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## Grocery Outlet Bargain Market

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From Simone [REDACTED]  
Date Sat 3/21/2026 7:20 AM  
To Victoria Henkel <vhenkel@cityofsebastopol.gov>  
Cc [REDACTED]

Hello Planning Commission:

I am a long time Sebastopol resident. I know many who do not like change. I am not in that camp, yet I write to express strong objection to the Grocery Outlet Bargain market opening in the former Rite aid location.

The city of Sebastopol already has SEVEN, I repeat SEVEN large grocery markets, all within walking distance and TWO are located just across the street from the Rite aid location! Last I checked the population here was 7800 give or take. Shouldn't we respect/ support / encourage/ lift current small/ locally owned businesses? Isn't that what Sebastopol says it's about? It appears we are turning into anywhere U.S.A.; Starbucks, McDonalds, Taco bell, little Ceasars, CVS, Safeway, Lucky. An excess of bland, charmless, national chain stores. What next, Walmart?

There are at least two Grocery Outlet Bargain markets within 7-10 miles, roughly a 15-minute drive from the Rite aid location. Obviously, one cannot ignore our downtown streets already burdened by blocks of stopped traffic. Which can't be good for businesses or pleasant for downtown home-owners and residents.

Once upon a time Sebastopol's general plan tooted supporting existing local businesses and discouraging an over-abundance of same-type businesses, as well as preserving the City's unique character.

This location could be a wonderful spot for a new and improved senior center. It does appear that Sebastopol is dominated by older residents, and the current Senior Center must be busting at the seams. I realize everything is about money, but still there must be a better option for the downtown hub than Grocery Outlet Bargain market. It seems positive changes are on the horizon for our downtown, hopefully the changes will be tasteful and bring more peace, beauty and safety to our downtown. We want small locally owned businesses to open and thrive here, for both locals and visitors alike. I encourage you to keep your long-range vision turned on .

Sincerely,

Wendy Simone  
[REDACTED]