



**SEBASTOPOL**  
AREA CHAMBER OF COMMERCE  
Local Flavor. Global Vision.

January 19, 2012

2011 - 2012  
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City Council  
City of Sebastopol

Dear Mayor Wilson and Council Members:

The Sebastopol Area Chamber of Commerce Board asks that you approve the current project before you for the proposed CVS/Chase Project on the corner of Hwy 12 and Hwy 116. While we agree with critics of the project that, other things being equal, local businesses might be preferable in this location, that is not a lawful basis for denying approval of the project. If you would approve the project as modified for a local company, then there is no basis for denying approval just because the occupants will be national companies. This is, after all, the private property of the Pellini family, who has the right to develop it so long as the development complies with applicable zoning and permitting requirements of the City. It is our understanding that in fact the developer has complied with all of these requirements.

In addition, we are concerned that this property has been vacant since the Chevrolet dealership closed in 2008 after over 75 years in business and is currently not providing any sales tax revenue. This prolonged vacancy also makes a poor impression on entry to the town. Further delay in approval of this project not only continues this harmful impression, but also sends the wrong message to other businesses which may be considering investing in relocation or expansion in Sebastopol.

The property CVS now occupies will free up space that could be used for one or more new uses. CVS owns that property and will have every financial incentive to sell or lease the property to another business or businesses. This provides opportunities for additional products and services toward capturing revenues that are currently leaking to other areas.

We believe this project should be fairly reviewed on the basis of the rules for such a process. Deliberations should not be made on the basis of personal, emotional opinions of any party, but on the basis of the applicable legal requirements. In light of the available options for this property, we fully support approval of the proposal for the benefit of our community.

Sincerely,  
The Sebastopol Area Chamber of Commerce Board of Directors