



June 27, 2025

**New Service Building**

0 Wiljan Court  
Santa Rosa, CA

**Project Description**

Hansel Ford is seeking to expand their commercial truck service business. Currently, many large service vehicles for local businesses and government agencies must travel long distances to have their vehicles serviced or repaired creating more traffic and greenhouse gases. The goal is to increase capacity locally for large trucks, so they are not traveling as far for their service and repair. Hansel Ford currently services commercial trucks but their current facilities do not meet the needs of the community. This new service building will be for large commercial vehicles that require specialized bays to allow safe and efficient service. Services will include major engine and/or transmission repair and/or rebuilding along with general servicing of large trucks. The proposed building will have 14 service bays, a fluids room, a breakroom, bathrooms, and a small office. No public access is planned. The proposed hours of operation will be from 7:30 AM to 5:30 PM Monday through Friday with approximately 14 employees.

Hansel Ford is located at 3075 Corby Avenue. The current configuration has three parcels – one on Corby Avenue and two with access from Wiljan Court. The primary parcel, 7.23 acres, includes all of the dealership's buildings, parking, etc., and is zoned CV (Motor Vehicle Sales), with land use listed as Auto Sales with Service Center. The proposed service building is to be located on the parcel (APN 043-134-017) located on the southwest corner. The parcel is a flat paved lot of approximately 1.45 acres. There is a storm drainage system, water supply, and a sewer lateral on the property.

Access to the new building will be from Corby Avenue. No customers will have direct access to the building. Employees and vendors will also access the property from Corby Avenue and park onsite. Vehicles waiting to be serviced will also park onsite.

According to the city's Development Standards for Light Industrial zoned parcels the setbacks are "set by CUP approval" where the site is not adjacent to residential zones or uses. The site plan indicates proposed setbacks from the property lines.

Please see the architectural drawings for additional information.