

Sebastopol Citizens was formed in response to City Council's recommendation to ban leaf blowers within city limits. This topic rallied the citizens in opposition and brought together a group of like minded citizens. Although we put a great deal of unified effort into this topic – others will not be so cut and dry. For these we will serve as a source of information, education and communication so that you, the citizens of Sebastopol, can form educated opinions. Below are the first of two topics we will address:

Pellini Property Development/ CVS and Chase Bank

Pros

1. **Improvement of an unsightly property at the Gateway to the City**
2. **Tax Revenue** – it is projected that the new property will generate approximate \$500,000 in tax revenue per year for the city – revenue that is needed.
3. **Jobs** – the new spaces will be adding additional jobs for locals – Chase will add 8-10 new employees. \$5,000,000 will be spent on construction.
4. **Parking** – the property will be designed to provide additional, free parking for downtown shoppers.
5. **Self Funded Evaluation / City Impact Fees** – The developer has agreed to pay \$500,000+ in required and optional City Impact Fees
6. **Design Unique for Site and City** – Developer has worked to design site and buildings that fits the City design and feel, is bike and pedestrian friendly, fixes sidewalks and adds landscaping.

Cons

1. **Filling Current CVS Building** – If the old space is not filled when CVS moves to the new location this will leave a big hole in the Redwood shopping center.
2. **Traffic** – when measuring the impact the proposed project will have on increased traffic and exhaust, the additional project in vicinity - the Barlow building development - was not included in the measurement. It is felt that to be accurate, this must be included.
3. **Unfair Competition with Smaller Vendor** – By moving the CVS location it will be closer to Rite-aid, a smaller competitor.
4. **Future Growth on the Site** – the current proposed plan includes twice the parking needed for the CVS and Chase buildings. Given the size of the lot there is concern that once the plan is approved there will be a subsequent request for additional building.