

**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](mailto:thea@theadaniels.com)>  
Sent: Monday, August 29, 2022 3:25 PM  
To: Wixon, Mike <[mwixon@srcity.org](mailto: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](#)