
Fw: [EXTERNAL] 1478 Guerneville Rd property issues

From Jones, Jessica <jjones@srcity.org>
Date Wed 3/11/2026 11:19 PM
To Toomians, Kristinae <KToomians@srcity.org>

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From: Janice Shipley [REDACTED]
Sent: Wednesday, March 11, 2026 10:43 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Cc: Les Shipley <[REDACTED]>; margot shipley <[REDACTED]>
<[REDACTED]>
Subject: [EXTERNAL] 1478 Guerneville Rd property issues

Gentlepeople,

My name is Janice Shipley, and my husband and I have had an Optometric business at 1430 Guerneville Rd. for many years. This is a professional office which is located within the Business and Professional area called Coddington Plaza. We share a building with America's Taxes. I am a Family Nurse Practitioner, and have also taught nursing on the East Coast as well as at Santa Rosa Junior College and Sonoma State University, graduate division.

As such, I have a great regard for health and safety, including in the promotion of healthy and safe neighborhoods. I am writing to share my dissent of the possibility of rezoning the property adjacent to our professional building, as I believe a shop which sells alcohol in that neighborhood from 6 am until midnight would be a detriment to the safety of the neighborhood, as well as a detriment to the professional status of the Coddington Plaza area. The owners of the MD Alcohol chain of stores wish to change the current zoning of 1478 Guerneville Rd to accommodate their business profile which would allow 6am to Midnight business hours. Guerneville Rd is a very busy street, especially at rush hours, and has a SMART train crossing and station very close to our property.

Several months ago a town hall meeting was called to discuss this. Business people, neighborhood people from the surrounding apartments were present and 90% of those who attended politely advised the MD Liquor representative that they did not approve of a liquor store operating in that space and at those hours due to safety concerns, and the fact that their business was not in keeping with the neighborhood culture. The MD Liquor representative advised that their store would "beautify" the area. Upon viewing several other local MD Liquor stores, a group of us determined that the proposed store would not beautify the area on Guerneville Rd, but do quite the opposite. In fact, could create a "nuisance" for the community.

I have reviewed some literature which addresses the issues which concern me most.

Boston University School of Public Health published a research article in April 2024, "Reducing Late Night Alcohol Sales Curbed Violent Crimes by 23% per year in a Baltimore Neighborhood." This was also published in JAMA, Journal of the American Medical Association, April 2024. Changing the hours from 20 hours per day to 13 hours per day to 9am until 10 pm reduced violent crime in the surrounding area by 23% the first year, and reduced the homicide rate by 40% in each successive year. Reducing crimes by limiting alcohol access saved the City of Baltimore \$18.2 million in annual costs.

NIH National Library of Medicine PMC Public Medicine Central published an article by Trangenstein, et al, "Outlet type Access to Alcohol and Violent Crime," where it was reported that each 10% increase in alcohol outlets within a community was associated with a 4.2% increase in violent crime exposure.

Institute for Local Government for California, Sacramento, CA has published many guidelines in their "Ideas for Action" under Public Health and Safety. Their observations concur with studies like the two above, and have exhaustive checklists and safety guidelines for crime reduction, bicycle and pedestrian traffic, health standards, hours of operation for business, as well as population density per business, etc. I suspect you are all familiar with these guidelines, and could adapt these guidelines locally.

It is my understanding that the new housing project just west of SMART train will have some self contained markets, which will also bear upon your decisions about a need for yet another off-sale Type 20 or 21 liquor store, of which there are many in the area of concern. Even just delivery of alcohol to 1478 Guerneville Rd. for "administrative purposes," especially late at night, could be an annoyance to the residents of the homes behind the store, noise-wise, if not traffic congestion-wise.

We have had some experiences with unhoused people trespassing, sleeping, defecating, and leaving hypodermic needles, knives, cans, broken bottles and other debris on our property, often associated with the people who use the sides of the SMART train tracks for passageway or camping. Access from the train track area to the Guerneville Rd properties late at night may require **extra police protection** and **extra lighting** for any late night businesses.

Thank you for giving my thoughts your consideration.

Janice Shipley

From: [Tina Perricone](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Les Shipley](#)
Subject: [EXTERNAL] Opposition to MD Liquor on Herbert Street at Guernville road
Date: Thursday, March 12, 2026 11:23:08 AM

Hi Karen,

I am a 5+ year resident at the 2001 Range Ave apartments, specifically in the building close to Herbert Street. I oppose the application of MD Liquor store at the Herbert/Guernville road location exactly as I opposed it last time they applied.

There are two liquor stores each 1/4 mile distance, we don't need another. We do not need the increased late night traffic given their proposal to be open until mid-night, nor do we need individuals wandering into our cul de sac and into our complex which is open and in close walking distance .

I have asked Les Shipley to speak on my behalf and on behalf of the other Range Ave tenants who are also unable to attend the meeting to present our reason for opposition to MD Liquors.

With best regards,

Tina Perricone
