

From: [KEN DAVIS](#)
To: [Bisla, Sachnoor](#)
Cc: [Cisco, Patti](#)
Subject: [EXTERNAL] Del Valle Drive-Thru CUP23-041 (PRJ23-008) PROPOSED
Date: Thursday, August 14, 2025 3:18:38 PM

TO: Sachnoor Bisla, City Planner

FROM: Kenneth E. Davis,
Retired civil engineering technician

DATE: August 14, 2025

SUBJECT: Del Valle Drive Thru -- PROPOSED
CUP23-041 (PRJ23-008)
2000 Sebastopol Road, Santa Rosa, CA

Dear Ms. Bisla,

Our Kenmore Lane community of families has just now learned that the *Del Valle Restaurant* owners are once again pursuing their disrespectful "drive-thru" project on our peaceful, totally-residential, "*country lane*."

After a large group of us came to your office and explained its serious problems with you 18 months ago: WHY WERE'NT WE NEIGHBORS NOTIFIED of your decision to approve the *Del Valle* "drive-thru" project?

People are outraged that *Del Valle* persists with this project -- to our detriment -- while they profit!

Many of us have lived here for decades! A "drive-thru" clearly violates our rights to quiet, peaceful enjoyment of our homes!

Del Valle's "drive-thru" will disturb the peace! It violates our right to be free from unreasonable noise: excessive idling cars, intercom ordering, honking, blaring visitor music -- all-day, every-day!

And... That it funnels a multitude of strangers onto our quiet, tiny, secluded, Kenmore Lane dead-end "*dog leg*" portion is a gross intrusion upon residents. This is something that we residents have never before been forced to suffer with! None would have anticipated such an egregious development when we purchased our homes here.

Southbound traffic on Kenmore Lane will (once again) increase to (previously studied) unacceptable levels, as frustrated customers are unable to enter busy Sebastopol Road after visiting the ill-conceived "drive-thru!" -- a traffic calming problem we had confronted once before...

Del Valle's "drive-thru" will violate our right to safe living conditions and our right to freedom from obstructions/interruptions as we exercise our lawful access to, and use of, our homes.

To allow *Del Valle's* profit-driven "drive-thru" access onto Kenmore Lane will be an extreme, detrimental, change in use on our little (yes, tiny!), dead-end dog leg that has been peaceful for over 40 years! Ingress and egress to our homes will become difficult!

Del Valle's frequent drive-thru visitors will obstruct emergency access by fire, police, and medical responders. Three trash pickups on "garbage day" will be impeded.

Street parking for residents and our guests will vanish: as *Del Valle* restricts our limited street parking to dine-in customers only at the "dead-end!" Numerous customers backing out of *Del Valle's* perpendicular parking spaces will risk hitting parked cars or other cars entering the "drive-thru." It will be very close-quarters and congested at the dead-end. Nearby resident families will suffer greatly!

We had loved and enjoyed the highly successful ***Pepe's Mexican Restaurant*** (a wonderful, good neighbor!) when they were located in the same premises (now *Del Valle*) . Our objections are not frivolous! They are based in fact and our lived experiences here.

1. Ms. Bisla, will you please forward to me the latest, most up-to-date design plans for *Del Valle's* "drive-thru" project? We are appalled that you recommend APPROVAL of this project by the Planning Commission, and we are aware that this agenda item on August 14, 2025, has been continued.

2. Please share with me the continued-to date.

3. Our neighborhood will be severely impacted by the *Del Valle* "drive-thru" project (if built). Importantly: WHY WERE WE NOT NOTIFIED OF THE AUGUST 14TH AGENDA ITEM?

4. And, why is *Del Valle's* "drive-thru" project EXEMPT from an ***environmental-impact study*** and report. This is another outrage! When we neighbors met with you about this project at City Hall last year, we made it very clear to you and your supervisor the very real damages the "drive-thru" will cause our community.

Vehicle traffic is already congested and dangerous at the intersection of Sebastopol Road and Kenmore Lane. Many school children cross here, the pedestrian crossing here is poorly marked with no signalization. Vehicle maneuvers are often quick, unexpected, and very

dangerous! This very intersection has a long history of many vehicle collisions! We have witnessed and lived with these very real conditions for decades! *Del Valle's* added "drive-thru" traffic congestion will multiply driver frustrations and related dangers!

Your recommendation of *approval* for *Del Valle's* proposed "drive-thru" project onto Kenmore Lane represents poor civic planning and design. The City of Santa Rosa "promises" us all: The "honorable goal" of maintaining and improving the quality of life in our city. To approve *Del Valle's* "drive-thru" project is a breach of that promise! It will create a blight upon our small neighborhood, lower property values, and eliminate the joy of living here. No one wants to live adjacent to a noisy, disruptive "drive-thru!"

For over 20 years, Kenmore Lane homeowners and our other residents have fought very hard to achieve calm on our Lane (as the City grew around us). We had worked intensively with County of Sonoma traffic engineer, Dave Wallace. Traffic studies were performed. Several neighborhood meetings were held with County Supervisors, Mike Reilly and Efrén Carrillo. Numerous "traffic calming" designs were studied. Those included: Lawfully closing the dysfunctional, southern gravel entrance on Kenmore Lane into the (now) *Del Valle* parking lot; Closing Kenmore Lane at Sebastopol Road; Various restrictive traffic island techniques; and more. Ultimately we obtained speed bumps. We are unable to control improper southbound Short-Cutting down our Lane by impatient drivers -- that Short Cutting will increase immensely if *Del Valle's* "drive-thru" is built. The "drive-thru" as planned creates a hornet's nest of angry drivers on Kenmore Lane at Sebastopol Road -- grid lock! Poor design!

We are determined to fight this insane project design, more than ever! Our families' lives are at risk!

NO COMMERCIAL ACCESS ONTO KENMORE LANE !

RESTRICT ALL COMMERCIAL ACTIVITY
TO SEBASTOPOL ROAD !

Sincerely,

-- Kenneth E. Davis,
Retired civil engineering technician

CC: Ms. Patti Cisco,
Planning Commissioner, City of Santa Rosa, CA