

**From:** analyse lofaro [REDACTED]  
**Sent:** Monday, June 22, 2026 9:24 PM  
**To:** City Council <citycouncil@cityofsebastopol.gov>  
**Cc:** Victoria Henkel <vhenkel@cityofsebastopol.gov>; John Jay <jjay@cityofsebastopol.gov>  
**Subject:** Please Deny the Grocery Outlet Conditional Use Permit Application

Dear Planning Commissioners and City Council Members,

I am writing to respectfully urge you to deny the proposed Grocery Outlet Conditional Use Permit application for the former Rite Aid location in downtown Sebastopol.

I was born and raised in Sebastopol, lived here most of my life, my family still lives here and my husband's as well. We love Sebastopol through and through! As a long time local and community member who values the unique character of Sebastopol, I believe it is important that the City uphold the General Plan that residents and business owners have relied upon for years. The General Plan was created to guide growth while preserving the qualities that make Sebastopol special, including its locally owned businesses and distinct sense of place.

Thriving locally owned businesses are a large part of our charm, our integrity and what keeps our community connected. Adding a Grocery Outlet smack dab in the center of town feels completely out of place and almost insulting. We already have Whole Foods/Amazon right across the street!

Our local business owners cannot compete on an uneven playing field if the City allows an additional grocery store of this scale in a market that is already well served. Within a short distance of the proposed site, residents already have access to seven grocery stores, in addition to the Sebastopol Farmers Market and other local food providers. This provides ample grocery access and consumer choice.

I am concerned that approving another grocery store in this location could undermine the economic vitality of existing businesses that have invested in our community for many years. These locally owned businesses support local jobs, sponsor community events, contribute to local causes, and help preserve the character that residents and visitors value.

I'm also very concerned about how adding a GO might impact traffic!

Please uphold the General Plan and protect the local businesses that help make Sebastopol the vibrant and charming community it is today.

Thank you for your consideration.

Sincerely,

Analise Lofaro