

**From:** [Villalpando, Iris@ABC](mailto:Villalpando,Iris@ABC)  
**To:** [Jeff Sacher](#); [Wolski, Sheila](#); [Harman Dhillon](#)  
**Subject:** [EXTERNAL] RE: ABC - 1995 Sebastopol Rd, Santa Rosa  
**Date:** Wednesday, March 18, 2026 8:50:13 AM

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Hello Sheila,

Since the licensee is moving within the same census tract and will be operating the same type of license, the Department will not require PCN since the number of licenses within the census tract is not changing.

Thank you,

**Iris Villalpando**

Licensing Representative II  
Department of Alcoholic Beverage Control  
Santa Rosa District Office

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**From:** Jeff Sacher <[jeff@jsacher.com](mailto:jeff@jsacher.com)>  
**Sent:** Wednesday, March 18, 2026 8:22 AM  
**To:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>; Harman Dhillon <[hdhillon707@gmail.com](mailto:hdhillon707@gmail.com)>  
**Cc:** Villalpando, Iris@ABC <[Iris.Villalpando@abc.ca.gov](mailto:Iris.Villalpando@abc.ca.gov)>  
**Subject:** Re: ABC - 1995 Sebastopol Rd, Santa Rosa

**CAUTION: External Email.** Do not click on links or attachments unless you recognize the sender and know the content is safe.

Sheila ... good morning. Attached is the revised & completed ABC 245 that you requested. Also, I spoke with Iris Villapando (copied here) at ABC Santa Rosa this morning and she should be able to provide you with something directly that states that ABC will not be requiring a PCN application if the license is transferring within the same census tract.

Jeff Sacher, Broker Associate  
Santa Rosa Business & Commercial  
DRE #01253061  
525 College Avenue, Suite 115  
Santa Rosa CA 95404  
707-888-4972 (cell)  
[jeff@jsacher.com](mailto:jeff@jsacher.com)  
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**From:** [ABC Santa Rosa](#)  
**To:** [Wolski, Sheila](#)  
**Subject:** [EXTERNAL] RE: Comments Due: City of Santa Rosa Referral PLN25-0495  
**Date:** Thursday, February 5, 2026 3:09:06 PM

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If the census tract is overconcentrated, PCN is required by the governing body. An application has not been filed with ABC, so we do not have any comments at this time.

Thank you,  
Santa Rosa ABC

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**From:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>  
**Sent:** Wednesday, February 4, 2026 3:07 PM  
**To:** Harrison, Cathrine <[CHarrison@srcity.org](mailto:CHarrison@srcity.org)>; ABC Santa Rosa <[SantaRosa@abc.ca.gov](mailto:SantaRosa@abc.ca.gov)>  
**Subject:** Comments Due: City of Santa Rosa Referral PLN25-0495

**CAUTION: External Email.** Do not click on links or attachments unless you recognize the sender and know the content is safe.

Hi ABC,

I'm checking in to see when I can expect comments on this project. In particular, if there's any concern or need for Public Convenience or Necessity. Could you please get back to me this week?

Thank you,

**Sheila Wolski, Senior Planner**

Planning & Economic Development  
100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404  
Tel. (707) 543-4705 | [swolski@srcity.org](mailto:swolski@srcity.org)

Hours | Monday-Friday 7:30am-4:30pm

**The Planning, Building, and Engineering Divisions of the City of Santa Rosa's Planning and Economic Development Department have transitioned to an online application submittal process through the Accela Citizen Access platform. Learn more about the Online Permitting System [here](#).**

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**From:** Harrison, Cathrine <[CHarrison@srcity.org](mailto:CHarrison@srcity.org)>  
**Sent:** Friday, January 9, 2026 1:43 PM  
**To:** [santarosa@abc.ca.gov](mailto:santarosa@abc.ca.gov)

**Cc:** Wolski, Sheila <[swolski@srcity.org](mailto:swolski@srcity.org)>

**Subject:** (CA State ABC) City of Santa Rosa Referral PLN25-0495

Good afternoon,

Attached please find the referral letter for planning project PLN25-0495. The planning documents are available electronically for you to review here: [Project Folder - 1995 Sebastopol Rd](#)

Please contact Sheila Wolski, [swolski@srcity.org](mailto:swolski@srcity.org), for questions and comments.

The proposed project is a 7,500 square foot, full-service grocery market located at 1995 Sebastopol Road in Santa Rosa, CA. We are requesting a Conditional Use Permit to allow off-premises sale of beer, wine, and spirits (Type 21 license) as part of the grocery operation. This will be a neighborhood-serving market focused on food and household goods, not a liquor store or convenience store. Alcohol sales will be incidental and responsibly managed in compliance with all local and state regulations. We currently operate a market directly across the street, but due to upcoming construction at that property, we are relocating. Our intention is to continue our business on this new site to continue serving the community without interruption.

Thank you,

**City of Santa Rosa Building Division**

Planning & Economic Development | Building division

100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-3200 | [Building@srcity.org](mailto:Building@srcity.org)

**Coming soon, the Planning, Building, and Engineering Divisions of the City of Santa Rosa's Planning and Economic Development Department will fully transition to an online application submittal process through the Accela Citizen Access platform. Learn more about the Online Permitting System [here](#), and more information will be coming soon!**