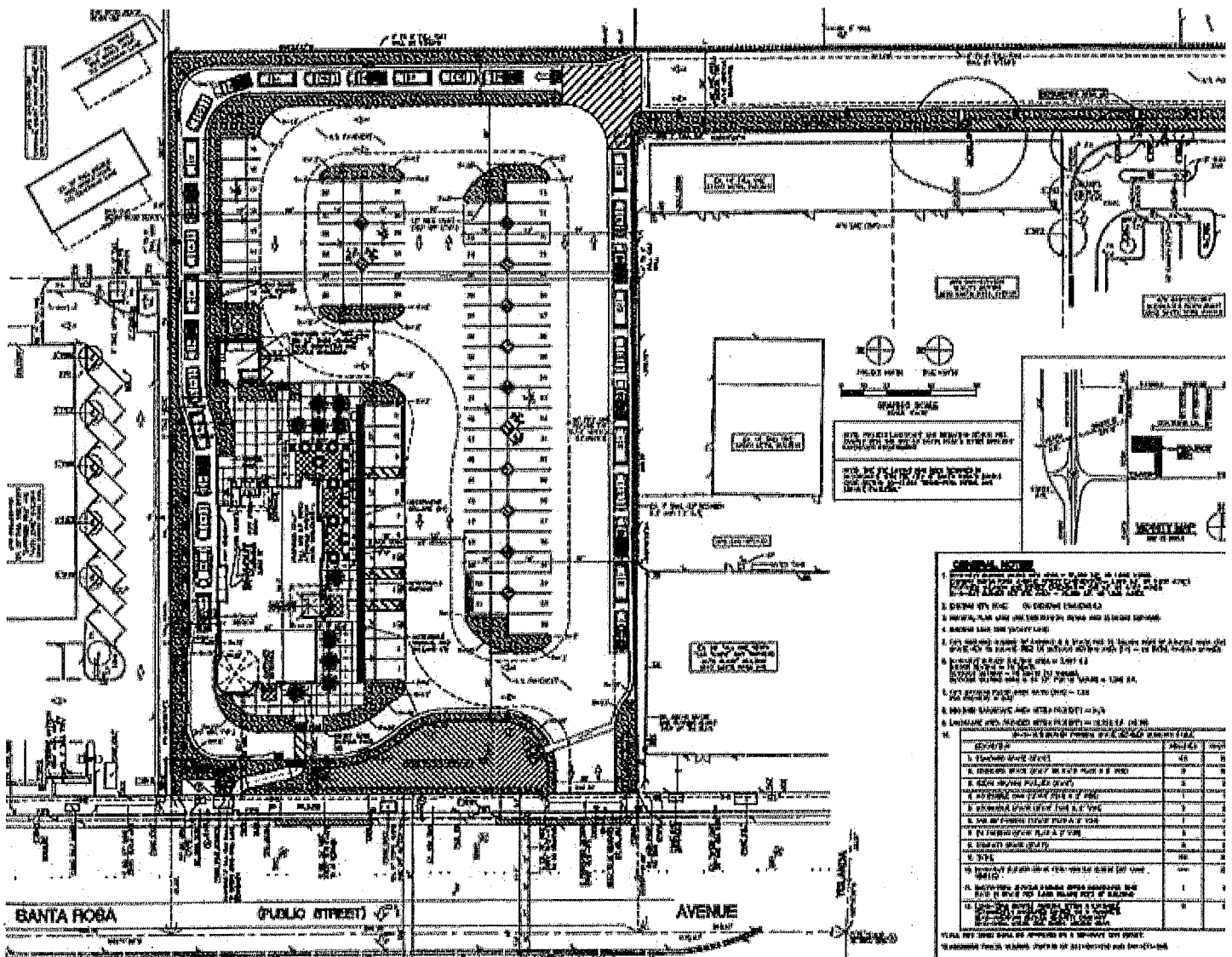


Murray, Susie

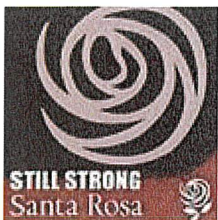
From: Murray, Susie
Sent: Thursday, November 19, 2020 11:39 AM
To: Michael Toschi; Reinking, Ronald
Subject: RE: [EXTERNAL] Re: South Santa Rosa In-N-Out Current Plans?

Ron,

There will be a one-lane drive-through that can be accessed from two entries, one on Yolanda Avenue and the other on Santa Rosa Avenue. Here's a snip-it of the site plan:



Susie Murray | Senior Planner
Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



 Please consider the environment before printing.

From: Michael Toschi <michaelatoschi@gmail.com>
Sent: Thursday, November 19, 2020 10:35 AM
To: Reinking, Ronald <RReinking@ngkf.com>
Cc: Murray, Susie <SMurray@srcity.org>
Subject: [EXTERNAL] Re: South Santa Rosa In-N-Out Current Plans?

Oh ok. I just sent Susie an e-mail so hopefully she is going to e-mail me back soon Ron.

On Thursday, November 19, 2020, Reinking, Ronald <RReinking@ngkf.com> wrote:

Susie Murray

smurray@srcity.org

Ron Reinking

Managing Director

NEWMARK

t 707-583-8423

m 707-888-1854

rreinking@ngkf.com

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RE License #00931004

Corporate License #00832933

Licensed Real Estate Broker

From: Michael Toschi <michaelatoschi@gmail.com>
Sent: Thursday, November 19, 2020 9:47 AM
To: Reinking, Ronald <RReinking@ngkf.com>
Subject: Re: South Santa Rosa In-N-Out Current Plans?

And do you have her e-mail address to provide me Ron?

On Thursday, November 19, 2020, Reinking, Ronald <RReinking@ngkf.com> wrote:

Michael,

I don't have the site plan as I am not part of that process. You might want to connect with Susi Murray at the City of Santa Rosa. I believe she is the planner assigned to this project.

Ron Reinking

Managing Director

NEWMARK

t 707-583-8423

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Murray, Susie

From: Murray, Susie
Sent: Monday, November 23, 2020 10:58 AM
To: Murray, Susie
Subject: RE: In-N-Out Burger - 2532 Santa Rosa Avenue

From: Tony <tony@cabreraassoc.com>
Sent: Wednesday, May 15, 2019 11:49 AM
To: Murray, Susie <SMurray@srcity.org>; Tom Jackson <tom@vealeoutdoor.com>
Subject: In-N-Out Burger - 2532 Santa Rosa Avenue

Hello Susie, I am working with Veale Investments on their concerns with the proposed In-N-Out Burger on Santa Rosa Avenue. I have attached a letter that we would like inserted into the project file and read into the record when the application goes before the Design Review Board and the Planning Commission. Our concerns regard visibility from Santa Rosa Avenue. The current proposal blocks our line of sight from SR Ave. Our request is that the proposal be revised to maintain our existing line of sight. Please contact me if you have any questions regarding our letter of concerns.

Thank you,

Tony

Cabrera and Associates
252 Pheasant Drive
Healdsburg, Ca. 95448
707-321-9951
tony@cabreraassoc.com

CABRERA & ASSOCIATES

252 PHEASANT DRIVE HEALDSBURG, CA. 95448

May 15, 2019

Susie Murray

Senior Planner

100 N. Santa Rosa Avenue

City Hall Room 3

Santa Rosa, Ca 95404

In-N-Out Burger - 2532 Santa Rosa Avenue

Susie, I represent Veale Investments in their concerns regarding the proposed In-N-Out Burger at 2532 Santa Rosa Avenue. Our concerns can be accommodated by In-N-Out without any hindrance to their proposal. We welcome In-N-out to Santa Rosa Avenue and do not wish to deter their efforts at establishing their business in the area.

Our concern, as with all retail business, focuses on visibility from Santa Rosa Avenue. Currently the Auto Zone/Mattress Firm building has a direct line of sight to the beginning of the left-turn pocket on north-bound Santa Rosa Avenue. The proposed location of the In-N-Out building will block this line of sight, which is detrimental to these businesses and all future businesses in that building. The relocation of the In-N-Out building will improve and assist the local area economy.

The proposed In-N-Out is located on a parcel of approximately 5 acres, yet In-N-out is utilizing only 1.5 acres of the site. They've located the building as close to the street as possible, at the minimum setback, to the detriment of the neighboring businesses. The entire footprint of the site can easily be relocated 20 or more feet east, without any change to the footprint. The relocation of the site plan will provide additional stacking for drive thru, additional parking spaces, along with a larger outside seating area, beautifying Santa Rosa Avenue.

The Auto Zone/Mattress Firm building is located on a 1-acre parcel; the property is fully utilized. All the parking is placed in front and along the sides of the building. The building itself, is located as far back on the property as possible.

Currently there is no recorded access to Yolanda Avenue, as depicted on the plans of the proposal. The final location of the access point may change from what's shown on the plans. The Site plan itself, may also change, with this change, relocating the building could be easily accommodated.

Susie, our request is not a big Ask. We are asking to maintain our existing visibility, which can be easily accommodated by In-N-Out. All we're asking is for In-N-Out to be a good neighbor.

Sincerely,

Tony

Cabrera and Associates

252 Pheasant Drive

Hbg, Ca. 95448

707-321-9951

Tony@cabreraasso.com

C: Veale Investments