



City of Sebastopol Planning Commission Staff Report

Meeting Date: September 13, 2022
Agenda Item: 5A
To: Planning Commission
From: John Jay, Associate Planner
Kari Svanstrom, Planning Director
Subject: Temporary Use Permit more than 6 months
Recommendation: Withdrawal of application

Applicant/Owner: Larry Vito/Smokehouse BBQ
File Number: 2021-046
Address: 6811 Laguna Parkway
CEQA Status: Exempt
General Plan: Central Core (CC)
Zoning: Downtown Core (CD)

Introduction:

This is a continuation of the August 9, 2022, Planning Commission meeting where the Commission heard a staff report, listened to public comment and provided staff with direction on the temporary use permit for the request of live music on site at the Smokehouse BBQ located at 6811 Laguna Parkway. Staff provided the Commission with possible conditions of approval for the project and it was the Commission's decision to continue the item and direct staff to work with the applicant and neighbors on how to best handle the noise coming from the stage.

Analysis:

With the direction of the Commission, staff met with Vice Chair Fernandez to first work with the applicant on how to best condition the project to still provide live music on site, but also respect the neighbors noise concerns. During that visit we discussed initial options like turning the speakers a certain way and potentially adding haybales to mitigate the noise.

After that meeting the applicant did turn the speakers away and the noise level did drop as noted by the neighbors on Taft Street. Staff then met with a neighbor on Taft Street on an evening when both the Peacetown concert series and the BBQ were playing live music. While up on Taft Street the music was heard from both events but not to the extreme level of complete violation of the noise ordinance.

The after meeting with the neighbors, it was brought to staff's attention that the applicant was moving forward with selling the restaurant. Staff then reached out to the applicant to ensure that this was the case and wanted to work with the applicant on how they wanted to proceed with the temporary use permit. From those conversations the applicant has decided to withdraw the temporary use permit and should a new owner want to do the live music at this site it would be their responsibility to obtain the proper permit.