

From: MARALINE OLSON [REDACTED]
Sent: Friday, May 22, 2026 4:22 PM
To: John Jay <jjay@cityofsebastopol.gov>; Victoria Henkel <vhenkel@cityofsebastopol.gov>; City Council <citycouncil@cityofsebastopol.gov>
Subject: Please Deny the Grocery Outlet Conditional Use Permit Application

Greetings,

I am writing to formally oppose the proposed Grocery Outlet project in downtown Sebastopol and respectfully urge the Planning Commission to deny the Conditional Use Permit application.

I opened Screamin Mimi's 31 years ago, and I have personally worked in my shop most of those days. I have watched many businesses come and go and I have also watched millions of cars drive through this town. I have seen firsthand how important independent businesses are to the city's identity, tourism economy, and long-term economic vitality. And I have seen how important parking and traffic flow are to the survival of small businesses in town.

Personally, I do shop at Grocery Outlet in Santa Rosa or in Rohnert Park. They are very popular and very busy. The parking lots at every store are large. And yet it still is very difficult to find a spot. I think this reason alone is why you should deny the application. The parking lot at the location is much too small. It is right in the center of town, it will impact both directions of traffic and will lead to many cars waiting to get into the lot and holding up the flow of road traffic. Think Sunday Farmers Market traffic ALL DAY & EVERY DAY. It will be a complete nightmare. I truly cannot believe it's a consideration for this reason alone.

Sebastopol's General Plan emphasizes preserving downtown vitality, supporting local businesses, and protecting the city's distinct character. I am concerned that approving ANOTHER large chain retailer in a prominent downtown location would move the city further away from the qualities that make Sebastopol economically resilient and culturally unique.

For these reasons, I respectfully ask the Planning Commission and City Council to deny the proposed Conditional Use Permit application for Grocery Outlet.

Thank you for your time and consideration.

Sincerely,
Maraline Olson
Screamin Mimi's