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**Public Comment: Opposition to the Proposed Grocery Outlet at the Former Rite Aid Site**

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From Ann Harris [REDACTED]

Date Tue 8/4/2026 12:56 PM

To John Jay <jjay@cityofsebastopol.gov>

Cc Victoria Henkel <vhenkel@cityofsebastopol.gov>; City Council <citycouncil@cityofsebastopol.gov>

Dear Planning Commissioners, City Staff, and Members of the City Council,

I have been selling Real Estate in this town for 47 years and have been a landlord here for longer than that. We have always strived to maintain the character of our unique and special little town and those of us who are long term landlords, most who live locally, do our best to keep rents down.

A few months ago I attended the Grocery Outlet community gathering. I went there attempting to be open-minded but left realizing that these people are not local. I met Victor Soares, the gentleman who has applied to run the proposed Grocery Outlet franchise.

I explained to him that I have concerns about this venture because I own three of the four residential properties that touch the Rite Aid property. I own 7191 Keating and 221 and 231 North High Street. I explained to him that there are security issues at the back of the Rite Aid building (i.e. kids drinking and smoking pot, kids almost daily up on top of the roof at the back of the building, graffiti being painted back there, and we even occasionally see marijuana being grown on the roof). Because we are up high, we see all of this (see attached map).

I asked Victor how many trucks would be coming in daily, because I know from personally selling two homes on Hill Drive that those homes behind Luckys are devalued due to the noise from Lucky's delivery trucks – primarily the beeping that happens when they back up. I can actually demonstrate that the property values get higher as you go further up the street, away from the noise.

Victor told me there will only be trucks going in there from 6 AM to noon, which is six hours. That loading dock is right next to two of my buildings, and such activity would alter the lifestyle of my tenants, some of whom are older and retired.

Victor's comment was, "Well...if you don't like it, tell the city." He was condescending and not willing to take my concerns seriously.

I looked it up and found that grocery delivery trucks are not even required to have back-up beepers. I hope this can be considered as a condition on any use permit the city grants to Grocery Outlet, as this noise will impact the residential component that is right behind that building.

My homework from visiting 4 Grocery Outlet stores yielded the following facts:

1. Petaluma – located in an old shopping center that backs to industrial land. No residential nearby.
2. Rohnert Park – located next to Highway 101 exit, no residential nearby.
3. Windsor – located in a big shopping center next to the freeway. No residential.
4. Santa Rosa – the Fourth Street store does back to an old neighborhood but is not in the downtown area.

When Rite Aid was there, we had no noise. Longs Drugs was there for many years before, with no noise from delivery trucks.

Change is inevitable, but this one just doesn't seem right. After owning those three buildings for 47 years and being a local long term property owner and supporter of local business, I am hoping these concerns might be considered when the conditions of this use permit are decided upon.

Thank you for listening and thank you for your time and the care regarding your desire to protect the integrity of our town.

Ann

**Ann Harris**