

From: Les Shipley <drshipley@hotmail.com>
Sent: Sunday, October 30, 2016 9:47 PM
To: Nicholson, Amy; Les Shipley; janshipley@hotmail.com; Darren Shipley Main
Subject: Dissent against a use permit for 1480 Guerneville rd

Dear Ms. Nicholson,

I am expressing my reasons against a use permit for the convenience store, taqueria restaurant and specialty food shop on 1480 Guerneville rd. My reasons are listed below:

- 1.The buildings surrounding the area are all professional businesses. Food businesses should be clustered further east with the other restaurants and food businesses.
- 2.Parking is already a problem, it will be even more of a problem with the increased amount of business.
- 3.Traffic has increased significantly with the Smart Train stopping traffic every 30 minutes. When the Smart Train opens for business soon, traffic will increase dramatically.
- 4.The building is surrounded by residential. There are apartments to the south, houses to the east, and more apartments and condominiums to the north. It does not seem consistent with the zoning.
- 5.The area already has a problem with homeless, transients, and crime. My office has been vandalized several times. We have had people sleeping behind the building but constructed fencing to stop that practice. With a convenience store with low prices nearby, the problems will increase.

I have talked to some of the other professional businesses and they are in agreement but probably will not send any formal written complaint as they feel it is futile to express their opinion because they feel no one listens to their concerns.

Hopefully, I have raised enough concerns to reconsider the permit application.

Respectfully submitted,
Les Shipley
1430 Guerneville Rd
Santa Rosa, CA