



**Hedgpeth Architects**

707.523.7010 | [www.hedgpetharchitects.com](http://www.hedgpetharchitects.com)

October 26, 2022

**MINOR CONDITIONAL USE PERMIT PROJECT DESCRIPTION**

Prepared by Hedgpeth Architects for:

EL ROY'S EXPRESS MEX, INC. FOOD TRUCK  
2728 SANTA ROSA AVENUE  
APN 044-081-037

Project Description: A Mexican cuisine food truck. The parking area to be restriped into 30 parking spaces, including 2 ADA accessible parking spaces. The gravel parking area behind the modular building will be paved and striped, and will be accessible to patrons of the Garden Essentials business.

Days and Hours of Operation: 10am to 11pm, 7 days a week.

Restrooms: ADA restroom located in adjacent modular building behind the truck, available to staff only.

Dining: No dining facilities are being provided (no tables, no seating).

Number of Employees working each shift: 5.

Delivery Details: Restocking Vans arrive at 1pm and 5pm.

Parking Analysis: Per Santa Rosa Zoning Code Table 3-4 "Automobile & Bicycle Parking", the parking requirement for restaurants, cafes and coffee shops with outdoor dining is determined by MUP, and no bicycle parking is required.

Description of any activity that may cause unusual noise or odor: None.

Truck and Storage: The food truck and all related items will be removed from the site every night after closing.

**Hedgpeth Architects**  
2321 Bethards Drive, Santa Rosa, California 95405  
707.523.7010 ph 707.542.2328 fax