



City of Sebastopol Planning Commission Staff Report

Meeting Date: August 23, 2022
Agenda Item: 6B
To: Planning Commission
From: John Jay, Associate Planner
Subject: Alcohol Use Permit
Recommendation: Approval with conditions

Applicant/Owner: Adam Lam
File Number: 2022-055
Address: 6780 McKinley Street Suite 140
CEQA Status: Exempt
General Plan: Light Industrial (LI)
Zoning: Commercial Industrial (CM)

Introduction:

The project proposed to open an 80's or 90' arcade themed bar to include pinball machines, arcade boxes and a self-pour craft beer wall. The goal is to bring the communities of arcade and pinball as well as casual players together and widen the exposure of the genre. The project requires a use permit as it plans to serve alcohol onsite with no bone fide kitchen as well as needing a use permit for the "alcoholic beverage tasting establishment/bar".

Project Description:

As mentioned above the project is for a retro arcade consisting of 30-40 classic/retro arcades and pinball machines and a self-serve beer wall. The bar will contain roughly 20 taps that will be available to customers of drinking age to which will be verified by the staff before issuing a beer card. There will be no food service on site but will work with other restaurants within the Barlow to provide food options to the customers which has been a model that has worked with other Barlow establishments. The proposed hours of operation are 9am-12am every day and will be open to all members of the public. Employees will be required to be trained and certified under the Responsible Beverage Service training program and reserve the right to refuse service to any patron.

Project Location and Surrounding Land Uses:

The project is located within the Barlow campus and is next to both the Woodfour Brewing company and the Fern Bar. The surrounding land uses are Commercial Industrial which does allow for bars and other alcoholic beverage tasting facilities with an approved use permit.

General Plan Consistency:

The project is consistent with the following General Plan goals listed below:

- **Policy EV 1-11:** Work with and support local business organizations in order to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses.
- **Policy EV 1-13:** Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural, sustainable, green, medical, and/or technological products.
- **Policy EV 2-3:** Develop a distinct image and brand for Sebastopol that reflects its unique identity and sets it apart from the region.
- **Policy EV 2-4:** Encourage businesses and programs that emphasize and promote shopping locally.
- **Policy EV 4-3:** Encourage amenities needed to support tourism, including hotels, bed-and breakfasts, eco-lodging, and a variety of restaurants, shopping, and services.
- **Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism.

Zoning Ordinance Consistency:

The project is located within the Commercial Industrial district which is intended to encourage local production, innovation, and sales of local art, textile, food, beverage, and other tangible goods by allowing a range of complementary, community-oriented building types and spaces that accommodate small- and mid-size makers, fabricators, producers, and manufacturers, as well as specified commercial, residential, and other uses. As the bar portion of the supports the sales of local beers this is directly consistent with CM district.

Parking

The CM Zone/Barlow is required to provide 1 parking space per 500 square feet of net floor area per Table 17.110-2 in the Sebastopol Municipal Code (SMC). However, the intent of this is the Planning Commission can, as part of a Use Permit, may require additional parking be allocated to a use through the Use Permit process, per SMC 17.110.020.D.1:

Any particular use requires a parking capacity significantly greater or less than required, the Planning Director shall refer the matter to the Planning Commission for the imposition of an appropriate parking requirement. The Planning Commission may, by conditional use permit, require a number of parking spaces up to 20 percent more than required. The Planning Commission may, by conditional use permit, require fewer spaces than required if developer demonstrates a reduced parking need through a trip reduction or parking reduction program.

The Barlow campus provides overflow parking throughout the site, the 4.6 spaces needed for this use would be accommodated by the 70 parking spaces still available to be allocated to various uses. A stand-alone “bar” would require 35 parking spaces.

The project, if approved, would be consistent with the Zoning Ordinance as the use of a bar or tasting establishment is allowed within the Commercial Industrial district with a Use permit.

Required Findings:

As the project requires a use permit for the proposed use of a bar in this district it also requires a use permit to sell alcohol on site. With that, the required findings for both are below:

Conditional Use Permit:

- A. *The proposed use is consistent with the General Plan and all applicable provisions of this title.*
- B. *The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

Alcohol Use Permit:

- A. *The City Council finds and determines that establishments engaged in the sale of alcoholic beverages may present problems that are encountered by residents, businesses, property owners, visitors and/or workers of Sebastopol, including, but not limited to, littering, obstruction of pedestrian traffic, vehicular traffic, parking, crime, interference with children on their way to school, interference with shoppers using the streets, defacement and damaging of structures, disturbing the peace, discouragement of more desirable and needed commercial uses and other similar problems connected primarily with the operation of establishments engaged in the sale of alcoholic beverages for consumption on or off the premises.*
- B. *The City Council also finds and determines that the existence of such problems creates serious impact on the peace, health, safety and welfare of residents of nearby areas, including fear for the safety of their children and of visitors to the area, as well as contributing to the deterioration of their neighborhoods, and concomitant devaluation of their property and destruction of their community values and quality of life.*
- C. *This chapter is intended and designed to deal with and ameliorate these problems and conditions by restricting the location of such uses in relation to one another, and their proximity to facilities primarily devoted to use by children and families and the general public, and through the denial of a conditional use permit or through the imposition of conditions on a case-by-case basis, thereby limiting the number of such uses in the City and preventing undue concentration and undesirable community impact of such uses by the imposition of reasonable conditions upon the operation of all such uses both existing and in the future.*

Analysis:

While the use of a bar is allowed within this district with an approved use permit staff has concerns on the self-service portion of the operation. A number of these questions were posed to the applicant, including:

- A. How the applicant would ensure that the customers using the beer service option would be of proper drinking age.
- B. How the self-serve would be monitored in accordance with the Responsible Beverage Service requirements.

- C. How does the payment system work? As staff understands the customer will use a card to access the beer wall and the software will dispense a desired amount.
- D. The applicant hasn't specified if this will be a prepaid option or if the card will run a tab. However, that could be answered by the software that is proposed to be used.
- E. While beer and wine are two different forms of consumption staff has posed a question as to why a traditional bar tender would not be a better option than a self-serve wall.

The applicant has provided their responses to the following questions above.

- A. **How the applicant would ensure that the customers using the beer service option would be of proper drinking age.** *Upon check-in patrons will be asked to scan their ID in order to get a beer RFID (Radio Frequency Identification) card for the self-serve beer wall.*
- B. **How the self-serve would be monitored in accordance with the Responsible Beverage Service requirements.** *Patrons will be capped at 2 pints per person with the RFID card. In order to reactivate the card, the patron must check in with the staff member to get approval. They will then be verified again of legal drinking age. This is also in accordance with the Responsible Beverage Service guidelines enforced by Alcoholic Beverage Control (ABC).*
- C. **How does the payment system work? As staff understands the customer will use a card to access the beer wall and the software will dispense a desired amount.** *Patrons are allowed to prepay for their RFID card or leave it as an open tab where they can pay at the end of their stay. After the patrons are verified the staff member creates an RFID card for the customer and from there they are provided with fresh glasses and educates the patrons on how the beer wall operates. The amount consumed by the patron is clearly displayed on the screen as they consume the drink. This also allows the patron to pour a desired amount should they want to sample other options.*
- D. **The applicant hasn't specified if this will be a prepaid option or if the card will run a tab. However, that could be answered by the software that is proposed to be used.** *This question has been answered by letter C. Also, the software the applicant mentioned to be used provides a detailed visual on how much the patron has consumed and how much will be left on their RFID card before they will reach their drink limit.*
- E. **While beer and wine are two different forms of consumption staff has posed a question as to why a traditional bar tender would not be a better option than a self-serve wall.** *The applicant has mentioned that this option gives the patrons a better experience in that they will not have to wait as long before they are being served, are allowed to try several types of beer without committing to one, and the ability to also try non-alcoholic options. The applicant also mentions that they went with this model as it provides a contactless environment to adjust its business model with the everchanging COVID restrictions. Lastly, the applicant feels that this model cuts down on the amount of waste for the drinks as the patrons will not be committed to a full drink.*

The project also mentions that, in time, this establishment could offer events for the pinball and arcade communities. As this is a self-serve operation and has proposed measures to best mitigate underage drinking, staff feels that a potential design change to ensure the bar area is maintained or staffed for all patron's safety. Staff understands the applicants desire to provide a self-serve beer wall as it appears to provide the best customer experience. However, staff feels that if a traditional bartender was to be used it would provide that extra mitigation from an underage patron grabbing another patron's card and pouring a drink for themselves. The applicant mentions in their response that this model was also chosen because of the COVID restrictions are in place but it is unclear if, or how, Covid protections would affect the rest of the

operation regarding food, machine service, tables, and overall cleanup (ie is this truly a reason, or as justification for the self-service model, which would potentially eliminate jobs).

The Planning Commission did approve a similar operation within the Barlow is the Region Wine bar as they use an operation system of a drink card or RFID tied to a customer's credit or debit card. The customer can select the type of wine they wish to drink and have three drink volume options: taste, half glass, or full glass. When the customer is ready to leave, they would check out at the register and the drink card would let Region staff know how much is to be charged. In this case, Region still has staff serving flights, appetizers, and food from a menu as required, checking in on customers at tables. They are likely monitoring alcohol use while they do this. Region's reason for self-service was to provide a variety of wines and tasting sizes while still being able to preserve the wine from oxygen exposure (ie reduce waste). This does not appear to be an issue with beer given they can be done by 'taps' and do not have the same issue.

Staff is recommending the Planning Commission look at is how the bar area will be monitored as the establishment will be open to both people of drinking age and people underage. Staff feels that there should be some sort of condition in place to ensure that those who are underage are not able to access the beer wall. One consideration would be to have those customers who have been age verified wear some sort of bracelet or band so that staff of the arcade bar can quickly note they would be permitted to use the self-serve beer wall.

Criteria C "Over-concentration"

Lastly, staff is also requesting that the Planning Commission consider the number and density of alcohol uses located within the Barlow in terms of overconcentration. The Barlow does already have a number of permitted tasting rooms, bars, and restaurants serving alcohol in a small area of the City. For instance, this proposed location is between a bar (Fern Bar) and a Brewery with restaurant (Woodfour). There are also several breweries (crooked Goat, Woodfour, Seismic) already located within the four block Barlow property, in addition to several wine and cider tasting operations. While the arcade component is unique, there are many places within the Barlow where the alcohol permit serves to support the manufacturing/production component of the business (the breweries, cheese maker, etc.), these could be considered less detrimental whereas the addition of a brand new use could be seen as more impactful. [JJ1][KS2]

Parking

As noted above, the Planning Commission can require additional parking as part of a Use Permit review. While the intent of the 1 space per 500 SF parking requirement for the Barlow was intended to balance out the various uses (based on warehouses and industrial at 1/500 or 1/1000 SF) with more intensive uses like restaurants (1/125 SF) and retail (1/300). Most Use Permits in the Barlow are more intensive uses than the general industrial uses allowed by right.

The arcade use is proposing 30-40 games; staff believes additional spaces should be required to ensure appropriate parking for the use. While there may be some joint parking/activities with other uses, or families coming to the arcade, the use is somewhat geared towards adults with the service of alcoholic beverages. who are more likely to drive than a regular arcade where children might bicycle or walk. The Planning Commission should discuss this item, and determine the appropriate parking to be allocated to the use. Staff believes additional parking

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301 Existing Facilities which includes interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The alcohol use permit would fit this exemption as it is for the use of a bar where one has existed in the past and will not create any new environmental impacts as it will be in an already developed area

City Departmental Comments:

The project was routed out to the various city departments along with the Sonoma County Health Department, those departments conditions have been added to the recommended conditions of approval.

Public Comment:

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within vicinity of the subject property.

Public comments have been received and are a part of this report.

Recommendation:

Staff believes the proposed use is compatible with the site, and recommends approval, subject to the following key conditions:

- Measures in place to ensure customers using the beer wall are of legal drinking age^[KS3].
- Not allow the self-service option and require the applicant provide a traditional bartender.
- System in place to track number of drinks per person as it relates to the RBS requirements.
- Parking ADD

If it is the consensus of the Planning Commission that the proposed use is compatible with the site and surrounding uses, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report and as found in Exhibit A - Recommended Findings of Approval, and subject to the Recommended Conditions of Approval found in Exhibit B, and any additional or modified conditions the Planning Commission determines is appropriate.

Attachments:

Exhibit A – Recommended Findings of Approval
Exhibit B – Recommended Conditions of Approval
Exhibit C – Standard Conditions of Approval
Application materials
Public Comments

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Alcohol Conditional Use Permit
6780 McKinley St, Suite 140
004-750-033, 2022-055

Based on the evidence in the public record, the Planning Commission finds that:

1. The proposed use is categorically exempt from the requirements of CEQA under Section 15301 Existing Facilities, which exempts “interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.” As the proposed use includes minor interior alterations to an existing building.
2. The project is consistent with the Sebastopol Municipal Code Zoning Ordinance, including the specific criteria of the following sections as described:
 - a) 17.350.020 Alcohol Use Permit
 - b) 17.415.030 Conditional Use Permit
3. The project is consistent SMC 17.350.020 Alcohol Use Permit
 - a) On and after the effective date of the ordinance codified in this chapter, no place wherein alcoholic beverages are sold, served, or given away for on-site or off-site consumption, shall be established without first obtaining a conditional use permit from the City. Further, no existing site which substantially changes its mode or character of operation shall continue to operate without first obtaining a conditional use permit.

As conditioned this criterion will be met as the first step will be obtaining a use permit before operation and sale of alcohol begins.

- b) A copy of the conditions of approval for the conditional use permit must be kept on the premises of the establishments and posted in a place where it may readily be viewed by any member of the general public.

As conditioned this criterion will be met.

- c) In making any of the findings required pursuant to this chapter, the Planning Commission, or the City Council on appeal, shall consider whether the proposed use will adversely affect the health, safety or welfare of area residents or will result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

As conditioned this criterion will be met. However, the Planning Commission might consider looking at limiting additional alcohol-based establishments.

- d) In all determinations pursuant to this section, the applicant for the conditional use permit shall have the burden of proving by clear and convincing evidence that the proposed use will not adversely affect the health, safety or welfare, result in undue concentration of alcoholic beverage outlets, or detrimentally affect nearby communities.

As conditioned this criterion will be met as the applicant will be required to complete RBS training.

- e) The Planning Commission, or City Council on appeal, may impose any conditions on the applicant or proposed location reasonably related to the health, safety or welfare of the community.

As conditioned this criterion will be met.

- f) Except as set forth in SMC 17.350.070, applications for conditional use permits herein shall be made in accordance with Chapter 17.415 SMC, together with amendments thereto. The applicant shall submit a processing fee as specified in the most current Planning Department schedule of fees. Any costs for processing an application that exceed the conditional use permit fee paid by the applicant shall be deemed a debt to the City and shall be paid within 30 days of issuance of the conditional use permit or said permit shall be revoked.

As conditioned this criterion will be met.

- 4. The project is consistent with the requirements of SMC 17.415.030 Conditional Use Permit:

- a) The proposed use is consistent with the General Plan and all applicable provisions of this title.
 - i. *In that the project is consistent with multiple sections of the Economic Vitality section of the General Plan in support of small business, local businesses, and attracting new industries and businesses that develop and expand markets.*
- b) The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
 - i. *In that the use is consistent with the General Plan and Zoning Ordinance as there are similar uses of a bar or tasting room already approved within a short distance of the project site.*

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Alcohol Conditional Use Permit
6780 McKinley St, Suite 140
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1. The Use shall be in substantial conformance with the proposed operations as described in the application materials prepared by Adam Lam for the Rewind Arcade bar, and stamped received on July 7, 2022, and on file at the City of Sebastopol Planning Department, except as modified herein:
 - a) Hours of operation shall be open to those stated in the application, 9am-12am
2. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. All persons serving or distributing alcoholic beverages are required to attend the Responsible Beverage Service training program or an equivalent, either in-person or online to the satisfaction of the Police Chief.
4. No sound may emanate from the building, which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
5. The business owner shall ensure that employees are drug and alcohol free while on duty.
6. The establishment is not approved as an entertainment venue. Dancing and/or regular live music shall not be permitted on the premises without prior City approval. As an incidental use, recorded background music and occasional live acoustic music may be conducted inside the establishment only. All doors and windows shall be closed during any such activity. The Police Department or Planning Director may require termination or modification of such activity.
7. The business owner shall ensure that exterior areas, including the adjacent courtyard area and sidewalk, are free of trash and other debris that may be generated by patrons.
8. The business owner shall be responsible for removing any graffiti on the outside of the establishment.
9. A copy of the conditions of approval for the Alcohol Use Permit must be kept on the premises of the establishment and posted in a place where any member of the general public may readily view it.
10. Occupancy limitations shall be established by the Building Official and clearly posted prior to issuance of a Certificate of Occupancy for any building, including a use requiring a Use Permit.
11. All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including, but not limited to Building and Safety Department, Department of Alcoholic Beverage Control, Fire Department, and County Health Department.

12. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.

13. The Use Permit shall be in effect unless it is abandoned or closed for 12 months or longer.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL

Alcohol Conditional Use Permit
6780 McKinley St, Suite 140
004-750-033, 2022-055

1. All plans shall include a brief description of the project on the cover sheet.
2. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
3. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
4. Site landscaping shall be generally consistent with the Landscape Plan included as part of "Exhibit A" on file with the Sebastopol Planning Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy of the proposed project. Upon the request of an Applicant to receive a Temporary Certificate of Occupancy and at discretion of the Planning Director, landscape installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.
5. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes errors, or omissions in compliance with the CBC and City Standards.
6. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
7. A Construction Management Plan (CMP) shall be submitted to the City as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans, unless waived by staff. The City's CMP template, provided by the Planning Department, may be used for small, infill projects. Revisions to the CMP to increase or add on time to the construction timeline shall be coordinated with the Building Official and any additional requests will be at the applicant's responsibility.

This CMP shall be a binding document. Failure to adhere to the CMP may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the City, and may be posted to the city's website. The CMP shall be updated as project conditions warrant. Updates to the CMP shall be provided to the City for review and approval. The CMP shall include but not be limited to:

- a) Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates)
- b) Construction Hours
- c) Travel routes and turn-around locations with staff approval
 - Impact to state highways
- d) Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- e) Worker auto parking space locations/construction parking
- f) Phasing (if applicable)
- g) If construction improvements are located in areas of slopes 15% or greater, the Contractor shall provide safe temporary hard surface stair access to the improvements, unless waived by the Building Official. This access shall be shown on the CMP.
- h) Projects that require a grading permit shall comply with the City's grading ordinance.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the course of the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

The hours of construction activity shall be limited 7:00 a.m. to 8:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays with staff approval, depending on scope of work being done, or unless modified by a project's Specific Conditions of Approval.

A 24-inch by 36-inch weatherproof copy with items A-F posted on site. The remaining Construction Management Plan shall be made available on site. The Construction Management Plan shall be posted on the site as part of the job site signage and should include:

- a) Address of the project site.
 - b) Permitted hours of construction and of deliveries/off-haul.
 - c) Name, e-mail address and direct phone number of the General Contractor.
 - d) Name, e-mail address and direct phone number of the person responsible for managing the project.
 - e) Name and direct phone number of the party to call in case of an emergency.
 - f) City of Sebastopol Building Department (707-823-8597).
8. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Public Works Department prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The fee for using the right-of-way for storage of construction materials or equipment is \$10.00 per day. A minimum of 11' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the City right-of-way will not be permitted.

9. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
10. A pre-construction meeting is required with city staff for projects that:
 - a) Require a City encroachment permit, a Caltrans encroachment permit, or a City grading permit; or
 - b) Have 5 dwelling units or more; or
 - c) Have a total of 5,000 square feet of building or more; or
 - d) Have a creek setback requirement; or
 - e) Are required to have a pre-construction meeting under a specific condition of approval.
11. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
12. All required construction signage and any required tree-protection shall be posted and available for City inspection at the time of the Pre-construction meeting or, if no pre-construction meeting is required, prior to commencing construction. If these measures are not in place at the time of the pre-construction meeting, a re- inspection fee will be required, and issuance of building permit will be delayed.
13. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Planning Department Standard Conditions of Approval:

14. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.
15. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.
16. For projects with new foundations or retaining walls less than 10' away from a required setback property lines shall be physically identified (string line or equal), and the applicant shall submit a letter or certificate from a licensed surveyor that confirms that the structure complies with the approved setbacks prior to placing the foundation. For any project that includes new foundations or retaining walls more than 10' away from a required setback, the applicant may apply for a waiver from this requirement from the City Engineer and Planning Department.
17. For any project that includes new structures within 2 feet of the allowed height limit, a letter or certificate from a surveyor confirming that the height of the roof complies with the approved plans shall be submitted to the Planning Department at the earliest point

possible.

18. All landscape and irrigation plans must be designed in accordance with the most current City of Sebastopol landscape requirements. Prior to providing water service for new landscape areas, or improved or modified landscape areas, the Planning Department must review and approve the project's working drawings for planting and irrigation systems. Any question regarding the City of Sebastopol current water conservation and Landscape Ordinance should be directed to the Planning Department.

New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet.

19. For any new housing unit development, the developer/owner shall submit the total amount of fees and exactions associated with the project prior to issuance of certificate of occupancy or final inspection.

Engineering and Public Works Department Standard Conditions of Approval:

20. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.
21. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a CalTrans right-of-way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.
22. Construction within the public right-of-way is limited to that necessary to support the lot's use. This may include but is not limited to: driveways, sidewalks and any utility connections. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
23. The applicant shall prepare and submit site improvement plans for the construction of all improvements including water, sanitary sewer, storm drain, water quality facilities, roadway improvements, curbs, gutters, sidewalks, elevated or structural pedestrian walkways, landscaping, landscape irrigation, signing, striping, joint trench and streetlights. All design and construction shall conform to the latest edition of the City of Sebastopol Design and Construction Standards and other applicable codes, standards, guidelines and specifications. Public improvement drawings shall be drafted in the City-approved sheet format.
24. Once approved by the City Engineer, the applicant shall submit PDF files of the signed improvement plans. As-Built record drawings shall also be submitted as PDF files.
25. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The applicant's engineer shall request all design exceptions in writing.

26. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Public Works Department prior to the first submittal of project improvement plans to identify the extents and limits of replacement.
27. An erosion and sediment control plan are required as part of the building permit application. The plan shall be prepared by a certified erosion control specialist and in full compliance with CASQA standards, The plan is subject to review and approval by the Engineering Department prior to the issuance of the building or grading permit. No modifications to the approved plans shall be made without approval of the City Engineer.
28. Mailbox plans and locations shall be approved by the Sebastopol Postmaster prior to improvement plan approval. The developer shall provide a letter and exhibit showing mailbox locations from the Sebastopol Postmaster approving mailbox locations.
29. City Public Water and Sewer and Drainage utility easements as required by the City Engineer utility companies shall be provided within the development. Easement locations shall be subject to review and approval by the City Engineer.

Roadway Improvements:

30. The improvement plans for the first phase of development shall include and provide for the construction of all offsite improvements as required to support full project build-out. Each subsequent phase of development shall construct sufficient onsite roadway and utility improvements to support the cumulative development proposed to be constructed as approved by the City Engineer.
31. Road closures, if permitted by the Project Approval, will only be permitted with prior authorization from the Public Works Department consistent with the City's road closure policy. Signs containing details of the proposed closure must be posted 48 hours in advance. Coordinate road closures with the Sebastopol Public Works Department. Contact the Public Works Department at 707-823-5331 to obtain a road closure permit.
32. An emergency vehicle access, meeting the requirements of the Sebastopol Fire Department shall be constructed.
33. All private driveway areas less than 24-foot wide shall require the approval of the Sebastopol Fire Department.
34. Sidewalk warps shall be provided to allow a clear five-foot walkway at all locations, including areas where mailboxes, street furniture, streetlights, street signs and fire hydrants are to be installed, or as otherwise approved by the City Engineer.
35. The structural section of all public road improvements shall be designed using a soil investigation which provides the basement soils R-value and expansion pressure test results. A copy of Geotechnical report and structural section calculations shall be submitted with the first improvement plan check.
36. The structural section of the private on-site drive aisles and parking areas shall meet the requirements and recommendations of the geotechnical report for the project.
37. Retaining walls and retaining curbs may be required to protect damage to trees as

determined by a licensed Arborist. All retaining structures shall be designed and constructed to minimize damage to trees.

38. Pedestrian curb ramps, meeting City standards and current accessibility requirements, shall be provided at all intersections and crosswalks where sidewalks are proposed.

Drainage Improvements:

39. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Management Design Manual (FMDM). Public and private drainage improvements shall be shown on the improvement plans and the City Engineer may require the applicant to acquire the review and recommendations by the Sonoma County Water Agency (Sonoma Water) prior to approval by the City Engineer. Private storm drain easements will be required for any portions of the private storm drain not entirely located with the lot being served or for any portion of a private utility located on an adjacent parcel.
40. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.
41. Plans and certifications shall demonstrate compliance of all improvements, including building finished floor elevations, with the City's Flood Ordinance, to the satisfaction of the Building Official and City Engineer. Building finished floor elevations shall be constructed at a minimum of 2 foot above the 100-year storm event water surface elevation as determined by the City and certified by the project engineer. The Engineer of Record shall provide a signed and stamped letter indicating the project meets the requirements of the Ordinance before plan approval.

Stormwater Quality:

42. Projects that create or replace 10,000 square feet or more of impervious surface area are subject to design and construction requirements of the most recent edition of City of Sebastopol Low Impact Development (LID) Technical Design Manual. Improvement plans with required LID design features shall be approved by the City Engineer.
43. Projects that will disturb 1.0 acre or more of developed or undeveloped land shall provide evidence that a Notice of Intent (NOI) has been submitted by the applicant and received by the State Water Resources Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan (SWPPP) shall be provided to the City prior to issuing a grading permit, encroachment permit, or building permit.
44. For required LID features constructed on private property or on street frontage, the owner shall provide a Declaration Letter to the City Manager regarding the owner's commitment to ongoing maintenance of said LID features (LID Declaration) prior to occupancy.

Grading:

45. The improvement plans shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall be generally designed to drain to public and private streets or parking areas, unless otherwise approved in the interest of tree preservation or other unusual circumstances.
46. The City of Sebastopol shall require a grading permit for projects that meet these requirements.
 - a) Cut or fill exceeding 50 cubic yards
 - b) Cut or fill greater than 3 feet in depth
 - c) Cut creating a cut slope greater than 5 feet in height and steeper than 2 units horizontal to 1 unit vertical
 - d) Fill intended to support a structure or surcharge greater than 1 foot in depth or placed on terrain with a natural slope steeper than 15 percent
47. When required by the Building Official the applicant shall submit to the City for review and approval, a detailed Geotechnical Report prepared by a Geotechnical Engineer registered in the State of California. The grading plan shall incorporate the recommendations of the approved Geotechnical Report.
48. Where soil or geologic conditions encountered during grading operations are different from those anticipated in the Geotechnical Report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
49. Existing wells, septic tanks and/or underground fuel storage tanks that are defective or will no longer be in use shall be permanently destroyed or removed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. Underground fuel storage tanks are subject to UST regulations of the State Water Resources Control Board.
50. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments be damaged or destroyed during construction, they shall be replaced by the developer.
51. Improvements plans shall include an erosion control (winterization) plan. The plan shall include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed.
52. Sewer services and laterals shall be CCTV inspected to determine if the service needs to be removed and replaced. A copy of the CCTV report shall be provided to the City Engineer. A waiver for CCTV inspection may be waived by the City Engineer, if the sewer lateral has been replaced within ten years of the submittal of the improvement plans. A copy of the documentation evidencing such replacement shall be included in the submittal package.
53. If the proposed project is located in or adjacent to a waterway, within an area

designated as habitat for threatened or endangered species, or other special status area, it possibly falls under the jurisdiction of another agency such as the United States Army Corps of Engineers, the California Regional Water Quality Control, or the California Department of Fish & Wildlife, U. S. Fish & Wildlife Service, etc. These agencies shall be contacted to determine if the project lies within their respective jurisdictions. All necessary permits and/or approvals shall be obtained prior to the City issuing any permits. If permits are not required, a letter stating so shall be submitted to the City as part of the record.

54. Trees and vegetation shall be trimmed according to Section 8.12 of the Sebastopol Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet over sidewalks and not less than twelve (12) feet over streets.

Fire Department. Standard Conditions of Approval:

55. The address shall be posted in accordance with requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through Building Department.
56. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.
57. Noncombustible roofing shall be provided for:
 - a. All new roofs shall be non-combustible.
 - b. Roof Repairs or replacement:
 - i. Less than 25% - no requirement
 - ii. 25Hr to 50% - Class C minimum
 - iii. 50% or more — Non-Combustible
 - c. In no case shall the roofing material used to be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

58. Prior to occupancy, a spark arrester shall be installed on the chimney(s) 3/8" mesh minimum.

Building Department Standard Conditions of Approval:

59. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes are incorporated into the design.
60. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL



City of Sebastopol

USE PERMIT - MAJOR AND MINOR PROJECTS Application Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. The necessary level of environmental review must then be determined and completed. After this, the project can be scheduled before the Planning Commission within 3 to 6 weeks. The Planning Commission meets on the second and fourth Tuesday of every month.

The applicant and/or his representative should attend any meetings. Failure to do so may result in the application being continued.

Size Limit: Plans should not be larger than 30" x 42" trimmed.

Please fold all plans into packets with each packet containing one copy of each plan. The packets should not be larger than 9" x 11" in size. **Unfolded plans will not be accepted.**

Scale: The scale used on submittal plans shall generally be at a 1/8" = 10' for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

SUBMITTAL REQUIREMENTS

(# of copies)

- 1. **Application Form:**..... (1)
Completed and signed by applicant and property owner.
- 2. **Deposit:** As defined on the fee schedule listed on the Master Planning Application. Checks should be made payable to the City of Sebastopol. Total application costs are determined by the Planning Department with the final amount based on processing time spent by staff and consultants.
- 3. **Location Map:** (1)
Indicate the subject parcel(s) and adjacent streets on an 8 1/2" by 11" map.
- 4. **Written Statement:** (1)
Statement should include a description of the proposed use(s), as well as a description of current uses and conditions. If, because of use permit approval, there will be multiple uses on the site, indicate the location and square footage of the different uses. Complete the attached Statement of Justification for Rezoning. Describe the project in detail. State the reasons for the project, including the City's potential benefits and costs.
- [N/A] 5. **Environmental Assessment Form:** (1)
Added information such as traffic reports, noise studies or visual impact studies may be required by the Planning Department to complete the environmental review.
- [N/A] 6. **Preliminary Title Report:**..... (2)
A preliminary title report, prepared within three months of filing application, including a complete legal description.

M 7. **Site Photographs:**..... (1 set)
Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to take a series of overlapping photographs which when taped together show a panoramic view. Polaroids or digital photos on a CD are acceptable.

[N/A] 8. **Area Development Map:**..... (15 sets)
Drawing should show existing development on site, surrounding land uses, streets and driveways and structures within 300 feet of subject parcel. Drawings should be accurately drawn to scale. Information may be obtained from recent aerial photos. This area map is a separate requirement from a specific, detailed site plan. Drawing should also show proposed plan showing the improvements you want to develop. If other permits such as use permit are processed simultaneously with this application, the detailed site plan requirements of that application, will have to be submitted as well.

M 9. **Reduction:** (1 set)
Include an 8 1/2" x 11" black and white reduction of each plan.

[N/A] 10. **Site Plans:**.....(15 sets)
Site plans of the project shall be fully dimensioned and accurately drawn. The plans shall contain the following basic information unless the Planning Department determines that additional information is necessary to properly evaluate the project. Use as many sheets as necessary. You may combine information so long as the plans are easy to read. If details are not reviewed during the approval process, they will be subject to review and approval prior to issuance of building permits.

In most cases the site plan for a major use permit must be prepared and signed by a licensed civil engineer, surveyor, architect, landscape architect, or building designer whose name, address and phone number must appear on the plan.

The boundary and topographic survey information (showing the existing topography) must be prepared by a licensed civil engineer or land surveyor whose name, seal, and signature must appear on the sheet of plan indicating the boundary and topographic survey.

For small projects, this requirement may be waived. Check with the Planning Department.

Site plans shall include the following information:

- a. **Legal Boundaries:** Boundary lines, easements (with size and type called out), right-of-ways, trails, paths, utility poles and the like.
- b. **Topography:** Topography of the land with 1-foot contour lines for land with a slope of 5% or less, and 2-foot contours for land over 5%. This contour interval may be increased for land with over 20% slope. Show faults, flood zones, and slide areas.
- c. **Grading/Drainage:** Preliminary grading/drainage plan clearly showing existing and proposed contours carried a minimum of 50' beyond the project boundaries. Show direction and path of existing proposed drainage channels or facilities. Indicate building pad and finished elevations, retaining walls (with height and materials specified). Appropriate cross sections shall be shown to indicate resultant slopes.
- d. **Streets and Lots:** Proposed street layouts and lot design, off-street parking and loading areas. This should include proposed circulation of vehicles, goods, pedestrians and bicycles. Dimension all parking, roads, and maneuvering areas.
- e. **Public Areas:** Areas proposed to be dedicated or reserved for parks, trails, schools, public or quasi-public buildings, and other such uses.
- f. **Land Use:** Land uses proposed. Show the type, amount and location. Show also adjacent land use, including their general location and the height of existing structures, trees, and other pertinent features within 50'+ of the property lines.

- g. **Tree Protection:** The site plan must identify all trees by species and trunk diameter that have development or construction activities proposed within driplines. Please note whether they are to be removed or saved. A Tree Protection Plan must also be submitted that is prepared by a registered arborist. The requirements for this Plan are shown in a separate checklist that can be obtained at the Planning Department.
 - h. **Buildings:** All existing and proposed buildings, and structures. Include their outside dimensions, height (from ground to top of roof), location and use. Delineate each residential unit or commercial/industrial use, and indicate unit type and size. Show trash enclosures, storage buildings, bicycle racks, and the like. Indicate setbacks and distance between buildings.
 - i. **Features:** Building appurtenances and features, including balconies, decks, stairs, roof lines shown.
 - j. **Exterior Lighting:** Show the locations, size, height and type of exterior lights. Catalog cuts for each type of lighting must be submitted.
 - k. **Utilities:** Show locations of existing and proposed utilities (sewer, water, etc.).
 - l. **Phasing:** Potential phasing limits of project should be indicated and a statement provided that sets forth the manner and phasing of the installation and maintenance of parking, lighting, landscaping, private grounds, streets, utilities and open space.
- [N/A] 11. **Preliminary Landscape Plans:** (15)
 A preliminary landscape plan shall be submitted showing major landscape structures such as fences, walls, walks, pools, and trellises with dimensions, paving material designations, and a proposed planting plan. Approval of a preliminary landscaping plan will be subject to submittal of a final landscaping and automatic irrigation plan to be checked by the Design Review Board for conformance prior to issuance of a building permit.
- The preliminary landscape plan should indicate the general plant pallet that is proposed including a description of the type of plants, their rate of growth, size in 3-5 years, mature size, and container size at time of planting. Include both common and botanical names. Show the location of paths, fences and street furniture.
- [N/A] 12. **Building Elevations:** (15 sets)
- a. **Elevations:** Show all elevations with materials, colors, and dimensions specified. The purpose of such drawings is to specify the height, bulk and appearance of proposed buildings and structures.
- If architectural details are not reviewed during the use permit process, they will be subject to review and approval by either the Design Review Board or staff prior to issuance of building permits.
- b. **Lights:** Show the location, height, size and type of exterior lights. Catalog cuts for each type of lighting must be submitted.
 - c. **Features:** Indicate the locations of identification signs and features, mailboxes, storage spaces, air conditioning units, transformers, utility meters, and other items that affect the exterior appearance and use of the proposed project and adjacent property.
- M 13. **Floor Plans:** (15)
 Floor plans of all stories showing rooms, exterior doors and windows, and seats for eating establishments, so that parking and coverage calculations can be made.
- [N/A] 14. **Sign Plans:** (15)
 If signs are needed, a Sign Plan will be required for review by the Design Review Board or staff, as appropriate. This can be submitted with the application or later if the project is subject to design review anyway. See Sign Plan application checklist available at the Planning Department.



City of Sebastopol

Planning Department
 7120 Bodega Avenue
 Sebastopol, CA 95472
 (707) 823-6167

**MASTER PLANNING
 APPLICATION FORM**

APPLICATION TYPE

- | | | |
|---|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input checked="" type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Other _____ |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: Yes No

REVIEW/HEARING BODIES

- Staff/Admin Design Review/Tree Board Planning Commission City Council Other _____

APPLICATION FOR

Street Address: 6780 Depot Street, #140, Sebastopol, CA 95472 Assessor's Parcel No(s): _____
 Present Use of Property: Retail Zoning/General Plan Designation: CM

APPLICANT INFORMATION

Property Owner Name: Yolanda Mathew for Barlow Star, LLC
 Mailing Address: 6780 Depot Street #110 Phone: 707-806-9797
 City/State/ZIP: Sebastopol, CA 95472 Email: yolanda@thebarlow.net
 Signature: Jennifer Adametz Date: 7/7/2022
3619BE7D75524D3...
 Authorized Agent/Applicant Name: Adam Lam
 Mailing Address: 1666 Kensington Place Phone: 415-988-2247
 City/State/ZIP: Rohnert Park, CA 94928 Email: adam@therewindbarcade.com
 Signature: [Signature] Date: 7/7/2022
99A78AF58D68B4A9...
 Contact Name (If different from above): _____ Phone/Email: _____

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

See attached pages.

CITY USE ONLY

Fill out upon receipt:	Action:	Action Date:
Application Date: _____	Staff/Admin: _____	Date: _____
Planning File #: _____	Planning Director: _____	Date: _____
Received By: _____	Design Review/Tree Board: _____	Date: _____
Fee(s): \$ _____	Planning Commission: _____	Date: _____
Completeness Date: _____	City Council: _____	Date: _____

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A	CM	CM
Use	N/A	Formerly Retail	Arcade and Taproom
Lot Size	N/A	N/A	N/A
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>	N/A	2307	2307
Floor Area Ratio (F.A.R)	<u> </u> N / <u> </u> A FAR	<u> </u> N / <u> </u> A FAR	<u> </u> FAR
Lot Coverage	N/A % of lot	N/A % of lot	% of lot
	N/A sq. ft.	N/A sq. ft.	sq. ft.
Parking	1 per 500 sf	469 sf	N/A
Building Height	15-20 ft	Approx. 15 ft	N/A
Number of Stories	N/A	1	1
Building Setbacks – Primary			
<i>Front</i>	N/A	N/A	N/A
<i>Secondary Front Yard (corner lots)</i>	N/A	N/A	N/A
<i>Side – Interior</i>	N/A	N/A	N/A
<i>Rear</i>	N/A	N/A	
Building Setbacks – Accessory			
<i>Front</i>	N/A	N/A	N/A
<i>Secondary Front Yard (corner lots)</i>	N/A	N/A	N/A
<i>Side – Interior</i>	N/A	N/A	N/A
<i>Rear</i>	N/A	N/A	N/A
Special Setbacks (if applicable)			
<i>Other (N/A)</i>	N/A	N/A	N/A
Number of Residential Units	N/A Dwelling Unit(s)	0 Dwelling Unit(s)	N/A Dwelling Unit(s)
Residential Density	1 unit per N/A sq. ft.	1 unit per N/A sq. ft.	1 unit per N/A sq. ft.
Useable Open Space	N/A sq. ft.	N/A sq. ft.	N/A sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: <u> </u> N/A cu. yds. Cut: <u> </u> N/A cu. yds. Fill: <u> </u> N/A cu. yds. Off-Haul: <u> </u> N/A cu. yds
Impervious Surface Area	N/A	N/A % of lot	N/A % of lot
		N/A sq. ft.	N/A sq. ft.
Pervious Surface Area	N/A	N/A % of lot	N/A % of lot
		N/A sq. ft.	N/A sq. ft.

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

- | | |
|---|---|
| <input type="checkbox"/> A general plan | <input type="checkbox"/> A specific plan |
| <input type="checkbox"/> An ordinance affecting building permits or grading permits | <input type="checkbox"/> A zoning ordinance |

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: Jennifer Adametz Date: 7/7/2022
3619BE7D75524D3...

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

DocuSigned by: [Signature] Date: 7/7/2022
99A76A1E6D6DB4A9...

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: Yes No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

The Barlow Management has notified all Barlow tenants of the proposed use.

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

Project Description for The Rewind:

The Rewind is a classic retro arcade taproom with the concept of 80's and 90's arcade and pinball with a self pour craft beer wall.

The Rewind aims to bring a community of arcade/pinball enthusiasts and casual players together to celebrate the golden age of arcades and pinball.

The business number #1 priority is to provide the best experience and product to it's audience and widen the exposure the genre to as many people as possible.

We believe the mix of premium craft beer, friendly community environment and arcade/pinball pastime is the perfect combination to bring passion, meaning and fun to it's customers.

Permits requested:

Conditional Use Permit

Written Statement:

The Rewind is a classic retro brewcade with the concept of 80's and 90's arcade and pinball with a self pour craft beer wall. The brewcade aims to bring a community of arcade/pinball enthusiasts and casual players together to celebrate the golden age of arcades and pinball.

There will be no food service on site. Food will be offered in cooperation with other nearby eateries. This model has been adopted by many other establishments at the Barlow to provide food to their customers. (e.g. The Crooked Goat, The Region, & Seismic Taproom)

The Rewind plans to operate under a type 40 On-Sale Beer license.

“(Bar, Tavern) Authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises.”

The planned time of operation will be from 9am-12am, Open everyday.

All employees will be trained and certified under the Responsible Beverage Service Training Program. Beginning July 1 2022, any alcohol server and their manager must have a RBS certification from an ABC accredited RBS training provider.

As for operational security measures, we reserve the right to refuse service to any patrons. If a situation arises where someone is threatened or in danger, the proper authorities will be called. We will have 24/7 camera monitoring of the premises at all times.

Entertainment features include 30-40 classic/retro arcades and pinball machines on the premises.

Site Photographs
Use Permit- Minor
New Tenant







160

SCOUT
WEST COUNTY

FOR LEASE
NORTH BAY
523-2700
SCOUT
WEST COUNTY

BLACK LIVES MATTER
A FEW THINGS

BLACK

FERN





140

FOR
LEASE
NORTH BAY
PROPERTY ADVISORS
SALES · LEASING · RENTING
523-2700
(707)



FOR
LEASE



CONTACT

leasing@
thebarlow.net



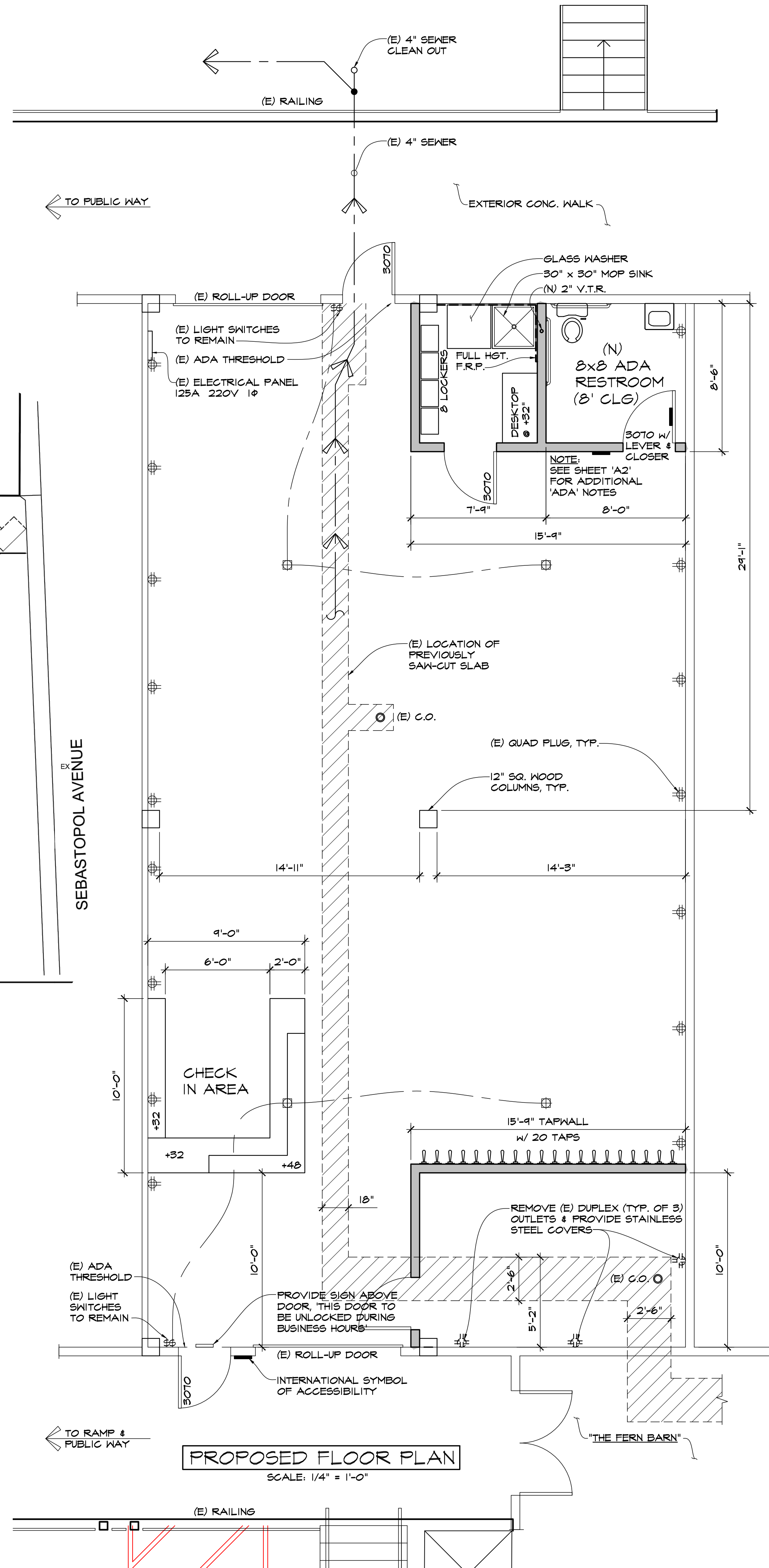
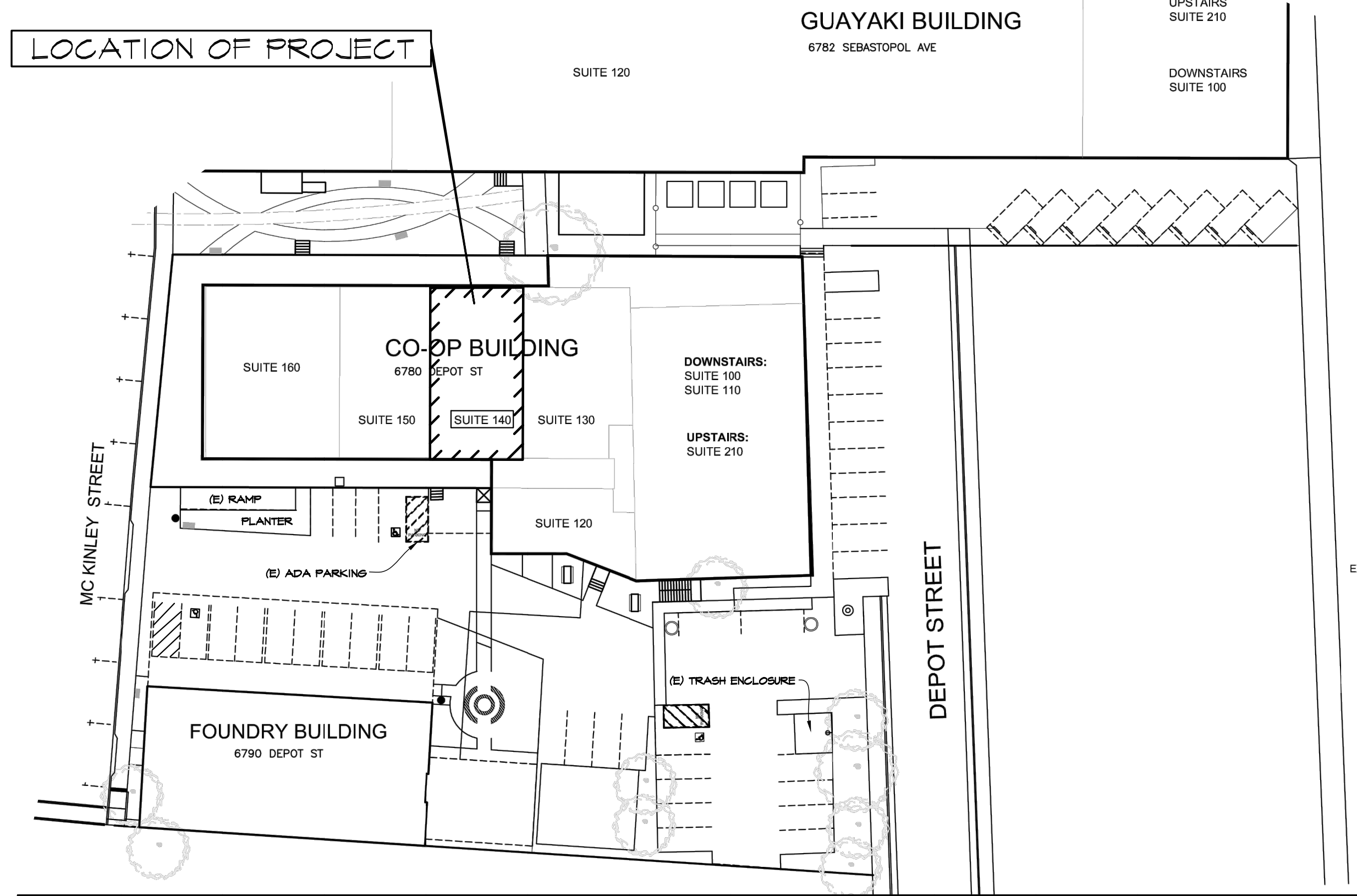
BLACK LIVES MATTER
FERN BAR
No Mask No Entry



THE REWIND

6780 DEPOT ST., SUITE 140, SEBASTOPOL CA.

LOCATION OF PROJECT



DRAWING INDEX

ARCHITECTURAL DRAWINGS

- SHEET A0 - FLOOR PLAN, DRAWING INDEX, PROJECT INFO & SITE PLAN
- SHEET A1 - TYPICAL ADA BATHROOM SHEET

APPLICABLE CODES

COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, THE CALIFORNIA BUILDING CODE (2019), THE CALIFORNIA PLUMBING CODE (2019), THE CALIFORNIA MECHANICAL CODE (2019), THE CALIFORNIA ELECTRICAL CODE (2019), THE CALIFORNIA FIRE CODE (2019), ALL LOCAL CODES & ORDINANCE.

PROJECT INFO & AREAS

BUILDING USE:

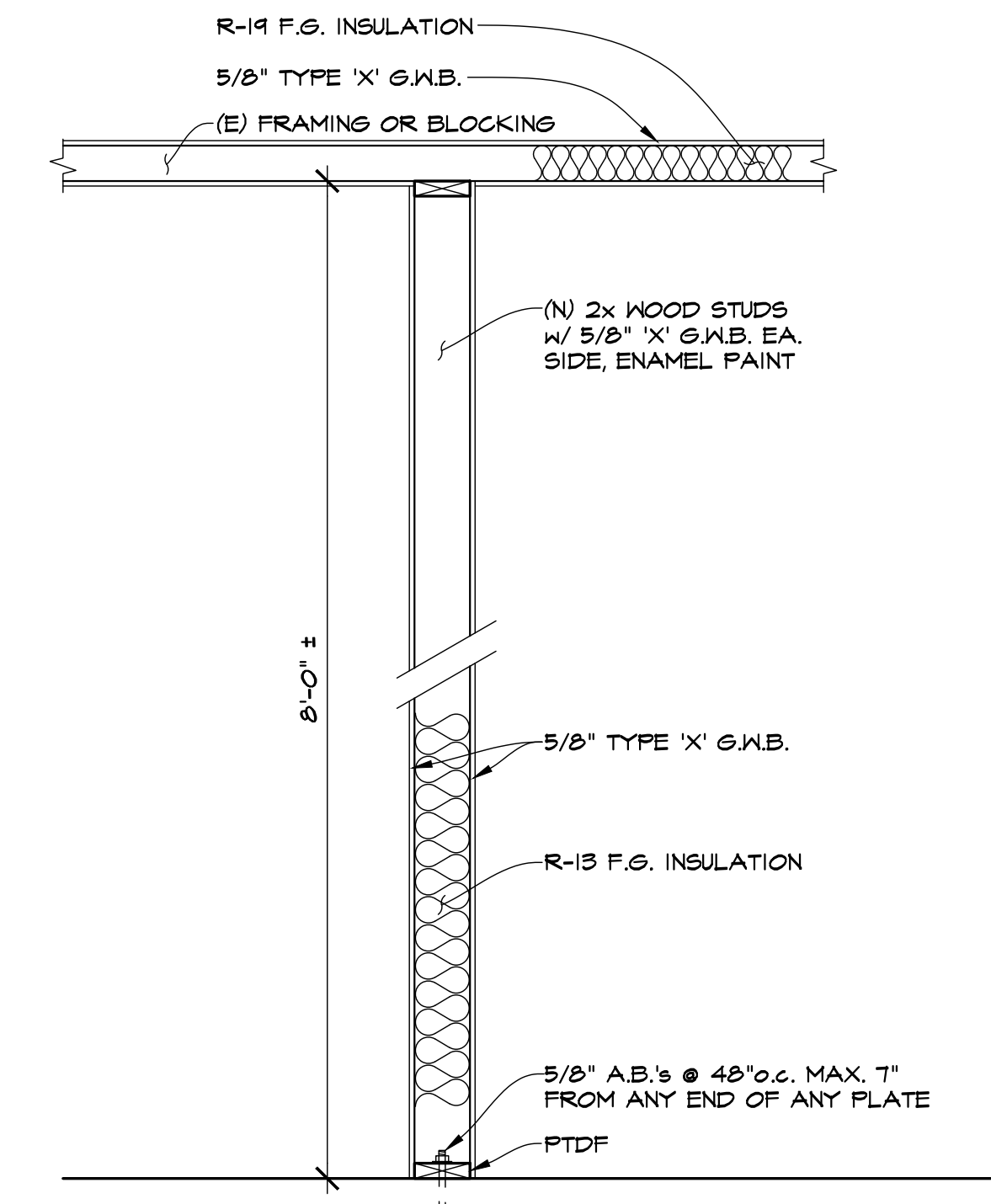
- TAP ROOM ARCADE B
- CONSTRUCTION TYPE Vb SPRINKLERED
- TOTAL AREA 1,916 SQ. FT.
- LOAD FACTOR PER CBC 1004.B 1/50
- TOTAL OCCUPANTS 38
- ONE EXIT REQUIRED / TWO EXITS PROVIDED

PROJECT CONSULTANTS

ARCHITECT: AVILA-BUNCH ARCHITECTS, INC.
5850 COMMERCE BLVD., SUITE 100
ROHNERT PARK, CA, 94928
(707) 585-3711

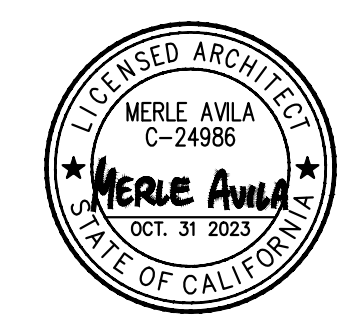
PROJECT DESCRIPTION

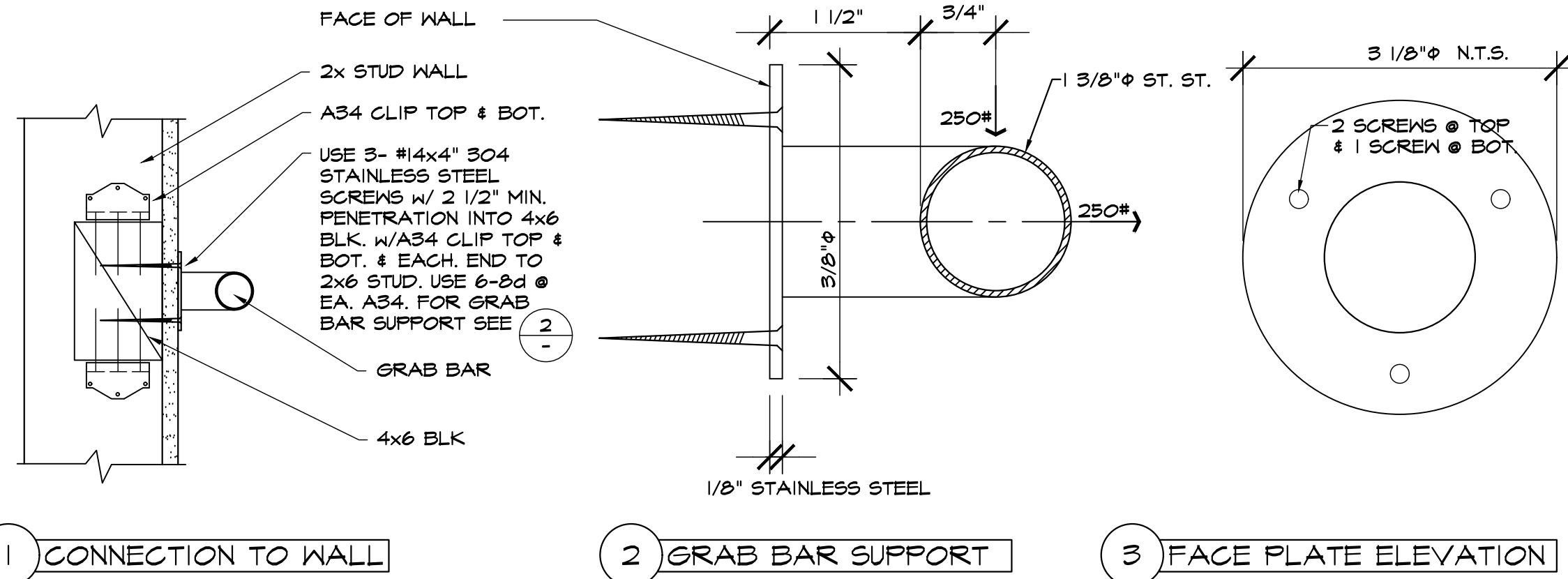
- THIS IS A TAP ROOM / VIDEO ARCADE TO BE CONSTRUCTED IN AN EXISTING SPACE.
- CONSTRUCTION OF NEW ADA RESTROOM, MINOR PLUMBING AND ELECTRICAL WORK IS BEING DONE.
- (E) FLOORING IS TO REMAIN
- THERE ARE NO CHANGES TO THE LIGHTINGS, HVAC, OR BUILDING ENVELOPE.



TYPICAL NEW WALL DETAIL
N.T.S.

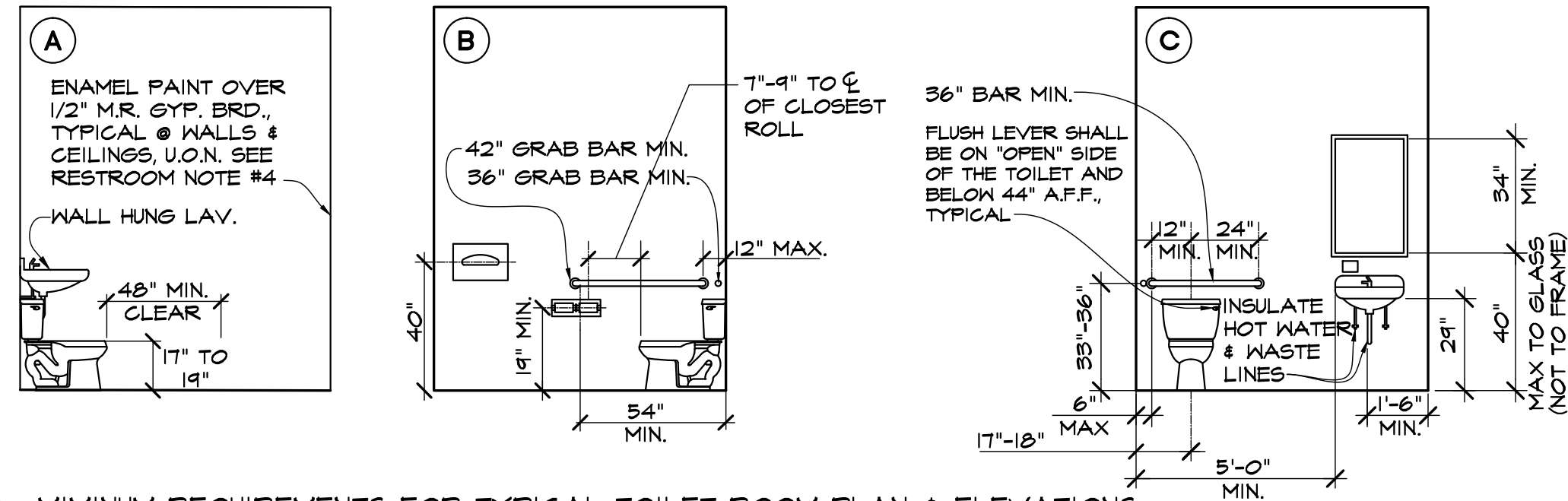
\\AVILA-SERVER\SHARED\COMMERCIAL\2022\22043\FP IDWS T196_05 JUL 2022 - 10:14AM





1 TYPICAL GRAB BAR REQUIREMENTS

NOTE:
SEE RESTROOM NOTES FOR ALL FINISH MATERIAL REQUIREMENTS.
REFER TO SCHED. FOR SUGGESTED EQUIPMENT



4 MINIMUM REQUIREMENTS FOR TYPICAL TOILET ROOM PLAN & ELEVATIONS

(SEE FLOOR PLAN FOR LAYOUT OF TOILET FIXTURES - SEE MINIMUM REQUIREMENTS FOR ACCESSIBLE RESTROOMS FOR FIXTURE REQUIREMENTS)

TOILET FIXTURE SCHEDULE					
NO.	FIXTURE	MFR.	MODEL	NUMBER	REMARKS
A	ADA TOILET	KOHLER	MOMOIRS COMFORT HEIGHT FINOIR (LAV)	K-3813/RA OR K-2035-4 (LAV)	COMPACT, ELONGATED, ADA, 1.28 GALLON HOLES 4\"/>
B	ADA LAV.	KOHLER	FORTE (FAUCET)	K-10210-4A (FAUCET)	ADA, EPA WATERSENSE
C	T.P. DISPENSER	BOBRICK		B-208	STAINLESS STEEL DBL. ROLL
D	TOWEL/TRASH	BOBRICK		B-3444	RECESSED (4\"/>
E	SEAT COVER DISPENSER	BOBRICK		B-221	STAINLESS STEEL
F	LIQUID SOAP DISPENSER	BOBRICK		B-2111	STAINLESS STEEL
G	COAT HOOK (SINGLE)	BOBRICK		B-682	STAINLESS STEEL - IN ALL TOILET COMPARTMENTS
H	MIRROR	BOBRICK		B-165 1830	STAINLESS STEEL (VERIFY W/ OWNER)

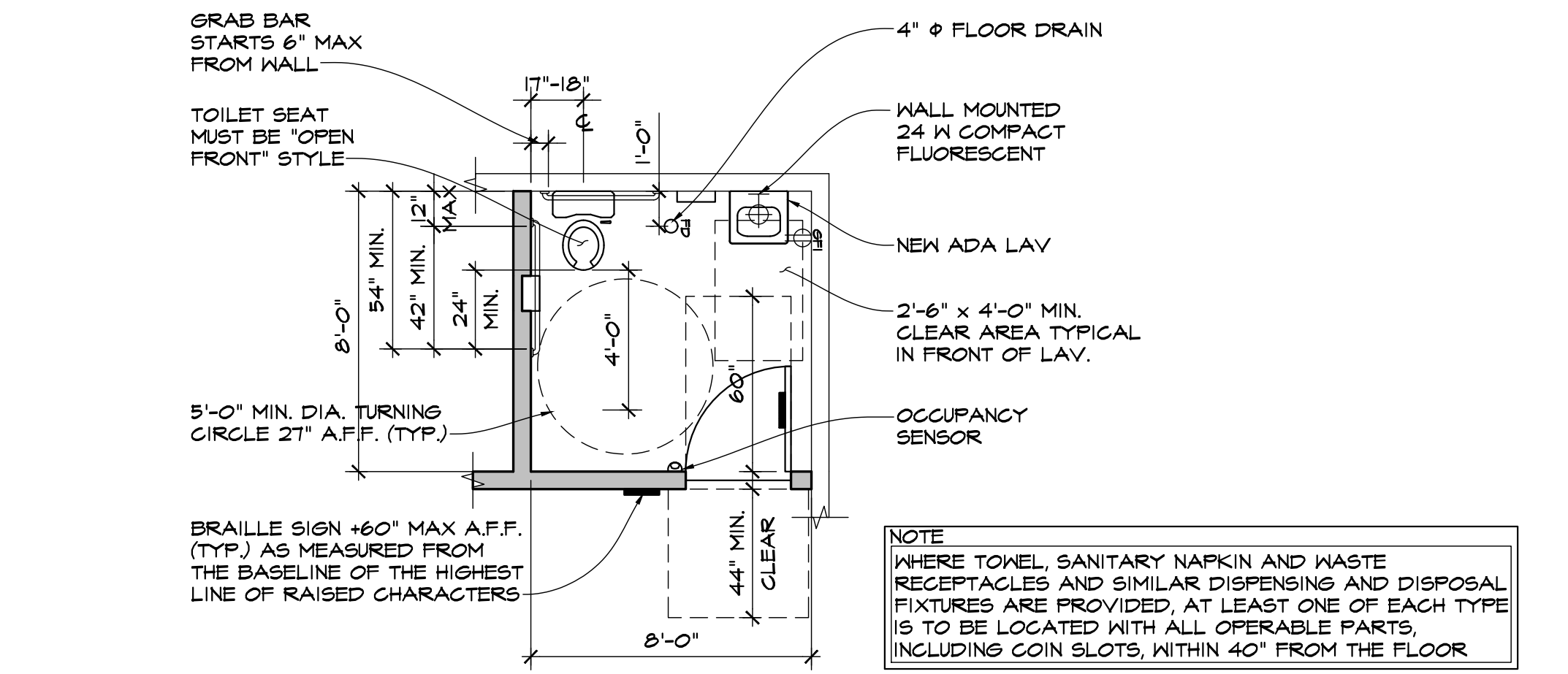
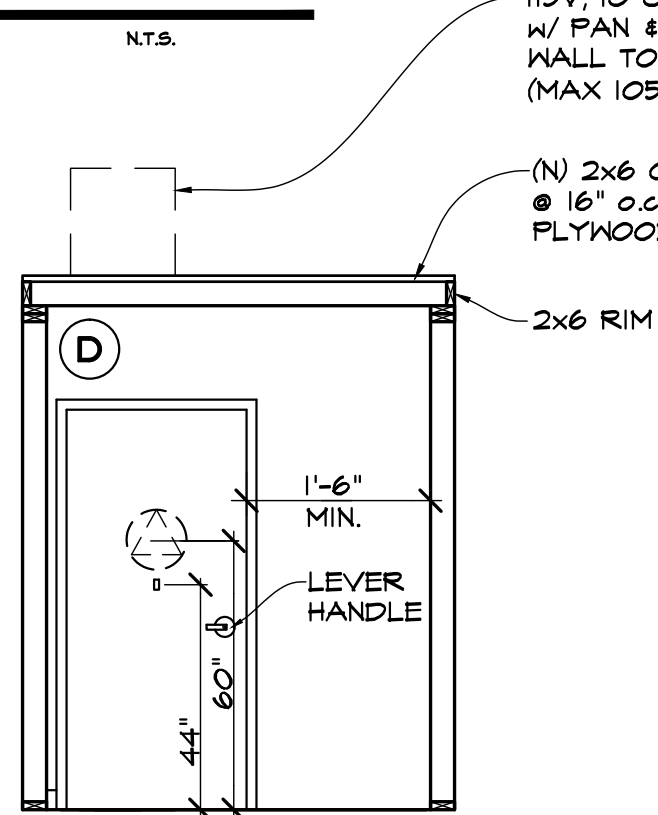
RESTROOM NOTES:

- ALL TOILETS SHALL BE LOW FLUSH TYPE WITH A MAXIMUM OF 1.28 GAL/FLUSH.
- ALL LAVATORIES SHALL HAVE FLOW AERATORS INSTALLED WHICH LIMIT FLOW TO 0.3 GAL/MIN.
- PROVIDE ACCESSIBILITY SIGNAGE ON AND BESIDE ALL TOILET DOORS. SEE DETAIL 6.
- WALL FINISH IN TOILET ROOMS SHALL BE TILE UP +12\"/>

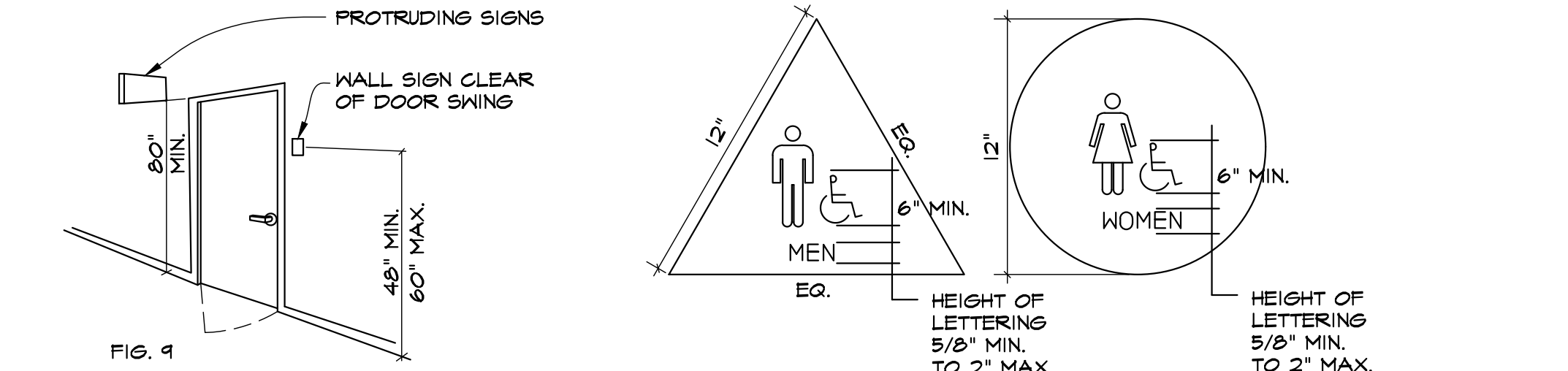
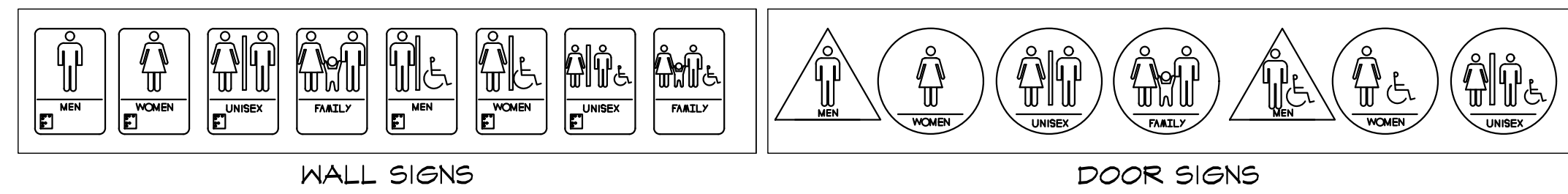
WATER HEATER

115V, 10 GALLON ELECTRIC WATER HEATER ABOVE W/ FAN & FTRV, 1\"/>

(N) 2x6 CEILING JOISTS @ 16\"/>



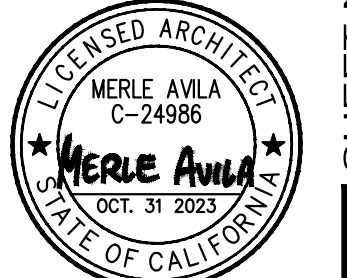
3 MINIMUM REQUIREMENTS FOR ACCESSIBLE RESTROOMS



- SIGNAGE:**
- MOUNTING LOCATION AND HEIGHT**
- WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS ARE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. FIG 9 (CA T24 11B-103.4)
 - WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, SIGNS ARE PLACED ON NEAREST ADJACENT WALL, PREFERABLE ON THE RIGHT. (CA T24 11B-103.4)
 - MOUNTING HEIGHT SHALL BE 60\"/>
- RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS**
- RAISED CHARACTERS AND PICTORIAL SYMBOLS (PICTOGRAMS CONFORM WITH THE FOLLOWING REQUIREMENTS: (CA T24 11B-103.2)
 - TYPE CHARACTERS ARE RAISED 1/32\"/>
 - SIZE, RAISED CHARACTERS ARE A MIN. OF 5/8\"/>
 - PICTORIAL SYMBOL SIGNS (PICTOGRAMS). PICTORIAL SYMBOL SIGNS INCLUDE THE VERBAL DESCRIPTION THAT IS PLACED DIRECTLY BELOW THE OUTSIDE DIMENSION OF THE PICTOGRAM IS 6\"/>

6 MINIMUM REQUIREMENTS FOR SIGNAGE

\\AVILA-SERVER\SHARED\COMMERCIAL\2022\22043\ADA TYPICAL RESTROOM.DWG TUE, 05 JUN 2023 - 10:13AM





City of Sebastopol Alcohol Use Permit – Application Supplement

Purpose: This application supplement applies to any establishment that serves alcoholic beverages.

Please answer yes or no to the following questions:

1. The premises contain a kitchen or food-serving area in which a variety of food is prepared and cooked on the premises. Y N
2. The primary use of the premises is for sit-down service to patrons, and the establishment is not a drive-up, drive-through, or fast-food restaurant. Y N
3. The establishment serves food to patrons during all hours the establishment is open for customers. Y N
4. The establishment only serves alcohol in a dining area and not in an alcohol serving area that is separate from the dining area. Y N
5. Adequate seating arrangements for sit-down patrons are provided on the premises, not to exceed a seating capacity of 50 persons. Y N
6. Any take-out service is only incidental to the primary sit-down use and does not include the sale or dispensing for consideration of alcoholic beverage or beer or wine.
Y N
7. No alcoholic beverages or beer or wine are sold or dispensed for consumption beyond the premises. Y N
8. No dancing or live entertainment is permitted on the premises except with approval by the Chief of Police and Planning Director, who may impose conditions controlling such activities. Y N
9. An employee alcohol awareness training program and security plan is approved by the Chief of Police. (Ord. 1116 § 7, 2018; Ord. 1111, 2018)

If yes to all of above and you're applying for an establishment with 50 or Less seats you are eligible for an Administrative Alcohol Permit: The following information shall be provided to the Planning Department for an application to be deemed complete:

Master Planning Application Form

- Completed and signed by the applicant and property owner.

Written Statement: *The written statement shall include the following information:*

- *Description of Business*
- *Food Service:* Please describe the type of food served at the establishment.
- *Type of ABC License*
- *Time of Operation:* Describe the days and times that the establishment will operate.
- *Employee Training for Alcoholic Beverage Service:* Describe all alcohol service training that will be provided for employees.
- *Operational Security Measures:* Describe security measures that will be implemented to ensure the safety of establishment employees and patrons.
- *Entertainment Features:* Describe all entertainment features of the establishment. These may include but are not limited to live music, amplified music, dancing, bar games, and video games.

- Fee**
 - As defined on the Planning Department fee schedule. Checks should be made payable to the City of Sebastopol.
- Site Photographs**
 - Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to take a series of overlapping photographs which when taped together show a panoramic view. Digital photos on a CD are acceptable.
- Location Map**
 - Indicate the subject parcel(s) and adjacent streets on an 8½" by 11" map.
- Floor Plan**
 - Dimensioned floor plans that shows the number of seats within the establishment, serving areas, any bars, kitchen, restrooms, storage areas, etc. The floor plan shall also show physical barriers that separate establishment patrons and the general public, if the establishment will have an outdoor dining area, as required by the Department of Alcoholic Beverage Control.

If yes to all of above and you're applying for an establishment with Over 50 seats: The following information shall be provided to the Planning Department in addition to the items listed on the *Use Permit Application Checklist* for an application to be deemed complete:

- Master Planning Application Form**
 - Completed and signed by the applicant *and* property owner.
- Written Statement:** *The written statement shall include the following information:*
 - *Description of Business*
 - *Food Service:* Please describe the type of food served at the establishment.
 - *Type of ABC License*
 - *Time of Operation:* Describe the days and times that the establishment will operate.
 - *Employee Training for Alcoholic Beverage Service:* Describe all alcohol service training that will be provided for employees.
 - *Operational Security Measures:* Describe security measures that will be implemented to ensure the safety of establishment employees and patrons.
 - *Entertainment Features:* Describe all entertainment features of the establishment. These may include but are not limited to live music, amplified music, dancing, bar games, and video games.
- Deposit**
 - As defined on the Planning Department fee schedule. Checks should be made payable to the City of Sebastopol.
- Site Photographs**
 - Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to take a series of overlapping photographs which when taped together show a panoramic view. Digital photos on a CD are acceptable.
- Location Map**
 - Indicate the subject parcel(s) and adjacent streets on an 8½" by 11" map.
- Floor Plan**
 - Dimensioned floor plans that shows the number of seats within the establishment, serving areas, any bars, kitchen, restrooms, storage areas, etc. The floor plan shall also show physical barriers that separate establishment patrons and the general public, if the establishment will have an outdoor dining area, as required by the Department of Alcoholic Beverage Control.

From: Chris Butler [REDACTED]
Sent: Tuesday, August 16, 2022 4:47 PM
To: John Jay
Subject: 'The Rewind' in the Barlow

Hi, I'm Chris Butler, I live in Sebastopol, and im writing in support of the opening of 'The Rewind'. I love retro arcade and pinball, and it would be great to have a place to enjoy these activities in our community. Currently, I would need to drive an hour to San Francisco or Alameda to play and see friends. The Rewind would offer a place where we can hang out with friends, and share our enthusiasm in retro arcade games and pinballs with people we love. I think it would be a lovely community- and family-oriented addition to Sebastopol and I look forward to hanging out there!

Thank you very much!

Sincerely,
Chris Butler

From: walter wheeler [REDACTED]
Sent: Tuesday, August 16, 2022 2:16 PM
To: John Jay
Subject: Retro Arcade

Hi Planning Commissioners,

I, Walter Wheeler, a resident in Sebastopol of 50 years would like to support the retro arcade business "The Rewind". I would love to share my childhood experiences with my children in a retro arcade. It will be a great entertainment and addition to our wonderful gem in the city of Sebastopol. I also support "The Rewind" to be open till 2 am for us to hang out and have late night sessions.

Thank you very much!

Best Regards,
Walter

From: Daren Morse [REDACTED]
Sent: Monday, August 15, 2022 11:24 AM
To: John Jay
Subject: Retro Arcade Support

Hi Planning Commissioners,

I, Daren Morse, a resident in Sonoma County/ Sebastopol, would like to support the Retro Arcade business "The Rewind". I'd love to share with my kids my childhood experience in a retro arcade, we had a place similar to it in San Rafael on 4th street that my dad would bring me to when I was young. It will be a great entertainment spot and a welcome addition to our city of Sebastopol as empty store fronts are starting to appear. Thank you very much!

Best Regards,
Daren Morse

From: [REDACTED]
Sent: Sunday, August 14, 2022 5:49 PM
To: John Jay
Subject: Hi Planning Commissioners

Hi Planning Commissioners,

I, Magnolia and Rasak, a resident in Sonoma County/ Sebastopol, am in support of the opening of "The Rewind". I love retro arcade and pinballs, and I would need to drive an hour to San Francisco or Alameda to enjoy some games. I would love to see this happening in our own communities, where we can hang out with friends, and share our enthusiasm in retro arcade games and pinballs with people we love. I can't wait to have this great addition to our community. Thank you very much!

Best Regards,
Magnolia Rasak

From: Sam Levy [REDACTED]
Sent: Sunday, August 14, 2022 5:42 PM
To: John Jay

Hi Planning Commissioners,

Without hesitation please support the Retro Arcade business "The Rewind".

When Scout left over 2 years ago, our partners at Fern Bar thought about opening a music venue, but it wasn't the right time. It definitely wasn't what I felt like the town needed. Back then I thought about what would be the best thing to bring some healthy entertainment that didn't revolve around alcohol, and wasn't more of the same.

A game room / arcade was at the very top of my list, I promise it's true. There isn't anything like this in Sebastopol, yeah there are a couple places like Scandia around, but this is going to be ours, and special. I want to have a place for our team, for our families, for our guests to go before and after work where they can hang out, and not have it be another bar.

I grew up with stories of my dad hanging at arcades playing pinball and pac man, and I want my kids to have something like that. A place that they can go and be kids safely. I had the Safeway parking lot, Round Table Pizza, and that was about it. Sebastopol is growing up, the right way, and The Rewind is the next step for us.

Thank you for your time, and for helping Adam bring something special to Sebastopol.

Cheers,

Sam Levy

[REDACTED]
[REDACTED]

Fern Bar
6780 Depot St. #120
Sebastopol CA 95472

From: [REDACTED]
Sent: Tuesday, August 16, 2022 10:24 AM
To: John Jay
Subject: Support For "The Rewind" . . . our kids need an arcade

Dear Planning Commissioners,

I was raised in Sebastopol, and value that small town experience. Having a good, safe place for kids to hang is a big part of that --- and an arcade is perfect. Please look favorably on "The Rewind."

Thanks!

Ed Davis
President
Empire West Inc. | Ceilume

[REDACTED]
[REDACTED]
[REDACTED]



From: Marc Orloff [REDACTED]
Sent: Tuesday, August 16, 2022 8:30 AM
To: John Jay
Subject: Support for "The Rewind" Retro Arcade Bar at The Barlow

I am writing to express my support for Adam Lam and his endeavor to open The Rewind at the Barlow. I live in Sonoma County and visit the Barlow often. As far as I know, there is no other establishment like this in Sonoma County. As a kid, I often visited an arcade like this in Elk Grove, CA. Today, such a place would provide an outlet to place old style arcade games after (or during) a night out the Barlow.

I've known Adam for approx 5 years and believe this will be a great addition for the City of Sebastopol. I look forward to visiting when it opens.

Regards,

Marc Orloff

[REDACTED]
[REDACTED]

[Sent from Yahoo Mail on Android](#)

From: Laura d [REDACTED]
Sent: Tuesday, August 16, 2022 4:41 PM
To: John Jay
Subject: Support for retro arcade "The Rewind"

Hi Planning Commissioners,

I, Laura de la Roz, a resident in Sebastopol, would like to support the Retro Arcade business "The Rewind". I would love to share with my kids my childhood experience in Retro Arcade Place. It will be a great entertainment and addition to our wonderful gem in the city of Sebastopol. Thank you very much!

Best Regards,
Laura de la Roz
Parent to a Gravenstein elementary student,
Go Grizzlies!

Sent from my iPhone

From: Jasmine [REDACTED]
Sent: Monday, August 15, 2022 8:12 AM
To: John Jay
Subject: Support "The Rewind" Retro Arcade Bar at the Barlow

Hi Planning Commissioners,

I, Jasmine Sovich, a resident in Sebastopol for 12 years, would like to support the Retro Arcade business "The Rewind". This is such a great concept for our community. I would love to share with my kids my childhood experience in Retro Arcade Place. It will be a great entertainment and addition to our wonderful gem in the city of Sebastopol. I also support "The Rewind" to open till 2 am for us to hang out with friends in the restaurant/retail business who get off late at work.

Thank you very much!

Best Regards,
Jasmine Sovich

Sent from my iPhone

From: John Risk [REDACTED]
Sent: Tuesday, August 16, 2022 7:46 AM
To: John Jay
Cc: John Risk; Adam L.
Subject: Support for Conditional Use Permit - The Rewind Arcade - Barlow District

I, John Risk, am a resident of Sonoma County in nearby Petaluma. I am in support of the opening of "The Rewind". I love retro arcade games and pinball machines, and I would need to drive an hour to San Francisco or Alameda to enjoy games similar to those being proposed by The Rewind. I would love to see a retro arcade opening in Sebastopol, where my family can hang out safely with friends after seeing a movie or having dinner at one of the Barlow's many restaurants. I am an enthusiast of retro games and pinballs and would enjoy taking my children and grandchildren to Sebastopol to play games that were popular in my childhood. I believe the Barlow District is a perfect location for The Rewind. I have met the owner of The Rewind and find him honest and hard working.

I can't wait to have this great addition to our community. Thank you very much!

Best Regards,

John Risk
[REDACTED]
[REDACTED]

From: Jenna Garcia [REDACTED]
Sent: Tuesday, August 16, 2022 4:44 PM
To: John Jay
Subject: Support to "The Rewind" Retro Arcade Bar at The Barlow

Hi Planning Commissioners,

I, Jenna Garcia, have been a resident in Sonoma County for 30 years. I lived just outside the city limits of Sebastopol for most of my life and have spent many a happy hour in downtown Sebastopol and the Barlow.

I strongly support of approving the permit for "The Rewind". My husband is big fan of retro arcades and pinballs, and currently, we need to drive over an hour to San Francisco or Alameda to enjoy these games. I would love to see something like this in our own community, where we can hang out with friends, and share our enthusiasm in retro arcade games and pinballs with people we love. I also support "The Rewind" being open till 2 am for us to hang out with friends in the who get off late at work.

I encourage you to approve this permit in support of this exciting project.

Best Regards,
Jenna

From: [REDACTED]
Sent: Tuesday, August 16, 2022 12:17 PM
To: John Jay
Subject: Support for The Rewind Arcade

Hello to you and all the Planning Commissioners,

I, Adam Numark, a resident in Sonoma County/Petaluma, would like to support the retro arcade business "The Rewind". I would love to share with my kids my childhood experience in a retro arcade. It will be a great entertainment experience and bring more business to the wonderful city of Sebastopol.

Thank you,
Adam Numark

From: Megan Origer [REDACTED]
Sent: Sunday, August 14, 2022 7:33 PM
To: John Jay
Subject: Support for video arcade

Dear City of Sebastopol,

I, Megan Origer, a resident in West Sonoma County, am in full support of the opening of "The Rewind". My family and I love retro arcades and pinballs, and I would love to see this fun activity in our community. It's a great opportunity where we can hang out with friends, and share our enthusiasm for retro arcade games. I also support "The Rewind" to open till 2 am for us to hang out with friends in the restaurant/retail business who get off late at work.

I am excited to see this great addition to our community.

Thank you very much!

Best Regards,
Megan Origer

From: Cristina Klafehn [REDACTED]
Sent: Monday, August 15, 2022 4:15 PM
To: John Jay
Subject: Support of the rewind arcade place

Dear Planning Commissioners,

I, Cristina Klafehn, a resident in Sebastopol, would like to support the Retro Arcade business "The Rewind". This will be a great family friendly addition to the Barlow that is currently lacking. I also support "The Rewind" staying open until 2am for us to have a safe local establishment nearby home for us to enjoy as I often work quite late.

Thank you very much!

Best Regards,
Cristina Klafehn

Sent from my iPhone

From: Tramaine [REDACTED]
Sent: Monday, August 15, 2022 2:45 PM
To: John Jay
Subject: Support to "The Rewind" Retro Arcade Bar at The Barlow

Hi Sebastopol Planning Commission,

I, Tramaine Austin-Dillon, a resident in Sonoma County, am in support of the opening of "The Rewind" at the Barlow. I love retro arcades and pinball, and there is no place like this in Sonoma County. I would love to see this happening in our own communities, where we can hang out with friends, and share our enthusiasm in retro arcade games. I also support "The Rewind" to open till 2 am for us to hang out with friends in the restaurant/retail business who get off late at work.

I can't wait to have this great addition to our community.

Thank you very much!

Best Regards,
Tramaine

From: monica nunez [REDACTED]
Sent: Sunday, August 14, 2022 9:07 PM
To: John Jay
Subject: Support to "The Rewind" Retro Arcade Bar at The Barlow

Hi Planning Commissioners,

I, Monica Nunez, a resident in Sonoma County/ Sebastopol, would like to support the Retro Arcade business "The Rewind". I would love to share with my kids my childhood experience in Retro Arcade Place. It will be a great entertainment and addition to our wonderful gem in the city of Sebastopol. I also support "The Rewind" to open till 2 am for us to hang out with friends in the restaurant/retail business who get off late at work.

Thank you very much!

Best Regards,
Monica Nunez

From: Rosemary Mojica [REDACTED]
Sent: Sunday, August 14, 2022 6:06 PM
To: John Jay
Subject: Support to The Rewind Retro Arcade Bar at the Barlow

Sent from my iPhone

Begin forwarded message:

From: Rosemary Mojica [REDACTED]
Date: August 14, 2022 at 4:51:45 PM PDT
To: jjay@cityofsebastopol.or
Subject: Support to The Rewind Retro Arcade Bar at the Barlow

Dear Planning Commissioners

I, Rosemary Mojica, resident of Sonoma County, would like to support the Retro Arcade business "The Rewind". It will be a great entertainment and addition to Sebastopol. I also support The Rewind to open until 2am so that friends in the restaurant/retail business who get off late from work have a place to hang out

Thank you
Rosemary Mojica

Sent from my iPad

From: Sonya Yonash [REDACTED]
Sent: Tuesday, August 16, 2022 10:54 AM
To: John Jay
Subject: The Rewind - please consider

Planning Commissioners -

My name is Sonya Yonash, I was born and raised in Sebastopol and post-college returned to the area to raise my family. We strongly support the Retro Arcade business "The Rewind". It would be amazing to have a local spot to share my love for retro arcade and pinball with my kid and their friends. It would add a much needed family-serving entertainment source in our community - one we've been longing for. A gathering spot where adults and children can bond in relishing the nostalgia of the Retro Arcade Place (and grown ups for date nights when the kids are at Grandma's!).

Thank you very much,
Sonya Yonash

--

Be who you are and say what you feel,
because those who mind don't matter,
and those who matter don't mind.
-Dr. Seuss

From: Khamsing Tanhkamvang [REDACTED]
Sent: Tuesday, August 16, 2022 10:37 AM
To: John Jay
Subject: Support to "The Rewind" Retro Arcade Bar

Hi Planning Commissioners,

I, Khamsing Sangmuang , a resident in Sebastopol, would like to support the Retro Arcade business "The Rewind". I would love to share with my kids my childhood experience in Retro Arcade Place. It will be a great entertainment and addition to our wonderful gem in the city of Sebastopol. I also support "The Rewind" to open till 2 am for us to hang out with friends in the restaurant/retail business who get off late at work.

Thank you very much!

From: DeAnna Jordt [REDACTED]
Sent: Tuesday, August 16, 2022 3:05 PM
To: John Jay
Subject: The Rewind Arcade in Sebastopol

City Planners

I have been a resident of Sebastopol for the past 29 years and enjoy the charm of our somewhat quirky little town. I feel that an addition of a family style retro arcade like The Rewind, fits perfectly into our community and will provide a place for everyone, young and old, to enjoy and have fun.

Please consider supporting and approving the owners endeavor to open this type of business in our town.

Regards,
DeAnna Jordt

From: Hillary Ann [REDACTED]
Sent: Sunday, August 14, 2022 11:44 PM
To: John Jay
Subject: The Rewind

Hi Planning Commissioners,

I, Hillary Beckett, a resident in Sonoma County for 8 years. I would like to support the Retro Arcade business "The Rewind". It will be a great addition to the restaurant and bar scene in the city of Sebastopol. I also support "The Rewind" to open till 2am so that people in Sebastopol have an addition to the late night entertainment choices.

Thank you very much!

Best Regards,
Hillary Beckett

From: Nena Caviness [REDACTED]
Sent: Sunday, August 14, 2022 3:29 PM
To: John Jay
Subject: The Rewind Arcade Bar's alcohol Conditional Use permit

To the Sebastopol Planning Commission:

I am writing in support of The Rewind Arcade Bar's Alcohol Conditional Use permit. I believe Adam and Fanny Lam will make outstanding members of the Sebastopol business community because of their dedication and commitment to excellence. We first experienced the Lam's unwavering support when they became involved in our school's (Gravenstein Elementary) PTSA. They quickly made an impact with recommendations for greater financial efficiencies which resulted in both system improvements as well as an increase in funds raised for the school. It is in the Lam's nature to improve and contribute to the communities in which they belong.

Through this venture Sebastopol will be gaining tremendous talent and model entrepreneurs. They are precisely who we want operating small businesses in our community because they have a sense of duty, integrity, and a strong moral compass. We own a business that sells equipment to wineries, breweries, and distilleries. Our customers are always looking for more distribution outlets. The Rewind Arcade Bar will provide small brewers with another potential customer which in turn supports these brewers - many of whom are Sebastopol residents.

The Rewind Arcade Bar will improve the diversity of things to do in Sebastopol. We are regulars at many restaurants and tasting rooms in Sebastopol but we find ourselves wanting when it comes to activities. We currently must drive to San Francisco for anything beyond meals and drinks. The Rewind Arcade will contribute to Sebastopol's charm and will add much needed variety in terms of entertainment available.

Finally, we are thrilled at the prospect of sharing these games with our young children. We grew up going to the arcade and it was activity that we enjoyed with our parents. We can play here with our family as well as meet other families. There is nothing like this in Sonoma County and it would definitely fill a need for wholesome and interesting things to do.

For these reasons, we strongly support The Rewind Arcade Bar for their alcohol Conditional Use permit. If you have any further questions about their qualifications or our endorsement, please don't hesitate to let us know. We can be reached at [REDACTED]

Sincerely,

Nena & Michael Caviness
Santa Rosa, CA

From: Kiran Sandhu [REDACTED]
Sent: Monday, August 15, 2022 3:12 PM
To: John Jay
Subject: The Rewind

Hi Planning Commissioners,

I, Kiran Sandhu, a resident in Sonoma County for 11 years, would like to support the Retro Arcade business "The Rewind" at the Barlow, Sebastopol.

On top of all Sonoma County has to provide on excellent food and wine, and a beautiful environment, we need more fun places to hang out, like "The Rewind". I would also like to support the business to stay open till 2 am so it can accommodate my friends who are in the restaurant/ retail business. It will be great entertainment and an addition to our wonderful gem in the city of Sebastopol. Thank you very much!

Best Regards,
Kiran Sandhu
[REDACTED]

From: manveer sandhu [REDACTED]
Sent: Tuesday, August 16, 2022 6:29 PM
To: John Jay
Subject: The Rewind

Hello Planning Commissioners,

I, Manveer Sandhu, a resident in Sonoma County and frequent visitor of Sebastopol, would like to support the Retro Arcade business "The Rewind". I would love to share with my kids my childhood experiences in a Retro Arcade Place. It will be a great entertainment and addition to our wonderful gem in the city of Sebastopol. Thank you very much!

Kind regards
Manveer Sandhu

From: leslie Winter [REDACTED]
Sent: Tuesday, August 16, 2022 6:02 PM
To: John Jay
Subject: The Rewind

I, Leslie Winter, a resident of Sebastopol support the opening of "The Rewind Retro Arcade and Bar." I would love to have a safe place to meet with my friends, enjoy good food and play fun games, all well enjoying adult beverages. There are not many places like this in Sonoma County and none to speak of in Sebastopol. The Rewind retro bar in arcade has my vote!

Best Regards,

Leslie Winter

[REDACTED]
[REDACTED]

From: Arika Frederick [REDACTED]
Sent: Tuesday, August 16, 2022 4:01 PM
To: John Jay
Subject: The Rewind Support

Hi Planning Commissioners,

I, Arika Frederick, a resident in Sonoma County, would like to support the Retro Arcade business "The Rewind" in opening till 2 am. I am in the food/ retail business. We would like to have a place like "The Rewind" to enjoy and hang out with friends after work. We deserve something fun after a long day of work. Thank you very much!

Best Regards,
Arika Frederick

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From: Adam Williams [REDACTED]
Sent: Sunday, August 14, 2022 3:15 PM
To: John Jay
Subject: Yes to "the Rewind" arcade!

Hi Commissioners,
I, Adam Williams a resident in Sonoma County/ Sebastopol [REDACTED] am in support of the opening of "The Rewind". I love retro arcades and pinballs, and I would need to drive an hour to San Francisco or Alameda to enjoy some games. I would love to see this happening in our own communities, where we can hang out with friends till 2am, and share our enthusiasm for retro arcade games and pinballs with people we love. So many places close at 9pm!!!! I put the kids to bed at 8:15 and then have nowhere to go to enjoy some time with my friends afterwards. I can't wait to have this great addition to our community. Thank you very much!

Adam Williams
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Adam Williams

Email sent from mobile device, please excuse any grammatical errors.