](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] El Roy's Express Mex, Inc. Food Truck Permit Application  
**Date:** Thursday, September 1, 2022 9:07:26 AM

---

Dear Marie,

Thank you for writing in response to the meeting notice for this item.

At this point, a member of the public has requested this item be a public hearing, so we will not hear this item on today's agenda and we will reschedule the item to the next available public hearing date before the Zoning Administrator. We will add your email to this list to be notified.

Also, I want to be sure you understand that the applicant has revised their project to remove all outdoor dining, it will be a mobile food truck for take out only; this will be clearly stated in the public hearing notice for the next Zoning Administrator meeting.

I will forward your comments to the Zoning Administrator who will consider it with all other public comments received for the project.

Lastly, if there is a neighborhood association we should contact to make them aware of this project, please feel free to write me back with a neighborhood association name and contact where we can send such a notice, and a clear map depicting the boundaries of the neighborhood association. We will consider this for future mailings as well.

Again, thank you for writing, and please note again this item will not be heard today by the Zoning Administrator, it will be brought to the next available public hearing date for which you will be notified by email (this email).

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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

From: Marie Nelson <[lehto@sonic.net](mailto:lehto@sonic.net)>  
Sent: Wednesday, August 31, 2022 10:08 PM  
To: Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>  
Subject: [EXTERNAL] El Roy's Express Mex, Inc. Food Truck Permit Application

Mr. Wixon

I live in the Historical Luther Burbank Neighborhood. It has just come to my attention via a neighbor that there is a meeting taking place tomorrow Thursday, September 1, 2022 to grant a permit to El Roy's Express Mex, Inc. Food Truck. This permit would allow for business hours of operation to be from 10am-12am daily and would serve up to 72 customers at a time! Our streets are narrow and there is limited parking as it is - without adding a business such as this.

This is totally unacceptable.

The Luther Burbank Neighborhood was NOT notified of this pending permit! Why not? It will greatly affect our small neighborhood with increased traffic and noise through our neighborhood. We are a quiet neighborhood with families with young children. It needs to stay that way. Quiet! without increased traffic and noise. This is not the location for this Food Truck. Another suitable location can be found that will not be detrimental to a quiet, family neighborhood. This neighborhood that does not need increased traffic flow with a Food Truck serving up to 72 customers.

I cannot believe that such a thing would even be considered. Our neighborhood does much to keep it safe and clean. This type of business will greatly harm all of our endeavors.

I cannot believe that there are NO notices posted in the neighborhood. I walk the neighborhood daily and saw no postings at all.

EACH AND EVERY RESIDENCE SHOULD HAVE BEEN MAILED INFORMATION ABOUT THIS  
PENDING PERMIT.

Why wasn't that done?

This is an unbelievable business to consider at all in the proximity of this neighborhood.

Thank-you for you time and consideration.

Please tell me why this neighborhood wasn't notified. Did you expect opposition and so neglected to get proper information out? It sure seems that way. Not a good way for the city of Santa Rosa to conduct itself. I am ashamed of this city's maneuvers. You can do much better.

**DO NOT GRANT THIS PERMIT!!!**

Marie Nelson  
324 Brown St.  
Santa Rosa, Ca.

**From:** [Wixon, Mike](#)  
**To:** ["cheztrez@aol.com"](mailto:cheztrez@aol.com)  
**Cc:** [Nicholson, Amy](#); [Hopwood, Kimberly](#)  
**Subject:** RE: [EXTERNAL] El roys food truck Santa Rosa Ave  
**Date:** Wednesday, September 7, 2022 2:00:08 PM

---

Dear Joe,

Again, thank you for writing us. I want to be sure you know that the item has, in fact, been scheduled for a more formal public hearing before the Zoning Administrator on September 15, 2022, at 10:30 a.m. We have your comments and they were forwarded to the Zoning Administrator and will continue to be part of the public correspondence considered with this project. I want to assure you that it is not too late for additional public comments if you so desire.

Lastly, I want you to know that the project no longer includes any on-site seating or dining, it is proposed for take-out only and no on-site eating. The applicant has also agreed to provide a low hanging cable/chain within the site to keep vehicles from driving and parking closer to the residences to the west (keeping the parking and limited to the east side of the project area facing Santa Rosa Ave) and at the driveway closest to the residents along Sebastopol Rd. Further, the applicant has asked to reduce hours of operation to 11 p.m. Sunday thru Thursday, and continue to operate until midnight Friday and Saturday nights.

Please feel free to contact me if you have any further questions regarding this item and/or the public hearing before the Zoning Administrator now scheduled for September 15, 2022 at 10:30 a.m. You will be able to find the link to participate in the public hearing via Zoom at this link when the agenda is posted... <https://www.srcity.org/Calendar.aspx?EID=1397>

Best regards,

Mike Wixon

Contract Planner

City of Santa

---

**From:** cheztrez@aol.com <cheztrez@aol.com>

**Sent:** Monday, August 29, 2022 6:17 PM

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

**Cc:** Nicholson, Amy <anicholson@srcity.org>; Hopwood, Kimberly <KHopwood@srcity.org>

**Subject:** RE: [EXTERNAL] El roys food truck Santa Rosa Ave

Thanks for your prompt response

I look forward to hearing back from you

All the best,

Joe

[Sent from the all new AOL app for Android](#)

On Mon, Aug 29, 2022 at 4:47 PM, Wixon, Mike  
<[mwixon@srcity.org](mailto:mwixon@srcity.org)> wrote:

Dear Joe,

Thank you for writing. We will forward your comments to the Zoning Administrator and respond to you shortly regarding your request for a more formal public.

Best regards,

Mike Wixon

Contract Planner

City of Santa Rosa

---

**From:** [cheztrez@aol.com](mailto:cheztrez@aol.com) <[cheztrez@aol.com](mailto:cheztrez@aol.com)>

**Sent:** Monday, August 29, 2022 4:19 PM

**To:** Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>

**Subject:** [EXTERNAL] El roys food truck Santa Rosa Ave

To whom it may concern

My name is Joe Trez and I reside in the neighborhood Juilliard Park directly behind the proposed spot for El Roys Food Truck on Santa Rosa Ave.

Living in this neighborhood we only have one restaurant that is open for lunch and dinner 7 days a week which is Las Palmas that serves wonderful Mexican cuisine and has been a fixture of the neighborhood for many years now. They are a locally owned, single location restaurant that is family owned and operated and have done a great job in very challenging conditions over the last few years of fires, pandemic etc. The applicant El Roys on the other hand has clearly thrived with multiple brick and mortar locations open and in construction and also multiple food trucks around Sonoma county.

The addition of a proposed food truck of the exact same cuisine right next to that restaurant seems like a poor use of the space and also seating for up to 72 people and operating from 10am - midnight, 7 days a week (as stated on materials mailed to residents from City of Santa Rosa) will cause many problems with noise and not having adequate bathroom facilities on the property being a few main issues. Having seen the applicants business first hand at the other locations they operate (Petaluma, Roseland) most of the business is late night.

I would love to a business happen on the vacant property on Santa Rosa Ave but we need to make a choice for the right type of business for that spot that can actually serve the community and neighborhood. Meanwhile we have no stores that sell groceries or produce in the downtown area outside of Grocery Outlet and there's a real need for many new businesses in the downtown Santa Rosa that most would count as basic necessities outside of another Mexican food truck.

I would also like to please request a more formal public hearing on this matter as stated in the correspondence from the City of Santa Rosa

Regards,

Joe Trez

[Sent from the all new AOL app for Android](#)

**From:** [Judy Kennedy](#)  
**To:** [Wixon, Mike](#)  
**Subject:** Re: [EXTERNAL] PRIVATE EMAIL TO YOU; FOR YOUR EYES ONLY  
**Date:** Wednesday, August 31, 2022 6:17:31 PM

---

also, make sure my comment below is included in public comments.

jk

Judy Kennedy  
quinkenn@sonic.net  
(707) 528-0736

On 8/31/2022 6:15 PM, Judy Kennedy wrote:

> OK. put it in the public comments. I am furious!!

>

> Judy Kennedy

> quinkenn@sonic.net

> (707) 528-0736

>

> On 8/31/2022 5:45 PM, Wixon, Mike wrote:

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>> be included with public comments, then do not withdraw your email.

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>> midnight tonight to withdraw your comments I will place your email in

>> the public comments and will send you a reply that looks like this:

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>> "Thank you for your comments. They will be forwarded to the Zoning

>> Administrator and will be included in the public comments for

>> consideration with the project."

>>

>>

>> Best regards,

>>

>> Mike Wixon

>> Contract Planner

>> City of Santa Rosa

>>

>>

>> -----Original Message-----

>> From: Judy Kennedy <quinkenn@sonic.net>

>> Sent: Wednesday, August 31, 2022 5:02 PM

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

>> Cc: Judy Kennedy <quinkenn@sonic.net>

>> Subject: [EXTERNAL] PRIVATE EMAIL TO YOU; FOR YOUR EYES ONLY

>>

>> PRIVATE EMAIL TO YOU; FOR YOUR EYES ONLY

>>

>> Is Martin Umholtz the reason there is no seating? If so, it is

>> outrageous that one person can have so much pull in your department.

>> The seating seemed so ideal to me because of neighborhood families

>> that would enjoy an easy walk and cheap eats. Within two blocks of

>> 505 Santa Rosa Ave there are dozens of apartments with families, who

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>> on a hot night eating nachos and tacos.  
>>  
>> This is truly disappointing.  
>>  
>> Judy  
>>  
>>  
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>> quinkenn@sonic.net  
>> (707) 528-0736  
>>  
>> On 8/31/2022 2:28 PM, Wixon, Mike wrote:  
>>> <https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsant>  
>>> a-rosa.legistar.com%2FLegislationDetail.aspx%3FID%3D5779192%26GUID%3DA  
>>> D8B0152-F92E-4E3E-952F-C9FBAB42D4A9%26Options%3D%26Search%3D&data=  
>>> 05%7C01%7Cmwixon%40srcity.org%7C2fcbedb963924b6ecde008da8bad3c0e%7C0d5  
>>> 11985462e4402a0b038e1dadf689e%7C1%7C0%7C637975873410209858%7CUnknown%7  
>>> CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXV  
>>> CI6Mn0%3D%7C3000%7C%7C%7C&data=o3oss7BmRHJWm9%2BoCq0qSghPyiinjAiF  
>>> l2BiBwnl8Do%3D&reserved=0  
>>>  
>>> Regards,  
>>>  
>>> Mike W.  
>>>  
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>>> From: Judy Kennedy <quinkenn@sonic.net>  
>>> Sent: Wednesday, August 31, 2022 1:47 PM  
>>> To: Wixon, Mike <mwixon@srcity.org>  
>>> Subject: Re: [EXTERNAL] EL ROY'S FOOD TRUCK AT 505 SR AVE  
>>>  
>>> Mike,  
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>>> Could you please send me a link to the public comment letters you  
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>>> (707) 528-0736  
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>>> On 8/31/2022 11:52 AM, Wixon, Mike wrote:  
>>>> Dear Judy,  
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>>>> Thank you for your email in support of El Roy's mobile food truck  
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>>>>

>>>> Mike Wixon

>>>> Contract Planner

>>>> City of Santa Rosa

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>>>> From: Judy Kennedy <quinkenn@sonic.net>

>>>> Sent: Wednesday, August 31, 2022 11:18 AM

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

>>>> Subject: [EXTERNAL] EL ROY'S FOOD TRUCK AT 505 SR AVE

>>>>

>>>> Dear Mike,

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>>>> I misread the postcard about El Roy's. I thought it was only going

>>>> to be open 2 hours/day, 10 am to 12 Noon. But now I realize it was

>>>> 10 am to midnight.

>>>>

>>>> Now I am even more thrilled about the truck and location in my

>>>> neighborhood. As I wrote to you I had hoped it would be open lunch

>>>> and dinner, and now I find out it will be. Hurrah!!

>>>>

>>>> I have lived in the Burbank Gardens neighborhood for over 30 years

>>>> and, again, want to express my complete support for El Roy's food

>>>> truck at

>>>> 505 Santa Rosa Ave.

>>>>

>>>> Judy Kennedy

>>>>

>>>> neighborhood + arts advocate

>>>>

>>>> --

>>>> Judy Kennedy

>>>> quinkenn@sonic.net

>>>> (707) 528-0736

>>>>

>>>>

**From:** [Wixon, Mike](#)  
**To:** ["quinkenn@sonic.net"](mailto:quinkenn@sonic.net)  
**Cc:** [Nicholson, Amy](#); [Hopwood, Kimberly](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] PRIVATE EMAIL TO YOU; FOR YOUR EYES ONLY  
**Date:** Thursday, September 1, 2022 9:14:50 AM

---

Dear Judy,

Thank you for your comments. They will be forwarded to the Zoning Administrator and will be included in the public comments for consideration with the project.

Please note that this item will not be considered today by the Zoning Administrator and it will be rescheduled for a public hearing at the request of a member of the public. We will notify you of the date and time of the public hearing using this email address.

Regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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

From: Judy Kennedy <[quinkenn@sonic.net](mailto:quinkenn@sonic.net)>  
Sent: Wednesday, August 31, 2022 6:17 PM  
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Subject: Re: [EXTERNAL] PRIVATE EMAIL TO YOU; FOR YOUR EYES ONLY

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>>> DA  
>>> D8B0152-F92E-4E3E-952F-C9FBAB42D4A9%26Options%3D%26Search%3D&dat  
>>> a=  
>>> 05%7C01%7Cmwixon%40srcity.org%7C2fcbcd963924b6ecde008da8bad3c0e%7C0  
>>> d5  
>>> 11985462e4402a0b038e1dadf689e%7C1%7C0%7C637975873410209858%7CUnknown  
>>> %7  
>>> CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJ  
>>> XV  
>>> CI6Mn0%3D%7C3000%7C%7C%7C&sdata=o3oss7BmRHJWm9%2BoCq0qSghPyiinjA  
>>> iF  
>>> l2BiBwnl8Do%3D&reserved=0  
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>>>> Contract Planner

>>>> City of Santa Rosa

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>>>> I have lived in the Burbank Gardens neighborhood for over 30 years  
>>>> and, again, want to express my complete support for El Roy's food  
>>>> truck at

>>>> 505 Santa Rosa Ave.

>>>>

>>>> Judy Kennedy

>>>>

>>>> neighborhood + arts advocate

>>>>

>>>> --

>>>> Judy Kennedy

>>>> quinkenn@sonic.net

>>>> (707) 528-0736

>>>>

>>>>

**From:** [Wixon, Mike](#)  
**To:** ["SbcglobalThea Daniels"](#)  
**Subject:** RE: [EXTERNAL] Project: El Roys Express Mex food truck  
**Date:** Tuesday, September 6, 2022 3:18:22 PM

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Dear Thea,

Thank you again for your comments. Your email was forwarded to the Zoning Administrator for the September 1, 2022 meeting this last week.

At the request of a member of the public, this item was rescheduled to be considered as a public hearing item on September 15, 2022, at 10:30 a.m.

Again, your correspondence will be brought to the Zoning Administrator as part of the public correspondence considered with the project.

Best regards,

Mike Wixon  
Contract Planner  
City of Santa Rosa

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

From: SbcglobalThea Daniels <[thea@theadaniels.com](mailto:thea@theadaniels.com)>  
Sent: Wednesday, August 24, 2022 11:52 AM  
To: Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>  
Subject: [EXTERNAL] Project: El Roys Express Mex food truck

Hello. My name is Thea Daniels and I live in the Luther Burbank home and Gardens neighborhood.

We are a strong downtown community that has attempted many times to participate with the planning of our strip of Santa Rosa Ave. We have collaborated with the Arts district many times as well and honestly feel not heard nor represented with Interest.

We want to see the success of downtown and support our businesses, neighbors and community activities. We also create community engagements to be proud of.

I enjoy a good food truck AND strongly feel that the temporary quality and feel of such a business will continue to keep our community distanced from what it could be. Please talk with the businesses and residents that thrive in our downtown area and find out what we would like before dismissing us again with no plan for what we can offer the downtown of Santa Rosa.

Thea Daniels

Sent from my iPad

**From:** [Wixon, Mike](#)  
**To:** ["CM"](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] Comment for public hearing  
**Date:** Thursday, September 15, 2022 10:53:48 AM

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Dear Ms. McFarland,

Thank you for your comments below. I will forward your comments to the Zoning Administrator and we will include your comments with all public correspondence received for the project. All public correspondence will be considered with the project by the Zoning Administrator.

The public hearing scheduled for today for the project was cancelled and will be rescheduled and re-noticed as a public hearing for a date yet to be determined, likely a date in October 2022.

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](mailto:mwixon@srcity.org)

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

From: CM <[cmcfarland718@gmail.com](mailto:cmcfarland718@gmail.com)>  
Sent: Thursday, September 15, 2022 9:55 AM  
To: Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>  
Subject: [EXTERNAL] Comment for public hearing

Hello Mr. Wixon,

I'm writing to express my comments about a zoning administrator public hearing scheduled for today, Thursday Sept 15 at 10:30, concerning the El Roy's Express Mex, Inc Food Truck proposal for Santa Rosa Ave.

I have lived on Brown Street in Santa Rosa for 16 years. It's a fairly peaceful neighborhood, and our community is very close with each other. Over the years, I have witnessed theft, speeding, drug deals and prostitution in our neighborhood, and I feel like it comes from being so close to Santa Rosa Ave. Even though that particular stretch of the Avenue is close to downtown, the city hasn't done much to develop it into a neighborhood friendly, pedestrian friendly area. A proposal that we had submitted years ago, asking for tree-lined median's and safer crosswalks was denied.

I feel like having a food truck on the proposed lot is a bad idea, especially with the hours they are suggesting. The proposed hours of 10am - midnight will attract people who are leaving the bars. People who have been drinking, and are now driving. Additionally, there is a Hwy 12 onramp in our neighborhood, which will attract the aforementioned population to drive through our streets - drunk. These are tight, narrow roads, with many cars parked here.

Another concern is who is going to be responsible for the trash that people will be throwing on the ground. Please don't tell me it won't be a problem, it already is, and my neighbors and I are the ones who pick it up, trying to keep things nice.

Another concern is along with food available until midnight, it will inevitably lead to loud music playing, whether coming from the food vendor or people sitting in their cars waiting for the food. There are houses on that stretch of Santa Rosa Ave and the adjoining streets, with people who work business hours.

And lastly, there is already a neighborhood restaurant right next door to the proposed food truck, and we love and support this family and their business. We don't want to see it run out of business because a food truck parked next to it.

Please don't put El Roys food truck in that area, with those hours. I think it's a bad idea.

Thanks for your time,  
Carrie McFarland

**From:** [Wixon, Mike](#)  
**To:** ["Ellen Berry"](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] El Roy Food Truck  
**Date:** Thursday, September 15, 2022 9:10:15 AM

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Dear Ms. Berry,

Thank you for your comments, which will be forwarded to the Zoning Administrator and included with other public correspondence to be considered with this project.

The public hearing for this item is today at 10 a.m. You can use this link to attend the Public Hearing (via a Zoom Meeting) from your computer, since this is a remote public hearing.

<https://www.srcity.org/Calendar.aspx?EID=1397>

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](mailto:mwixon@srcity.org)



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**From:** Ellen Berry <wolfie.berry@gmail.com>  
**Sent:** Thursday, September 15, 2022 9:04 AM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] El Roy Food Truck

Dear Mr. Wixon,

I am writing in regards to the proposed El Roy Food Truck on Santa Rosa Avenue. I live in Burbank Gardens , 1 block from the proposed site. I am not in favor of this happening . especially since they want to stay open until midnight. We already have enough people speeding through our neighborhood from SR Ave to South E Street. Most people I know have had their cars hit and run (mine included) in the late evening hours. I am concerned that this project will bring other nightlife to the area. Also, Las Palmas is right there and has been a long time neighborhood restaurant run by great people and I would hate to see them possibly go out of business. That stretch of Santa Rosa Avenue is a blight and has been for as long as I have lived in the neighborhood which is almost 30 years. I don't think the answer to revitalizing the neighborhood is a late night food truck.

Thanks for your time.

Ellen

**From:** [Wixon, Mike](#)  
**To:** ["Scott Conley"](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] Food Truck Santa Rosa Ave.  
**Date:** Thursday, September 15, 2022 12:40:26 PM

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Dear Scott,

Thank you for your comments, which will be forwarded to the Zoning Administrator and considered with other public comments which have been received for this project.

The public hearing for this item has been cancelled and will be re-noticed for another upcoming meeting before the Zoning Administrator, likely sometime in October 2022.

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](mailto:mwixon@srcity.org)



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**From:** Scott Conley <panda1@sonic.net>  
**Sent:** Thursday, September 15, 2022 12:31 PM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] Food Truck Santa Rosa Ave.

Why Mexican Food we already have Mexican restaurant(Las Palmas) in the neighborhood, your only going to make it harder on their bottom Line. What about Ethnic foods like Pizza, Greek, Filipino, etc.. So many possibilities, why Mexican. Is Santa Rosa Ave just suppose to be another Sebastopol road? One Mexican Food truck begets another?

Scott Conley

Concerned Resident over 20 years

**From:** [Wixon, Mike](#)  
**To:** ["A Fiorini"](#)  
**Cc:** [Hopwood, Kimberly](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] Supportive Comment for El Roy's Express Mex on Santa Rosa Ave  
**Date:** Thursday, September 15, 2022 8:53:11 AM

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Thank you for your comments Alexandria.

I'll forward your comments to the Zoning Administrator for today's meeting and include it with the public correspondence for the project. Your comments regarding future uses are also acknowledged.

To help clarify how the business would operate, all Mobile Food Truck Conditional Use Permit applications are permanent for the site as long as they choose to operate the use. However, each day the operator will drive the mobile food truck onto the site, the operator will set up the mobile food truck, the operator will set up any chairs, trash cans, etc, and then open business for the day. At the end of each day the mobile food truck operator will reverse this process by placing all chairs, trash cans, etc., back into the truck and drive away.

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](mailto:mwixon@srcity.org)



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**From:** A Fiorini <aafiorini@gmail.com>  
**Sent:** Tuesday, September 13, 2022 7:43 PM  
**To:** Wixon, Mike <mwixon@srcity.org>  
**Subject:** [EXTERNAL] Supportive Comment for El Roy's Express Mex on Santa Rosa Ave

Hi there,

I live on Mill St and I just wanted to **register my support for El Roy's in our neighborhood** since I can't attend the public meeting.

Is it typical to get public feedback on a mobile food truck location? It seems like the temporary nature of the food truck would make it easy to pilot and adapt if any issues arise without a big public comment period--hopefully they get their permit to operate in this disused lot swiftly and uneventfully!

In the future, I'd love to see this parcel have housing **AND** a food truck. The mini-flea market on the parcel was such a lively addition to the neighborhood. In the meantime, I'm looking forward to

having an El Roy's so close to home!

Thank you!

Alexandria

**From:** [Wixon, Mike](#)  
**To:** ["Francesca Tillman"](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] Food truck proposal for Santa Rosa Ave @ Sebastopol Avenue  
**Date:** Thursday, September 29, 2022 12:44:28 PM

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Dear Ms. Tillman,

Thank you for writing us regarding this project. Your e-mail and concerns will be forwarded to the Zoning Administrator to be considered with the project and other public comments before any action is taken.

To be sure, the project is referred to as El Roy's Mobile Food Truck at 505 Santa Rosa Ave (FILE#: CUP22-027). The project was modified by the applicant several weeks ago to remove all seating and on-site dining and to operate hours of 10 a.m. to 11 p.m. Sunday through Thursday, and until midnight on Friday and Saturday nights. Thus, the project now only proposes order and take out with revised hours.

The project now has a preliminary schedule to be heard by the Zoning Administrator at a public hearing on October 20, 2022. Here is the website to check back with to read all documents and emails which will be presented at the public hearing, which will of course include your email -- <https://www.srcity.org/1399/Zoning-Administrator> The public hearing on October 20, 2022 will be a Zoom meeting, so please use the meeting ID and information which will be available ahead of time. You can always call or write back to me if you have questions.

Thank you again for your comments.

Best regards,

Michael Wixon | Contract Planner  
Planning and Economic Development | Planning Division  
100 Santa Rosa Avenue | Santa Rosa, CA 95404  
Tel. (707) 543-3200 | Cell: (916) 742-9429 | Email: [mwixon@srcity.org](mailto:mwixon@srcity.org)

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

From: Francesca Tillman <[ta2mama@sonic.net](mailto:ta2mama@sonic.net)>  
Sent: Wednesday, September 28, 2022 7:58 PM  
To: Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>  
Subject: [EXTERNAL] Food truck proposal for Santa Rosa Ave @ Sebastopol Avenue

To Whom It May Concern,

I am dramatically opposed to using the above property for a food truck with seating for up to 70 people, especially with daily hours from 10am to midnight. The long hours would encourage more sideshows, a noisy and dangerous activity, which is already uncontrollable by the police department. Also, the city has a noise ordinance in place which requires quiet after 10 pm.

Luther Burbank Gardens is an historical neighborhood. We have narrow streets with limited parking already. There is no room for the additional traffic that this would create.

We already have a wonderful, long-standing Mexican restaurant, Las Palmas, directly across the street. We would love to see and support a small market in this location, with fresh produce and local food products. There is already a huge food truck area less than a mile away on Sebastopol Road, as well as an El Roy truck across the street from the new food truck area. We do not need another one in our small, crowded neighborhood.

Thanks for your consideration.

Francesca Tillman  
751 Pine Street  
Santa Rosa, CA. 95404

**From:** [Wixon, Mike](#)  
**To:** ["Richard Sibley"](#)  
**Cc:** [Paul G](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] Purposed food truck on Mendocino Ave  
**Date:** Wednesday, September 21, 2022 10:02:47 AM

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Dear Mr. Sibley,

So I believe that would be the application for 505 Santa Rosa Ave, El Roy's Taco Truck. The project will have a public hearing which is yet to be scheduled, but likely will be next month, October 2022, at one of the regularly scheduled Zoning Administrator meetings. In response to your questions:

\*What happened to real permanent development on Mendocino Ave? I am not aware of brick and mortar building proposed on the same site as the El Roy's Mobile Food Truck at 505 Santa Rosa Ave. I find a food truck w/ ample parking not permanent. Comment noted.

\*The area has multiple permanent restaurants. Why one food truck? That would be a question for the applicant. The applicant's representative is Mr. Paul Gilger with Hedgepeth Architects. He can be reached at his office at 707.523.7010, and I've copied him on this email if you would like to reach out to him (my understanding is he is out of the office until early next week).

\*Will this clear the way for multiple trucks to set up? To be clear, the applicant has modified the current application to remove all on-site dining, it will be for take out only. The application is only for 1 food truck. It does not clear the way for other food trucks, but it also does not prevent future requests for additional food trucks via a similar Conditional Use Permit application. Again, the application before us is for 1 mobile food vendor for take out only.

Hopefully this answers your questions.

Best regards,

**Michael Wixon | Contract Planner**

Planning and Economic Development | Planning Division

100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-3200 | Cell: (916) 742-9429 | Email: [mwixon@srcity.org](mailto:mwixon@srcity.org)



Paul Gilger, Senior Project Designer

HEDGPETH ARCHITECTS

2321 Bethards Drive

Santa Rosa CA 95405

Cell 707.888.7787

Office 707.523.7010

[paul@hedgpetharchitects.com](mailto:paul@hedgpetharchitects.com)

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**From:** Richard Sibley <[richardsibley49@gmail.com](mailto:richardsibley49@gmail.com)>

**Sent:** Wednesday, September 21, 2022 9:48 AM

**To:** Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>

**Subject:** Re: [EXTERNAL] Purposed food truck on Mendocino Ave

Thanks for getting back to me.

My mistake, notice rec'd about food truck on Santa Rosa Ave. I think it in the 700 block. Across from old Greyhound depot.

When I moved here it was a used car lot.

Now empty for years...

R

On Wed, Sep 21, 2022, 09:13 Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)> wrote:

Dear Mr. Sibley,

I need more information to answer y our questions. Do you have an address or project name you can send?

I am not currently working on any projects along Mendocino Ave, and the one food truck project assigned to me at this time is on Santa Rosa Ave.

I look forward to hearing back from you so I can be of assistance.

Regards,

**Michael Wixon | Contract Planner**

Planning and Economic Development | Planning Division

100 Santa Rosa Avenue | Santa Rosa, CA 95404

Tel. (707) 543-3200 | Cell: (916) 742-9429 | Email: [mwixon@srcity.org](mailto:mwixon@srcity.org)



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**From:** Richard Sibley <[richardsibley49@gmail.com](mailto:richardsibley49@gmail.com)>

**Sent:** Tuesday, September 20, 2022 5:39 PM

**To:** Wixon, Mike <[mwixon@srcity.org](mailto:mwixon@srcity.org)>

**Subject:** [EXTERNAL] Purposed food truck on Mendocino Ave

Hi, I am Rich Sibley living at 651 Mill St.

A couple of questions regarding the permit

\*What happened to real permanent development on Mendocino Ave?

I find a food truck w/ ample parking not permanent.

\*The area has multiple permanent restaurants. Why one food truck?

\*Will this clear the way for multiple trucks to set up?

Thanks for your time...

R. Sibley

**From:** [Wixon, Mike](#)  
**To:** ["Julie LEONARD"](#)  
**Bcc:** [Meads, Shari](#)  
**Subject:** RE: [EXTERNAL] RE:Proposed food truck on Santa Rosa ave  
**Date:** Monday, September 19, 2022 1:23:42 PM

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Dear Ms. Leonard,

Thank you for writing us with your comments, which will be forwarded to the Zoning Administrator and considered with other public correspondence for the Mobile Food Truck project.

The recent public hearing scheduled for September 15, 2022, was cancelled and a new public hearing will be scheduled for the project, likely to be sometime in October 2022.

To be clear also, the project applicant at this stage has modified the project to remove on-site seating and to reduce hours of operation to no later than 11 p.m. Sunday through Thursday, and until midnight on Fridays and Saturdays.

In any event, as noted your comments will be forwarded to the Zoning Administrator for consideration.

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](mailto:mwixon@srcity.org)



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**From:** Julie LEONARD <msleonard1@comcast.net>  
**Sent:** Sunday, September 18, 2022 7:38 PM  
**To:** Wixon, Mike <mwxion@srcity.org>  
**Subject:** [EXTERNAL] RE:Proposed food truck on Santa Rosa ave

Hello Mr. Wixon,

I live in Luther Burbank Gardens on the 600 block of Wheeler. I am writing because I cannot attend the zoom meeting regarding allowing the El Roy food truck in the parking lot adjacent to the existing restaurant and convenience store.

We already have a brick and mortar Mexican restaurant on virtually the same block, and a convenience store, both of which pay rent to maintain their businesses. It is unfair to allow competition to be so close to that area.

I oppose the late hours for the proposed food truck. I have lived in this neighborhood

for almost 20 years. I have seen it change, grow and flourish. It still has some issues, but it is more family orientated and extremely safe. Allowing a food truck to be open from 10:00 to midnight is not appropriate around a residential area.

It is not necessary, it is not wanted by residents and I believe it will detrimental to area due to it's late hours.

Thank you for your time,

Julie Leonard  
641 Wheeler Street