



City of Sebastopol Planning Commission Staff Report

Meeting Date: January 24, 2023
Agenda Item: 6A
To: Planning Commission
From: John Jay, Associate Planner
Subject: Alcohol Use Permit
Recommendation: Approve with Conditions

Applicant/Owner: Ryan Miller/Sally Homsi
File Number: 2022-096
Address: 234 South Main Street
CEQA Status: Exempt
General Plan: Central Core
Zoning: Downtown Central Core (CD)

Introduction:

The owner of the Redwood Restaurant is proposing to provide a 90 square foot boutique wine retail shop, in combination with their 1,200 square-foot restaurant and bar. The area that will be selling the off-site alcohol is approximately 90 square-feet and is in the southeast corner of the building (adjacent to the Main street frontage). The food sold on-site consists of small and large plates for sharing and is focused on local produce and seafood.

The applicant would also like to install outdoor lighting to help attract business and make it safer for people to walk at night.

Project Description:

As discussed above, the project proponent (owner of the Redwood Restaurant) is proposing a small 90 square-foot wine and beer off-sale retail space in the southeast corner of the existing restaurant. The remaining approximately 1,200 square-feet of dining room and bar area will be utilized for on-site consumption of food and beverages. The menu is a mix of small and large plates intended to be shared, with an emphasis on local, seasonal produce, and fresh seafood. The proposed hours of operation are Wednesday through Mondays 1:00 pm-9:00 pm.

The Redwood Restaurant is applying for a conditional use permit that will permit off-sale retail wine and beer. In addition to the conditional use permit, the applicant is submitting exterior lighting plans for the front façade overlooking South Main Street and have provided technical details for the sconces that would be added to the front façade. The

sconce lighting will be affixed at a height of 10 feet above the sidewalk, which the project applicant believes will draw more attention to the business on the south end of downtown Sebastopol and will provide a safer environment for guests walking though the South Main Street block at night.

Project Location and Surrounding Land Uses:

The project is located within Downtown Sebastopol and is next to both Main Street Mercantile and the former Funk and Flash Clothing Store. The former use was Ginger Thai, a dine-in and carry-out restaurant. The surrounding land uses are Downtown Core, and which also permits for off-sale beer and wine retail 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 Central/Downtown Core (CD) district, which is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol. This district provides for a range of uses, including office, retail, restaurant, service, and other commercial uses, while allowing for residential growth, including mixed-use and affordable housing development,

with the intent of increasing the vibrancy of the City's central downtown area. Off-sale alcohol beer and wine retail sales require a Use Permit approved by the Planning Commission.

As the 90 square-foot off sale beer and wine retail portion, as well as the 1,200 square-foot restaurant establishment supports the sales of local wine, food, and other tangible goods, this use would be consistent with the Zoning Ordinance and CD district with the approval of a Use Permit.

Parking

The Downtown Central Core 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), regardless of what the commercial use is (i.e. the same for restaurants and retail). Therefore, no changes are required to the existing parking to modify the Use Permit.

Signage

The proposed project's signage is not to be approved as part of this Alcohol Use Permit application. The application is subject to the City's Sign code.

Required Findings:

The project requires a use permit for the proposed off-sale beer and wine retail in this district. The required findings are as follows:

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:

The applicant proposes that they will provide a casual dining and boutique wine and beer retail experience and believes that the city of Sebastopol can greatly benefit from their business. The Redwood Restaurant proposes to focus a selection of small, local producers of natural wines that would also draw attention to the other small local businesses in the area. The Redwood Restaurant's owner also advocates for regenerative agriculture, with the hope to raise awareness for better farming practices in Sebastopol's local vineyards and the health of our ecosystem.

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 retail beer and wine shop and tasting bar where the local Ginger Thai Restaurant Establishment formerly existed 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 agencies, such as the City of Sebastopol Police, Building, Police, Public Works, and Fire Departments. The 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.

No public comments have been received regarding this Alcohol Use Permit.

Recommendation:

Staff believes the proposed use is compatible with the site and the restaurant use.

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.

Staff recommends the following key conditions:

- The Redwood shall be maintained as a bone fide restaurant with meals.
- The applicant adheres to ABC's requirements for off-sale beer and wine.

Attachments:

Exhibit A – Recommended Findings of Approval

Exhibit B – Recommended Conditions of Approval

Exhibit C – Standard Conditions of Approval tenant improvements

Application materials

Current alcohol license in Sebastopol

EXHIBIT A
FINAL FINDINGS OF APPROVAL
The Redwood
Alcohol Use Permit
234 South Main Street
APN 004-203-010 (File 2022-096)

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

1. 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 transfer permit would fit this exemption as it is for the use of a restaurant where one has existed in the past and will not create any new environmental impacts as it will be in an already developed area.
2. The project/use/proposal is consistent with the following provisions of the General Plan:

Action CHW 6c: Continue to require that all new or transferred Alcoholic Beverage Control (ABC) licensees and their employees participate in Responsible Beverage Service training, to promote public health and safety by reducing incidence of sales and service to minors and sales and service to obviously intoxicated persons.
As conditioned, all servers would be required to participate in Responsible Beverage Service training.

Action CHW 6e: Continue to require bars to serve food in order to help counter the effects of alcohol consumption.
The establishment is structured with table seating for dining. As conditioned, the establishment would be required to be maintained as a bone fide restaurant, serving full meals and with a balanced wine/beer and food menu.

Goal CHW 6: Reduce the Harmful Impacts of Alcohol, Tobacco and Drug Use on Individuals, Their Families, and the Larger Community
Policy CHW 6-1: Address responsible alcohol consumption through outreach and efforts intended to reduce adult high-risk drinking and its related problems.

As conditioned, alcohol consumption will be prohibited while on site by Lowell Sheldon, who would not otherwise be able to meet the criterion established in the Alcohol Use Permit section related to the applicant's burden of proof.

As conditioned, this criteria is met.

3. The use is consistent with the Sebastopol Zoning Ordinance, including the specific criteria of the following sections as described:
Section 17.350.020 Alcohol Use Permits of the Sebastopol Municipal Code the additional findings applicable to Alcohol Use Permits as follows:
 - 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, the establishment would be maintained as a bone fide restaurant at all times. The granting of this Alcohol Conditional Use Permit satisfies this criterion.

- 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 can be met.

- 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 can be met.

- 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.*

- 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.

EXHIBIT B
FINAL CONDITIONS OF APPROVAL

The Redwood
Alcohol Use Permit
234 South Main Street
APN 004-203-010 (File 2022-096)

1. Approval is granted for the Alcohol Use Permit described in the application, and date stamped June 27, 2022 except as modified by the conditions of approval, and 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 Section 17.400.100 of the Zoning Ordinance. The Use shall be in substantial compliance with the proposed amendment as described in the application materials prepared by The Redwood, and stamped received on November 16, 2022, and on file at the City of Sebastopol Planning Department, except as modified herein:
 - a.

2. That the proposed use is consistent with Alcohol Use Permit findings as set forth in Section 17.350.080.C of the Zoning Ordinance: "The Planning Director shall have the authority to grant an exemption from the provisions of this chapter for:...B. Restaurants or "bona fide" eating places which offer for sale or dispense for consideration alcoholic beverages including beer or wine incidental to meal service. The exemption shall be approved in writing by the Planning Director and shall be subject to the right of appeal to the Planning Commission". The project is consistent with these findings in that:
 - a. The premises contain a kitchen or food-serving area in which as a variety of food is prepared and cooked on the premises;
 - b. 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;
 - c. The establishment serves food to patrons during all hours the establishment is open for customers;
 - d. The establishment only serves alcohol in a dining area and not in an alcohol serving area that is separate from the dining area;
 - e. Adequate seating arrangements for sit-down patrons are provided on the premises, not to exceed a seating capacity of 50 persons;
 - f. 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;
 - g. No alcoholic beverages or beer or wine are sold or dispensed for consumption beyond the premises;
 - h. 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 activity.
 - i. An employee alcohol awareness training program and security plan is approved by the Chief of Police.

3. The applicant shall be responsible for implementing an Alcohol Awareness and Security Plan, which shall be submitted to the Police Department for review and approval within 60 days from the effective date of the Use Permit approval. The Plan shall describe building security and fire safety; how the operation will address staff training relative to alcohol consumption and operational security; and how the operation will coordinate with the Police

Department.

- a. Applicant shall submit a copy of the approved plan to the Planning Department, to be added to the project file.
4. 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.
5. No sound may emanate from the building, which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
6. Hours of operation shall be consistent with the hours stated in the application. The Planning Director shall have the authority to modify the hours of operation.
7. A Business License is required and shall be obtained prior to operation of the use.
8. Food, including meals, must be made available during all times that alcohol is served. This may include incidental food items.
9. Any minimum purchase requirement may be satisfied by the purchase of food or beverages. In no case shall a "drink minimum" be imposed.
- ~~10. Off sale of beer and wine is not permitted with this approval. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler as of January 1, 1998.~~
11. Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. – 10:00 P.M.
12. The business owner shall ensure that employees are drug and alcohol free while on duty.
13. 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.
14. 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.
15. The business owner shall be responsible for removing any graffiti on the outside of the establishment.
16. 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.
17. 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.

- 18.** 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.
- 19.** 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.
- 20.** 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.
- 21.** The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
- 22.** Sonoma County Department of Health Services
 - a. A Retail Food Facility Permit is required to store, prepare, package, serve or vend food. A review and approval of the building plans will be required prior to issuance of a retail food facility permit to operate.
 - b. A review and approval of building plans and/or specification sheets is required for the remodel/ addition of any new retail food facility equipment or expansion of any food or alcohol storage or food processing areas prior to use of this area or equipment.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL

The Redwood
Alcohol Use Permit
234 South Main Street
APN 004-203-010 (File 2022-096)

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. 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.
5. 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.
6. 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.
7. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
8. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

9. 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.
10. 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.

Engineering and Public Works Department Standard Conditions of Approval:

11. 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.
12. 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.

Fire Department. Standard Conditions of Approval:

13. 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.
14. 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.
15. 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. 25% 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.

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

Building Department Standard Conditions of Approval:

17. 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.
18. 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

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

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- Administrative Permit Review
Alcohol Use Permit/ABC Transfer
Conditional Use Permit
Design Review
Lot Line Adjustment/Merger
Preapplication Conference
Preliminary Review
Sign Permit
Temporary Use Permit
Tree Removal Permit
Variance
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: 234 S Main Street
Assessor's Parcel No(s): 004-203-010-000
Present Use of Property: Restaurant
Zoning/General Plan Designation:

APPLICANT INFORMATION

Property Owner Name: Sally Homs
Mailing Address: 5 Sutro Court
City/State/ZIP: Novato/CA/94947
Signature: [Signature] Date: 11/7/22
Authorized Agent/Applicant Name: Ryan Miller
Mailing Address: 994 Montgomery Road
City/State/ZIP: Sebastopol/CA/95472
Signature: [Signature] Date: 11/10/22
Contact Name (if different from above):
Phone/Email:

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

Seeking conditional use permit to allow for retail sale of beer and wine from our bonafide eating establishment. Also submitting exterior lighting for approval of installation.

CITY USE ONLY

Table with columns: Fill out upon receipt, Action, Action Date. Rows include Application Date, Planning File #, Received By, Fee(s), Completeness Date, Staff/Admin, Planning Director, Design Review/Tree Board, Planning Commission, City Council.

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		
Use	N/A		
Lot Size			
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>			
Floor Area Ratio (F.A.R.)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Building Setbacks – Accessory			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Special Setbacks (if applicable)			
Other (_____)			
Number of Residential Units	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	_____ 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: _____ cu. yds Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ 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:

A general plan

A specific plan

An ordinance affecting building permits or grading permits

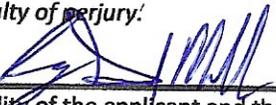
A zoning ordinance

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:  Date: 11/7/22

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.

Applicant's Signature:  Date: 11/10/22

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:

DISCUSSED BUSINESS SCOPE WITH NEIGHBORING BUSINESS OWNERS.

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

Written Statement for The Redwood:

The Redwood is a casual restaurant/wine bar with a small retail selection of wine and beer for off-sale. This area will be located in the Southeast corner of the building, away from the front door, and will occupy approximately 90 square feet. The remaining approx. 1200 square feet of dining room and bar area will be for on-site consumption of food and beverages. The menu is a mix of small and large plates intended to be shared, with an emphasis on local, seasonal produce and fresh seafood. While the menu has many Middle Eastern and Mediterranean influences, we draw inspiration from a plethora of global cuisines as well as our experiences working in a variety of restaurants. Our intended days/hours of operation are Wednesday through Monday, from 1:00 PM until 9:00 PM. We are applying for a conditional use permit that will allow us to sell beer and wine off-sale.

We feel that the city of Sebastopol will benefit from our presence on South Main Street as both an eating place and as the city's only real boutique wine shop. With our focus on small, local producers of natural wines, we'll be drawing attention to other small businesses in our area. This will extend beyond winemakers, as we hope to sell goods from other local artisans, such as ceramics, preserves, oils, and teas. Additionally, as advocates for regenerative agriculture, we hope to raise awareness for better farming practices in our local vineyards and the importance of these practices to the health of our ecosystem.

In addition to the conditional use permit we are seeking, we are also submitting exterior lighting plans for the facade of the building overlooking South Main Street. We have included technical details for the sconces we would like to add to our building facade. They will be affixed at a height of approximately 10 feet above the sidewalk. We feel additional lighting outside the building will draw more attention to the businesses on the burgeoning south end of downtown Sebastopol, and will provide a safer environment for guests walking our block at night.

Wines:

Radio-Coteau 'La Neblina' Pinot Noir, 2020 - CA
Arnot-Roberts Trousseau Noir, 2021 - CA
Peter Lauer 'Barrel X' Riesling, 2021 - Germany
Two Shepherds Hopkins Vineyard Pinot Meunier, 2019 - CA
Matthieu Barret 'Black Flag' Syrah, IGP Ardeche, 2021 - France
Jolie-Laide 'Chalone' Grenache, 2020 - CA
Emme Wines 'Tell Your Sister I Say Hi' Skin-Fermented White Wine, 2021 - CA
Florez Wines 'Peg Leg' Sonoma Mountain Chardonnay, 2021 - CA
Swick 'Bring It' Red Blend, 2021 - OR
Cantina Furlani 'Negrik' Rosso, 2020 - Italy

Beer:

Russian River Brewing Company 'Redemption' Blonde Ale, 375 mL - CA
Barrel Brothers Brewing Company Barrel-Aged Sour, 500 mL - CA
De Garde Brewing Dry Hopped Wild Ale, 750 mL - OR
Holy Mountain Brewing Barrel Blended Saison, 750 mL - WA
Mikkeller Brewing 'Windy Hill' Hazy IPA, 4-pk, CA

Cider:

Cidrerie du Vulcan 'Transparente', 750mL - Switzerland
Tilted Shed Wickson Cider, 750 mL - CA
Etienne Dupont Cidre Bouche Brut de Normandie, 750ml - France

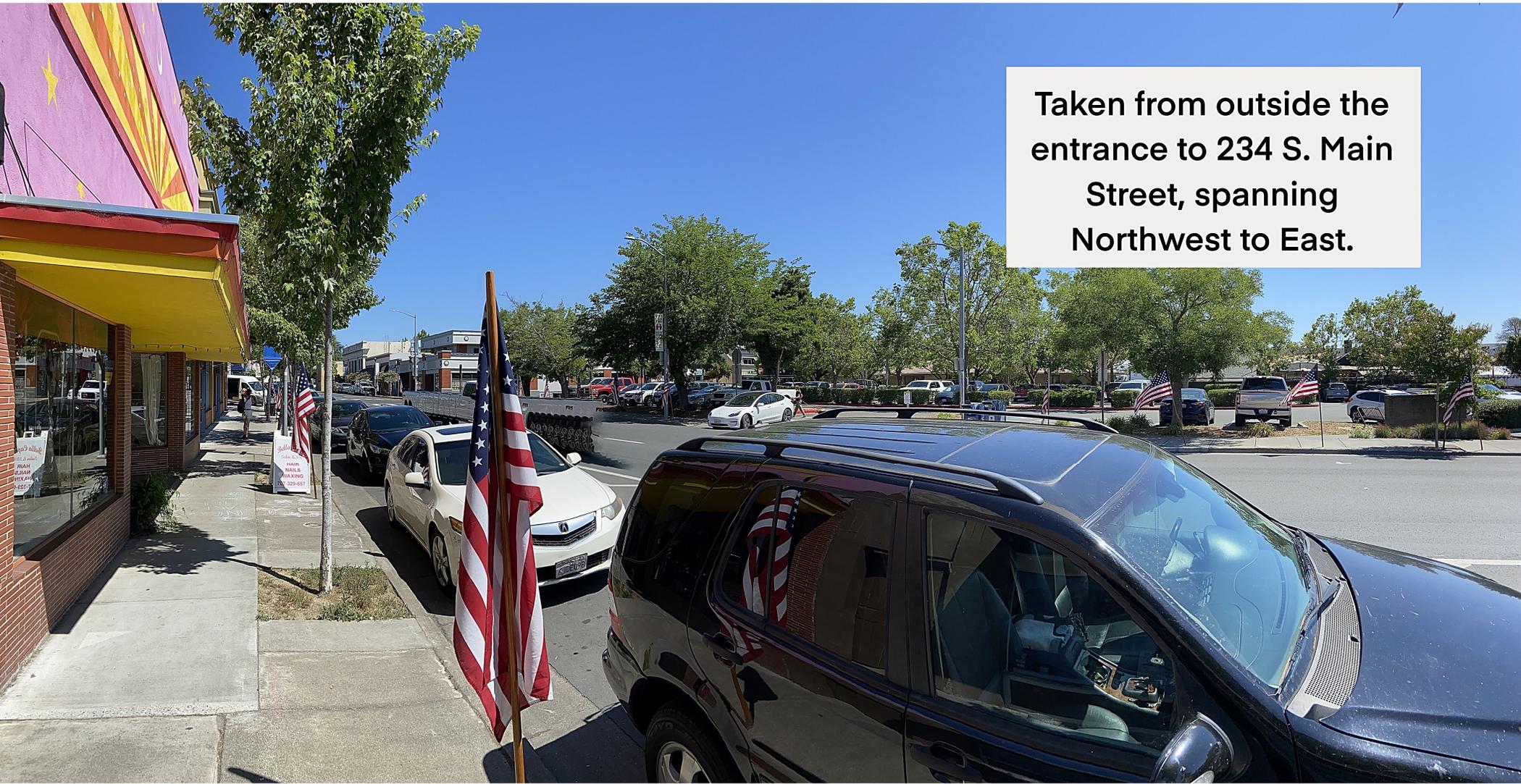
Notes:

Our retail wine selection is an extension of our "by the glass" daily menu and will serve as our extended bottle list.

Our retail beer and cider will be largely geared towards larger format (e.g 500/750 mL) bottles and more unique styles, but will also be made available for on-site consumption with a corkage fee.



Picture taken from the East side of South Main Street facing Southwest



Taken from outside the entrance to 234 S. Main Street, spanning Northwest to East.

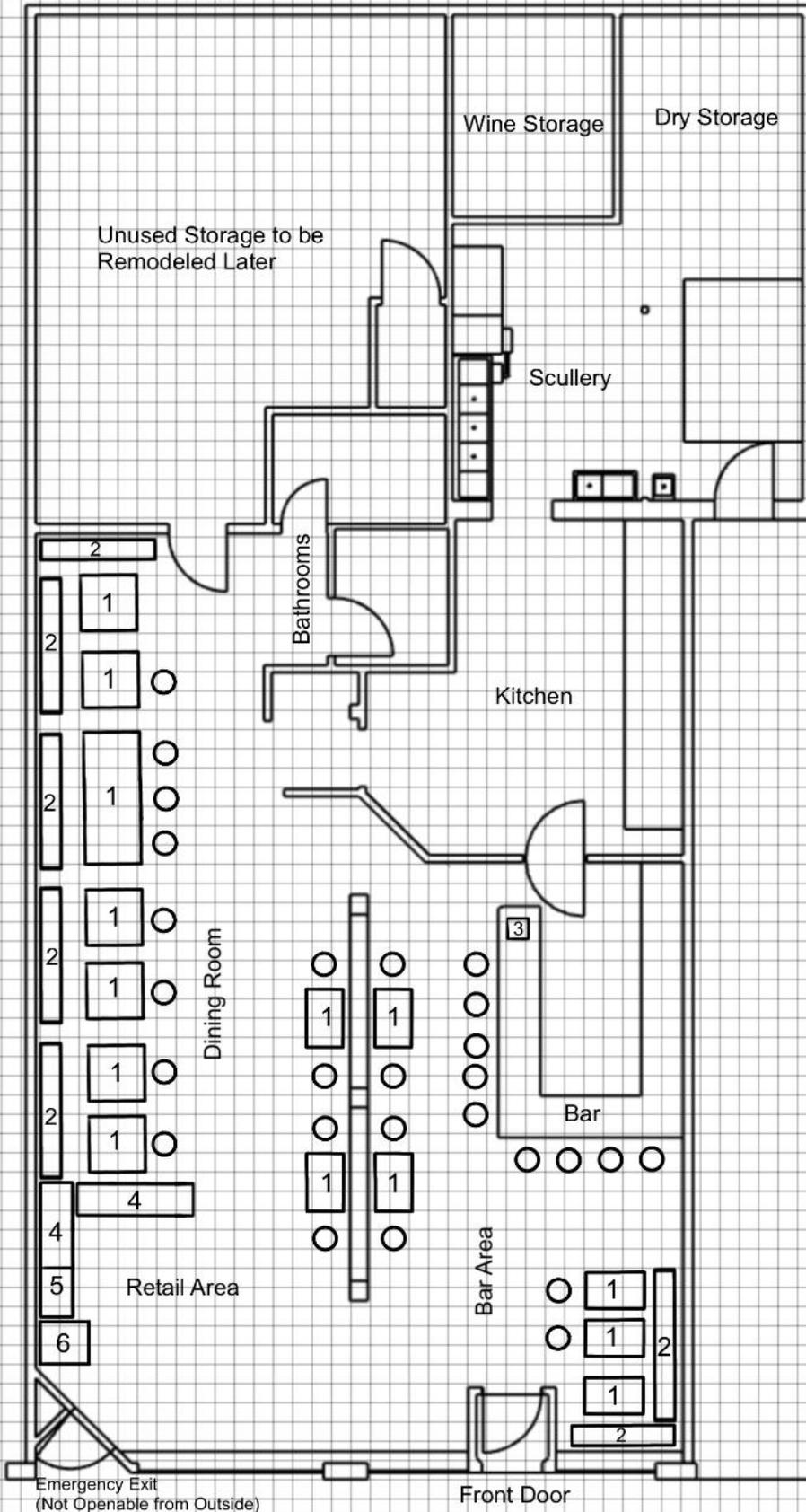
Taken from outside the
entrance to 234 S. Main Street,
spanning East to Southeast



The Redwood

234 S Main St

Scale: 1 Grid = ~1 sq. Ft.



Key:

- 1 - Dining Tables
- 2 - Bench Seating
- 3 - Cash Register/
Main POS
Terminal
- 4 - Retail Wine
Shelving
- 5 - Other Retail
Goods
- 6 - Single-door
Refrigerated
Merchandiser for
Wine
- - Chairs/Stools

VIP Code: H7YCW86L13

866-344-3875

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Sea Gull

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Home » Barn Light » Outdoor Wall Lights » Sea Gull 8737401-71

Sea Gull 8737401-12

Barn Light 1 Light 14 inch Black Outdoor Wall Lantern, Large

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1

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Expert Pick



Zoom Image

Related Product



Sea Gull 6236701-12
Barn Light 1 Light 14 inch
Black Outdoor...
\$147.98



Sea Gull 6236701-15
Barn Light 1 Light 14 inch
White Outdoor...
\$147.98



Sea Gull 6236701-57
Barn Light 1 Light 14 inch
Weathered Pew...
\$147.98

Product Information | General Information | Manufacturer's Catalog(s) | Questions

General Information

Sea Gull 8737401-12 Barn Light 1 Light 14 inch Black Outdoor Wall Lantern, Large

The Sea Gull Lighting Barn Light one light outdoor wall fixture in black creates a warm and inviting welcome presentation for your home's exterior. The classic Barn Lights are hand crafted in aluminum and coated in a Galvanized or Blacksmith finish. Ideal for large or heavily trafficked outdoor areas that need plenty of downward directed light. The oversized Barn Lights make great accents to any commercial lighting plan or residential garage entry, shop or

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ship in 1-2

VIP Code: H7YCW86L13

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Brand Information

- Brand: Sea Gull
- Collection: Barn Light
- SKU: 8737401-12
- UPC: 0785652069390

Dimensions and Weight

- Width: 14.00 in.
- Height: 13.50 in.
- Diameter: 14.00 in.
- Extension/Depth: 27.13 in.
- Backplate/Canopy Width: 5.00 in.
- Backplate/Canopy Length: 5.00 in.
- Backplate/Canopy Thickness: 1.25 in.
- Height from Center of Wall Opening: 5.25 in.
- Weight: 3.40 lb.

Other Specifications

- Ships Via: Ground (FREE SHIPPING)
- Included Lead Wire: 6.50 in.
- Warranty: Protected by a one-year warranty; visit www.seagullighting.com for warranty detail.

Additional Details

- Dark sky friendly. Designed to emit no light above the 90 horizontal plane. Photometry unavailable.
- Wall Extension Range: 21.13 to 27.13 in.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.
- cETL listed for wet locations
- A great choice for your do-it-yourself project
- Decorative black finish to accent and brighten your room
- The preferred brand choice of builders and electricians

Design Information

- Category: Outdoor Wall Lights
- Finish: Black
- Material: Aluminum

Bulb Information

- Bulbs Included: No
- Primary Bulb(s): 1 x 75.00 watts Medium A19

Product Rating

- Voltage: 120V
- Outdoor Rating: Suitable for Wet Locations
- Safety Rating: cETL Wet
- Title 24 Approved

Documents

- Install Sheet: 990W8_37401-BRL.pdf

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Lighting Experts

Mon - Fri 8am to 12am EST
Sat & Sun 9am to 12am EST

Customer Care

Mon - Fri 8am to 6pm EST

Sea Gull's Catalogs

Click on the catalog to view the PDF in your browser or right-click and hit "Save As" to save the PDF to your computer.



Have a question about this product? Ask us!

Live Chat

Submit a Question

VIP Code: H7YCW86L13

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Customer Reviews

There are no reviews for this product. Currently review requests are being sent to Lighting New York customers that have already purchased and received the product.

Product Questions

Ask us a question...

Be the first to ask a question about Sea Gull 8737401-12!

Shop Now

- Shop Rooms
- Shop Styles
- Shop Categories
- Shop Collections
- Shop Best Sellers
- Shop Sales

Customer Care

- Contact Us
- Shipping
- Ordering Info
- Guarantee
- Privacy Policy
- California Privacy Disclosures
- Accessibility Policy
- Return Policy
- Security
- Pricing Disclaimer
- Low Price Guarantee

My Account

- Log In (Sign Up)
- My Orders
- My Lists
- My Addresses
- My Product Reviews
- Log Out

Payment Accepted



Feel Secure Shopping at Sea Gull Lighting Lights



YOUR VIP CODE: H7YCW86L13

Have a question about this product? Ask us!

Live Chat

Submit a Question



City of Sebastopol Planning Department

July 18, 2022

Ryan Miller
The Redwood
234 South Main Street.
Sebastopol CA 95472

Re: 234 South Main Street – 2022-049 - Alcohol Use Permit Approval Letter

Dear Ryan Miller,

The Planning Department has reviewed your Administrative Alcohol Use Permit application (file 2022-049) to allow for the service of beer and wine at The Redwood, located at 234 South Main Street, in Sebastopol Ca. This letter contains an analysis of the application to ensure consistency with the applicable provisions of the Zoning Ordinance.

Zoning Ordinance Chapter 17.350: 'Alcohol Use Permit Criteria' establishes Use Permit standards for establishments within Sebastopol City limits that sell alcoholic beverages for both onsite and offsite consumption.

Zoning Ordinance Section 17.350.080.C authorizes the Planning Director to approve, conditionally approve, or deny Use Permit applications for restaurants or 'bona fide' public eating places which offer for sale or dispense for consideration alcoholic beverages including beer or wine incidental to meal service. The exemption shall only be approved if the applicant agrees to comply with criteria and conditions listed in Condition of Approval (COA) #2.

Zoning Ordinance Section 17.350.020.C states: "In making any of the findings required pursuant to this Ordinance, 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."

The proposed use does not appear to be detrimental to the health, safety, and welfare of area residents in that there are several establishments in the General Commercial and greater Sebastopol with a similar business model, which serve beer and wine for onsite consumption, and have not created substantial law enforcement issues or had a detrimental impact on quality of life. The approval of a new establishment selling alcohol will not result in an undue concentration in the area of establishments that sell alcoholic beverages in that it is a restaurant (and the alcohol service is ancillary); furthermore, it is appropriate for the location as it shares the space with other restaurants that sell alcohol. Finally, the establishment is subject to

City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472

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conditions of approval that are intended to ensure its safe and successful operation.

The application was routed to the Sonoma County Department of Environmental Health, and all City Departments for comments and conditions. No comments or conditions were received from any of the City Departments at the time of writing this determination. Please see the attached comments from the Sonoma County Department of Environmental Health.

The application is approved. This approval is in accordance with the findings and subject to the conditions of approval contained in this letter.

If you are dissatisfied with the decision of the Planning Department, you have the right to appeal this decision to the City Council within seven (7) working days of the decision. Monday July 25, 2022 by or before 5:30 PM. This requires submittal of a completed City Appeal Form and the required fee delivered to the Planning Department: 7120 Bodega Avenue.

Sincerely,

John Jay, Associate Planner

cc:

Building Department

Police Department

Sonoma County Dept of Environmental Health

ADMINISTRATIVE ALCOHOL USE PERMIT
File 2022-049
Administrative Alcohol Use Permit, 234 South Main Street

Findings for Approval:

1. That the proposed use is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, in that it involves beer and wine sales at a restaurant with a Type 41 ABC license, which is the licensing of an existing private structure.
2. That the proposed use is consistent with Alcohol Use Permit findings as set forth in Section 17.350.080.C of the Zoning Ordinance: "The Planning Director shall have the authority to grant an exemption from the provisions of this chapter for:...B. Restaurants or "bona fide" eating places which offer for sale or dispense for consideration alcoholic beverages including beer or wine incidental to meal service. The exemption shall be approved in writing by the Planning Director and shall be subject to the right of appeal to the Planning Commission". The project is consistent with these findings in that:
 - a. The premises contain a kitchen or food-serving area in which as a variety of food is prepared and cooked on the premises;
 - b. 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;
 - c. The establishment serves food to patrons during all hours the establishment is open for customers;
 - d. The establishment only serves alcohol in a dining area and not in an alcohol serving area that is separate from the dining area;
 - e. Adequate seating arrangements for sit-down patrons are provided on the premises, not to exceed a seating capacity of 50 persons;
 - f. 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;
 - g. No alcoholic beverages or beer or wine are sold or dispensed for consumption beyond the premises;
 - h. 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 activity.
 - i. An employee alcohol awareness training program and security plan is approved by the Chief of Police.
3. That the proposed use is consistent with the General Plan in that it involves beer and wine sales, incidental to the restaurant operation, which is a commercial use, located in a district, which contains a variety of commercial and retail uses. The project is also consistent with the Land Use Element in that that a Type 41 ABC license will allow the establishment to broaden its menu to include beer and wine, which may result in a sales tax increase.
4. That the proposed use is consistent with the Zoning Ordinance in that it involves beer and wine sales for an approved restaurant with a maximum of 49 seats, which is classified as a 'Restaurant, table or counter service' use and a permitted use in Commercial Industrial (CM).

5. That the proposed use will not affect the health, safety, and welfare of area residents in that there are several establishments located within the Barlow and throughout greater Sebastopol with a similar business model, which serve beer and wine for both onsite and offsite consumption, and have not created substantial law enforcement issues or had a detrimental impact on quality of life.
6. That the proposed use will not result in an undue concentration in the area of establishments that sell alcoholic beverages in that the establishment is located within a general commercial district, and it is appropriate for this district to contain a variety of uses, including restaurants, convenience markets, and alcohol-dispensing retail outlets.
7. That the establishment is not in close proximity to hospitals, churches or schools.

ADMINISTRATIVE ALCOHOL USE PERMIT
File 2022-049
Administrative Alcohol Use Permit, 234 South Main Street

Conditions of Approval:

1. Approval is granted for the Alcohol Use Permit described in the application, and date stamped June 27, 2022 except as modified by the conditions of approval, and 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 Section 17.400.100 of the Zoning Ordinance.
2. That the proposed use is consistent with Alcohol Use Permit findings as set forth in Section 17.350.080.C of the Zoning Ordinance: "The Planning Director shall have the authority to grant an exemption from the provisions of this chapter for: . . . B. Restaurants or "bona fide" eating places which offer for sale or dispense for consideration alcoholic beverages including beer or wine incidental to meal service. The exemption shall be approved in writing by the Planning Director and shall be subject to the right of appeal to the Planning Commission". The project is consistent with these findings in that:
 - a. The premises contain a kitchen or food-serving area in which as a variety of food is prepared and cooked on the premises;
 - b. 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;
 - c. The establishment serves food to patrons during all hours the establishment is open for customers;
 - d. The establishment only serves alcohol in a dining area and not in an alcohol serving area that is separate from the dining area;
 - e. Adequate seating arrangements for sit-down patrons are provided on the premises, not to exceed a seating capacity of 50 persons;
 - f. 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;
 - g. No alcoholic beverages or beer or wine are sold or dispensed for consumption beyond the premises;
 - h. 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 activity.
 - i. An employee alcohol awareness training program and security plan is approved by the Chief of Police.
3. The applicant shall be responsible for implementing an Alcohol Awareness and Security Plan, which shall be submitted to the Police Department for review and approval within 60 days from the effective date of the Use Permit approval. The Plan shall describe building security and fire safety; how the operation will address staff training relative to alcohol consumption and operational security; and how the operation will coordinate with the Police Department.
 - a. Applicant shall submit a copy of the approved plan to the Planning Department, to be added to the project file.

4. 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.
5. No sound may emanate from the building, which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
6. Hours of operation shall be consistent with the hours stated in the application. The Planning Director shall have the authority to modify the hours of operation.
7. A Business License is required and shall be obtained prior to operation of the use.
8. Food, including meals, must be made available during all times that alcohol is served. This may include incidental food items.
9. Any minimum purchase requirement may be satisfied by the purchase of food or beverages. In no case shall a "drink minimum" be imposed.
10. Off-sale of beer and wine is not permitted with this approval.
11. Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. – 10:00 P.M.
12. The business owner shall ensure that employees are drug and alcohol free while on duty.
13. 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.
14. 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.
15. The business owner shall be responsible for removing any graffiti on the outside of the establishment.
16. 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.
17. 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.
18. 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.

- 19.** 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.
- 20.** 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.
- 21.** The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
- 22.** Sonoma County Department of Health Services
 - a. A Retail Food Facility Permit is required to store, prepare, package, serve or vend food. A review and approval of the building plans will be required prior to issuance of a retail food facility permit to operate.
 - b. A review and approval of building plans and/or specification sheets is required for the remodel/ addition of any new retail food facility equipment or expansion of any food or alcohol storage or food processing areas prior to use of this area or equipment.