



City of Sebastopol Planning Commission Staff Report

Meeting Date: June 13, 2022
Agenda Item: 6A
To: Planning Commission
From: John Jay, Associate Planner
Subject: Peacetown Concert - Temporary Use Permit
Recommendation: Approve with Conditions

Applicant/Owner: Elizabeth Smith, Applicant / The Barlow, owner
File Number: 2023-040
Address: The Crooked Goat (120 Morris Street #120)
Foundry/Woodfour Building (6780 Depot Street #160)
Community Market south lawn (6762 Sebastopol Avenue #100)
The Barlow event Center (6770 McKinley St #100)
The Third Pig (116 South Main St)
Hopmonk (230 Petaluma Ave)
CEQA Status: Exempt
General Plan: Manufacturing
Zoning: Commercial Industrial (CM)

Introduction:

This is a Temporary Use Permit (TUP) application from Elizabeth Smith for “Peacetown” concerts at the Barlow every Wednesday from June 14th through August 16th, from 4:30 pm until 8:30 pm. The application is to permit music stages at the parking lots of The Crooked Goat (120 Morris Street #120) and Foundry/Woodfour Building (6780 Depot Street #160) and the Community Market south lawn (6762 Sebastopol Avenue #100).

Additional after hours live music is also proposed at Gravenstein Grill, The Third Pig, and Hopmonk.

Project Description:

The event was originally permitted last year by the Planning Department, which can issue Temporary Use Permits (TUP) for events up to 6 months at a staff level. TUPs over 6 months require review of the Planning Commission, so the renewal of this permit is before the Commission.

The Planning Director has the authority to approve an extension on a temporary use permit. With that, the Planning Director is extending the temporary use permit from last year (2022-038) for the June 14th event. The June 14th event will be subject to all of the limitations (no makers market, etc.) and requirements/conditions of approval from the 2022-038 permit. Peacetown events from June 21st on, until the conclusion of the 2023 concert series August 16th, would be covered by Permit 2023-040, should it be approved.

As described in the application, events will occur every Wednesday from 4:30pm till 8:00 pm starting June 21st, 2023 and running to August 16th, 2023. Parking will be located throughout the Barlow along with the overflow parking on Morris Street. As required last year from the Planning Commission, a professional security firm shall be present within the vicinity of the Barlow to ensure that parking for the Peacetown Event does not park within the Rialto Parking lot at 6868 McKinley Street or any other privately owned parking lot. Within the application is a map of the site that shows stage locations, restrooms, and barricades for parking closures. The event proposes to see roughly 1,000 or more people per event and will host live music.

This year's event has requested the following changes:

- Addition of the Hopmonk's Beergarden from 6-8:30pm, the Third Pig, which will be an inside venue, from 8-10pm and amplified acoustic music at Gravenstein Grill from 7-9pm.
- Addition of School of Rock stage on McKinley Street (within the Barlow) from 4:30-8pm ending generally around 7:30pm.
- Closure of McKinley Street within the Barlow campus to allow for craft vendors and the parking monitor will continue on the adjacent parking lot (Rialto Theater).
- Addition of two events at Ives Park August 23rd and August 30th, which is not part of this permit, and will require a Special Event permit through the Public Works department.

Zoning Ordinance Consistency/Required Findings:

Section 17.430.040 of the Municipal Code states that a temporary use permit may only be granted if the establishment, maintenance or operation of the proposed use will not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Environmental Review:

The event is categorically exempt from the requirements of CEQA, pursuant to Section 15304, Class 4, in that the event will take place on a temporary basis and limited number of days and will not require any permanent improvements.

City Departmental Comments:

The Planning Department routed the application to the Building, Fire, and City Manager's Office; the following comments were received and were added as conditions of approval.

- A professional parking monitor shall be provided to ensure the public does not park in private lots for the event.
- No closure of McKinley Street is allowed for these extended dates.
- No public property (ie sidewalk sales in downtown or streets outside of those indicated on the application) as approved as a part of this permit. Any use of public property will require a Special Use permit through the Public Works department.
- All events must comply with Sonoma County and State of California public health directives related to Covid-19 in place at the time of the event.

Analysis:

While temporary events are common in the City, including the Barlow, the larger events such as this do have impacts on surrounding businesses and residents.

The City received a number of complaints during the last season, as well as recently as the June 8 event, that the parking monitors required by the prior permit were not present, and event attendees were parking in private parking lots. The City did also receive a couple of comments about the sound levels of the events, which disrupted other nearby businesses' outdoor seating areas, as well as being beyond the noise limits in the Zoning Ordinance.

Both of these issues can be a burden to other businesses, residents, and staff (City Management, Police, and Planning in particular), and should be resolved in any approval of the continuation of the event. The Barlow and Peacetown applicant, Jim Corbett, have revised some of the operations over last year's events, such as hiring parking monitors to ensure that Peacetown patrons are not parking in private parking lots,

Lastly, the project will be subject to the City's noise ordinance and shall not exceed the allowed levels. Complaints of noise exceeding the allowed levels shall be submitted to the Sebastopol Police Department who has the authority to require modifications or termination of the noise source. As mentioned above, events like these are common within the Barlow this time of year. However, their events should be respectful to the neighboring property owners and residents. The general condition of approval that the noise ordinance not be exceeded, as well as developing a "good neighbor policy" to address these concerns is included in 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 Healdsburg Tribune; and (3) posted three written notices publicly on and within vicinity of the subject property.

Public comments received as of this staff report are included in the Attachments to this staff report.

Recommendation:

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

- Applicant shall provide a professional security firm/guard to monitor private parking lots adjacent to the Barlow to ensure that no Peacetown event attendees park in private lots.
- No closure of McKinley Street is allowed.
- No public property (ie sidewalk sales in downtown or streets outside of those indicated on the application) as approved as a part of this permit. Any use of public property will require a Special Use permit through the Public Works department.
- All events must comply with any Sonoma County and State of California public health directives in place at the time of the events.

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:

Application materials

Exhibit A – Recommended Findings for Approval

Exhibit B – Recommended Conditions of Approval
Public Comment
2022-038 Peacetown Approval Letter

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Temporary Use Permit
6770 McKinley St
APN 004-750-031, File 2023-040

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

1. That the event is categorically exempt from the requirements of CEQA, pursuant to Section 15304, Class 4, in that the event will take place for one day and will not require any permanent improvements.
2. That, as conditioned, the event is not expected to have a detrimental impact on the neighborhood or general welfare of Sebastopol as it will take place within a controlled area of The Barlow property and the parking lot immediately behind the business and the event will be under the supervision of event staff.
3. That the event will have amplified music and various announcements, however, this component is not expected to create an undue noise disturbance since it will occur during daytime hours and will cease at 8:30 p.m.
4. That event parking will be provided at The Barlow, which, as conditioned, contains sufficient on-site parking and will ensure that surrounding businesses and/or residences are not negatively impacted.
5. That similar events to the proposed have been held by The Barlow, and other businesses at the Barlow, and have not resulted in detrimental impacts to the neighborhood and/or Sebastopol in past years.
6. That the City has added conditions to this Temporary Use Permit to minimize any potential adverse impacts.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Temporary Use Permit
6770 McKinley St
APN 004-750-031, File 2023-040

1. Approval is granted for the Temporary Use Permit for the "Peacetown" Summer Concert Series with the following modifications:
 - a. The Applicant shall make 385 Morris Street available for parking, with parking limits delineated so that parking is restricted to previously developed surfaces.
 - b. Any ADA parking spaces which are closed off for the events shall be accommodated with an equivalent number of temporary ADA parking spaces provided close to the location of the permanent ADA spaces, and with an accessible path of travel to the event (such as sidewalks, etc.).
 - c. The Applicant and Barlow shall develop a good neighbor policy, to include a contact at the Barlow who is present and available during the events to resolve any issues with the public.
2. No sound may emanate from the property, which causes an undue disturbance more than fifty (50) feet from the event site or violates the Noise Ordinance. The Police Department has the authority to require modifications or require termination of the noise source in the event of a noise issue.
3. All applicable permits shall be obtained from other agencies prior to commencement of this use, including, but not limited to ABC, Building and Safety Department, Health Department, and Fire Department clearances.
4. A professional security firm shall be present and monitor parking areas to ensure the public does not park in private lots for the event.
5. No public property (ie sidewalk sales in downtown or streets outside of those indicated on the application) as approved as a part of this permit. Any use of public property will require a Special Use permit through the Public Works department.
6. The event must comply with Sonoma County and State of California public health directives in place at the time of the events.
7. Live music shall cease at 8:30 p.m. in accordance with the application description.
8. No sound may emanate from the property which violates the Noise Ordinance. The Police Department has the authority to require modifications or require termination of the noise source in the event of a noise issue.
9. The temporary improvements and debris shall be removed and restored to their former condition within seven (7) days following the event.
10. All street and access point closures must provide a physical barrier. Individuals must be present at all closure points throughout the duration of the event to ensure removal of the barricades for emergency vehicle response.

- 11.** All food and craft vendors shall require business license and the event organizer shall submit a list of vendors to the City of Sebastopol.
- 12.** Applicant shall ensure that all storm drains within the event area are protected from debris and/or wash water.
- 13.** All tent structures, when used shall be labeled by the State Fire Marshal's Office as fire/flame retardant and shall meet the requirements of Title 19 of the California Code of Regulations. No propane devices are allowed in any tents or structures. Please contact the Fire Chief for inspection prior to use, if applicable, at (707) 823-8061.
- 14.** The applicant shall contact the Police Department and Fire Department at least ten (10) days in advance of the event for coordination.
- 15.** 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.
- 16.** 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.
- 17.** The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.



City of Sebastopol

TEMPORARY USE PERMIT Application Checklist

The following shall be submitted 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.

Size Limit: Plans should not be larger than 30" x 42" trimmed. All plans must be folded into a 9" x 11" size. Unfolded plans will not be accepted.

Scale: The scale used on submittal plans shall generally be at a 1/8" = 1'0" for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and bar scale on all plans.

SUBMITTAL REQUIREMENTS

(# of copies)

- 1. **Master Planning Application Form:** (1)
Completed and signed by applicant and property owner.
- 2. **Fee:** As defined on the fee schedule listed on the Master Planning Application form. Checks should be made payable to the City of Sebastopol.
- 3. **Location Map:** (1)
Indicate the subject parcel(s) and adjacent streets on an 8 1/2" by 11" map.
- 4. **Written Statement:** (1)
Describe all aspects of the proposed event (date, time, number of participants, etc.). 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 (staff may require a map from the applicant to clarify the project).
- 5. **Site Photographs:** (1)
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 provide the City with a series of overlapping photographs of the surrounding neighborhood that show a panoramic view.
- 6. **Site Plans Showing Event Information:** (2 sets)
Site plans of the project shall be dimensioned and accurately drawn. The plans shall contain basic information such as the area where the event will be conducted, where the music is to be played, location of buildings and restrooms, where any temporary tents or fencing is to be located, etc.
- 7. **Reduction:** (1 set)
An 8 1/2" x 11" reduction of each plan.

Supplemental Form

Please turn in with your application

DATE OF EVENT: 6/14, 6/21, 6/28, 7/5, 7/12, 7/19, 7/26, 8/2, 8/9, 8/16

NAME OF EVENT: The Peacetown Summer Concert Series

TIME OF EVENT: 4:30-8:30 pm

IS EVENT OUTDOOR INDOOR - OR BOTH (PLEASE CIRCLE ONE)

WHAT IS THE ANTICIPATED ATTENDANCE? 1,000+ per week

WILL ADMISSION BE CHARGED? YES NO

WILL AREA BE BARRICADED OFF? YES NO

IF SO, HOW? PLEASE DESCRIBE: see map

HOW MANY PERSONS WILL STAFF THE EVENT? 20

WILL THERE BE PROFESSIONAL SECURITY GUARDS? YES NO

WILL ALCOHOL BE SOLD OR DISPENSED? YES NO

WILL MEALS OR OTHER FOOD BE PROVIDED? YES NO

WILL THE EVENT INCLUDE VENDORS? YES NO

TYPE OF ANY MUSIC: live bands

TIME(S) THAT ANY MUSIC WILL BE PLAYED: 4:30-8:30 pm

WILL MUSIC BE AMPLIFIED? YES NO

WILL ANY GENERATORS BE UTILIZED? YES NO

PLEASE DESCRIBE RECYCLING PLANS: completely green

WILL PORTA-POTTIES BE UTILIZED? YES NO

WILL TENTS BE UTILIZED? YES NO

ARE ANY SUCH TENTS FIRE-RATED? YES NO

WILL THE EVENT DISPLACE PARKING? YES NO

WHERE WILL EVENT ATTENDEES PARK? PLEASE DESCRIBE. Public Parking at Rialto, Public parking CVS, 385 Morris St overflow parking Lot

HOW CLOSE BY IS THE NEAREST RESIDENCE? PLEASE DESCRIBE. Two blocks away - Johnson Street



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: 6770 McKinley Street Assessor's Parcel No(s):
Present Use of Property: The Barlow-Commercial/Retail/Lifestyle Complex Zoning/General Plan Designation:

APPLICANT INFORMATION

Property Owner Name: The Barlow
Mailing Address: 6780 Depot Street #110 Phone: 707-824-5600/707-806-9797
City/State/ZIP: Sebastopol/CA/95472 Email: yolanda@thebarlow.net
Signature: [Handwritten] Date: 4/21/23
Authorized Agent/Applicant Name: Peacetown Inc/Elizabeth Smith
Mailing Address: 265 S. Main Street Phone: 530-329-5109
City/State/ZIP: Sebastopol/CA/95472 Email: elizabeth@peacetown.org
Signature: [Handwritten] Date: 6/1/23
Contact Name (if different from above): Jennifer Adametz Phone/Email: 408-219-6699

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

Temporary Use Permit for the Peacetown Summer Concert Series.
See additional pages for project description.

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

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: _____

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: _____

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 will contact the tenants located in The Barlow. Peacetown will contact Rialto, Ted Luthin, and Piazza Hospitality.

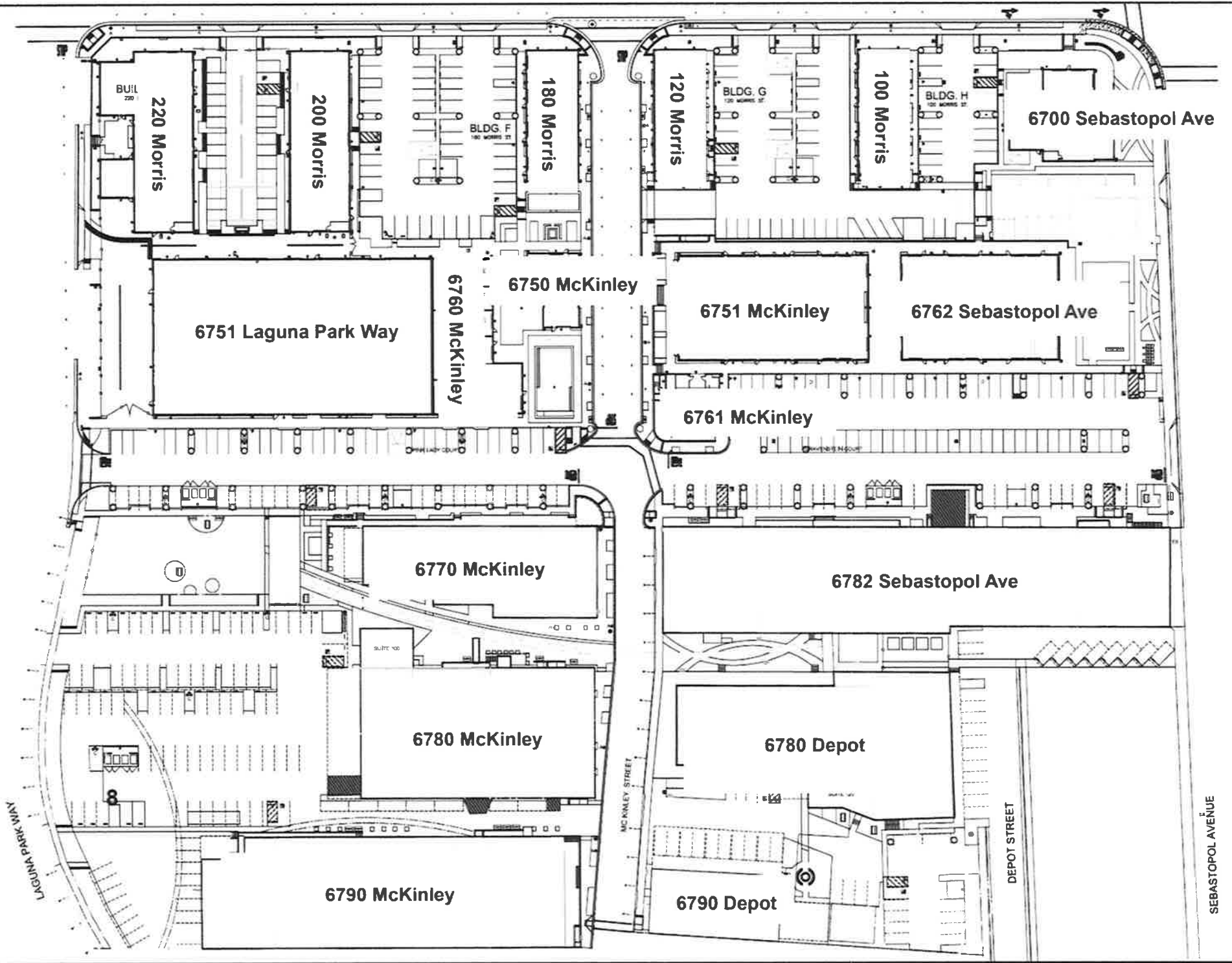
Website Required for Major Projects

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



220 Morris

200 Morris

180 Morris

120 Morris

100 Morris

6700 Sebastopol Ave

6751 Laguna Park Way

6750 McKinley

6751 McKinley

6762 Sebastopol Ave

6761 McKinley

6770 McKinley

6782 Sebastopol Ave

6780 McKinley

6780 Depot

6790 McKinley

6790 Depot

LAGUNA PARK WAY

McKINLEY STREET

DEPOT STREET

SEBASTOPOL AVENUE

The Peacetown Summer Concert Series Event Description

Peacetown is a non-profit 501(c)3 organization and was incorporated in 2020. With a mission to promote and encourage peace in the individual, the community and the world. We offer a signature program called "The Peacetown Summer Concert Series". This will be the eleventh Concert Series season in Sebastopol and was voted Best Outdoor Music Festival in the Bohemian's Readers Poll for the third year in a row. Our signature program brings the community together and encourages tourism in Sebastopol.

This will be our third year offering the concert series in The Barlow after 8 wonderful years at Ives Park. We provide music entertainment at the following venues: Blue Ridge Kitchen Event Center, The Crooked Goat, Community Market, Woodfour/Fern Bar, and The McKinley Stage. 4:30-8:30 PM every Wednesday beginning June 14th through August 16th. There will also be after hours live music held at the Hopmonk Brewery, The Third Pig, and Gravenstein Grill.

During the Summer Concert Series we have The Family Village located near the McKinley stage. This is a section of The Barlow located on Pink Lady Court that is barricaded off. The Family Village is a special part of Peacetown that focuses on community connection, building relationships with children and families, partnerships, play, peace, and fun. During the Summer Concert series the Family Village is a space where families can create beauty, build community, and laugh, sing, dance, and play with their children. The Family Village has partnerships with over 100 agencies in the community inviting them to table to share resources and promote meaningful conversations. There are lots of different ways to play whether it be with chalk, bubbles, toys, or art crafts. There is something there for children of all ages.

Peacetown is adding a Certified Farmers Market and Craft Vendors, this will be located in the heart of the concert series every week and will connect the music venues and Family Village. Which will result in more of a connected feel and provide additional safety to the attendees.

The Sebastopol Police Department has reported zero problems with our concert series and we are proud of that, and plan to continue our safety record. We are directed by Sunny Galbraith and Green Mary to provide a completely green waste event, and all venues adhere to the guidelines. We hire Security Guards to guard the private Rialto Theater portion of the parking lot as well as additional security for our concert series.

These are free concerts to the public and we are able to do this with the support of the local business sponsorships, Community Grants from the City of Sebastopol, individual donations, and by passing the donation buckets at the various stages. Last year we brought in over 1,000 people each week to enjoy the music on all our stages.

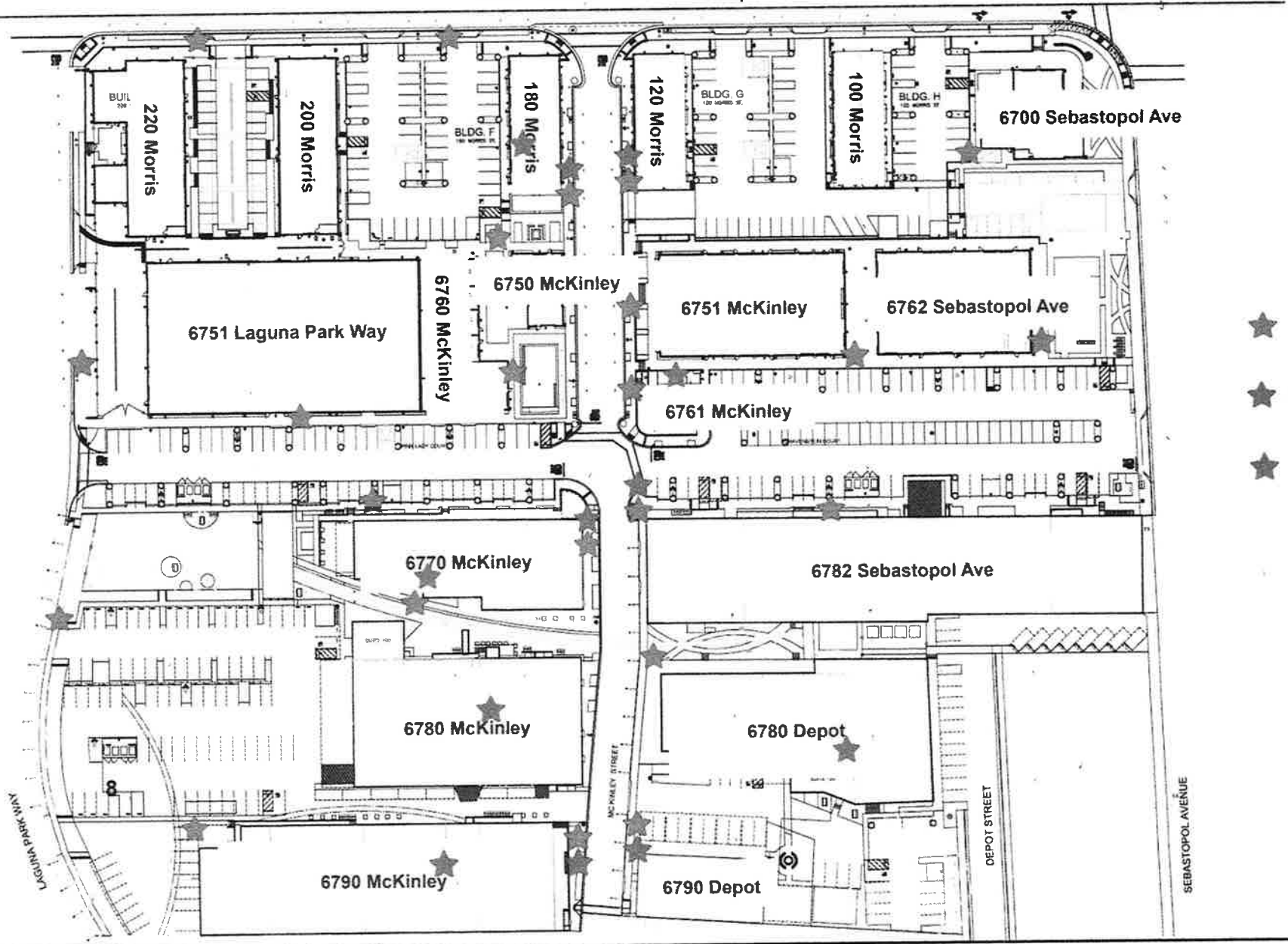
We are planning another happy summer, bringing love, peace, joy, prosperity, abundance, and connection to our beautiful community through the celebration of music, art, nature, and all that is good for Sebastopol. We appreciate all those that assist in making this happen. Thank you.

Elizabeth Smith
Executive Director, Peacetown

Site Photographs
Temporary Use Permit
Public Event on McKinley

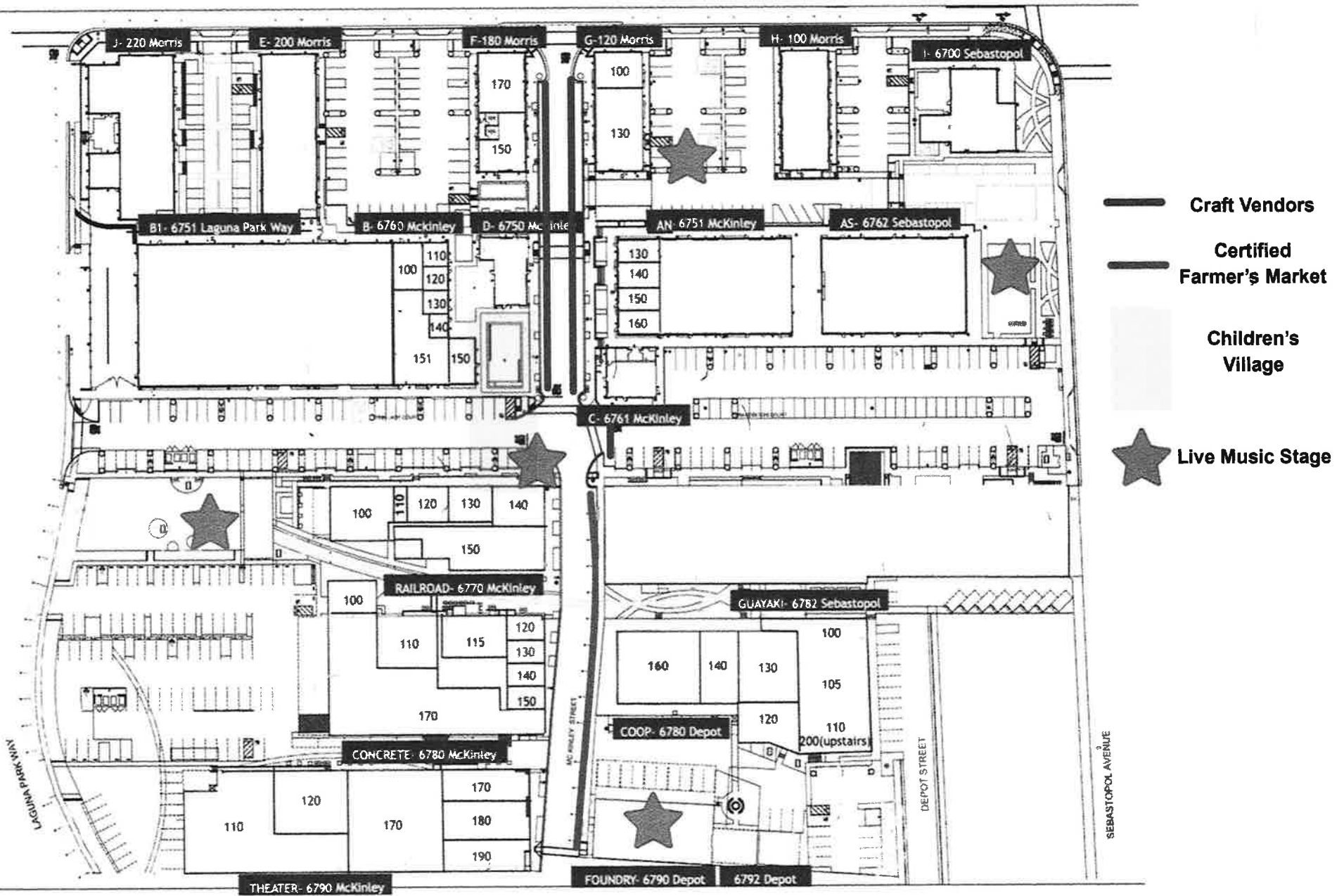


Use Permit Facilities Map

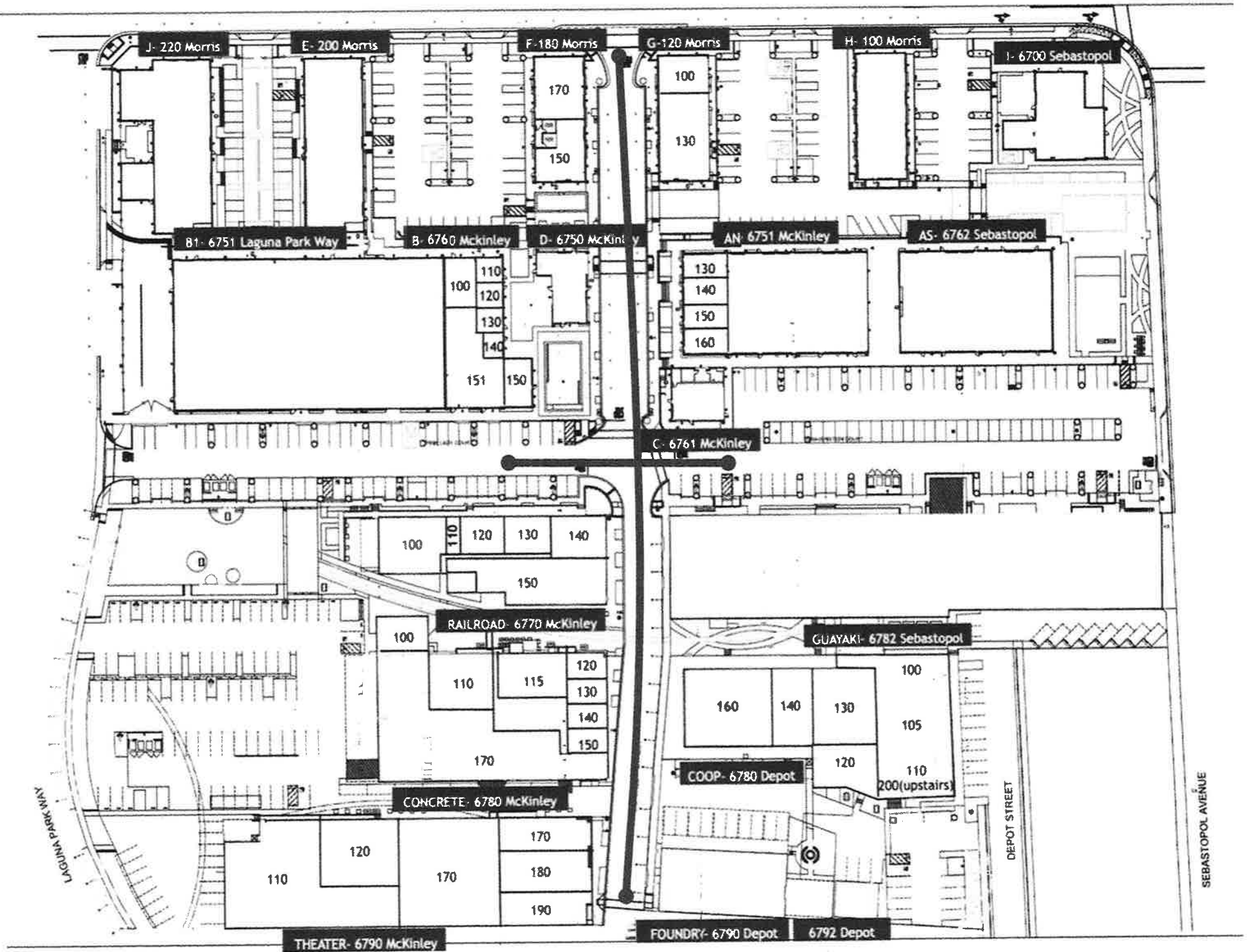


- ★ Trash Receptacles
- ★ Recycle Receptacles
- ★ Restrooms

Peacetown Event Layout Map



Peacetown Street Closure



From: [REDACTED]
Sent: Tuesday, June 6, 2023 7:55 AM
To: John Jay
Cc: Ky J. Boyd; Michael O'Rand; Roxanne Goodfellow; Kari Svanstrom
Subject: Peace Town Event parking

Hi John,

With another Peace Town event coming up I ask that the event owners provide security guards at the entrances of the theater parking lot and the vacant lot known as Johnson St./0 Laguna Parkway (APN 004-051-080-000).

Thank you,
Sue



City of Sebastopol Planning Department

July 19, 2022

Jim Corbett
7869 Washington Avenue
Sebastopol, CA 95472

Re: Amendment to Temporary Use Permit Application

Dear Jim Corbett:

The Planning Commission approved your Use Permit application 2022-038 at their June 28, 2022 meeting, with a condition to review the project again after a two week period to ensure conditions were being met. At the July 12, 2022 meeting the Planning Commission reviewed the project again, heard public comment, and approved the project with a modification to the parking monitors stated within the conditions of approval. The application requested approval to continue through the summer on Wednesday nights from June 8, 2022 to September 7, 2022. This approval is in accordance with the findings and subject to the conditions contained in this letter.

This approval is not effective until the Appeal Period has officially expired. Anyone dissatisfied with the decision of the Planning Commission has the right to file an appeal to the City Council within 7 calendar days of the decision. This requires the submittal of a completed City Appeal Form, written statement, and payment of the applicable fee delivered to the Planning Department at 7120 Bodega Avenue, Sebastopol, California no later than 5:00 P.M. on Tuesday July 19, 2022.

Please feel free to contact me if you have any questions at 707-823-6167, or via email at jjay@cityofsebastopol.org.

Sincerely,

John Jay

cc:
Property Owner, Barlow LLC
City Manager/Clerk
Fire Department
Police Department

**TEMPORARY USE PERMIT: 2021-036
"Peacetown" Summer Concert Series
6780 Depot Street**

FINAL FINDINGS FOR APPROVAL

1. That the event is categorically exempt from the requirements of CEQA, pursuant to Section 15304, Class 4, in that the event will take place for one day and will not require any permanent improvements.
2. That, as conditioned, the event is not expected to have a detrimental impact on the neighborhood or general welfare of Sebastopol as it will take place within a controlled area of The Barlow property and the parking lot immediately behind the business and the event will be under the supervision of event staff.
3. That the event will have amplified music and various announcements, however, this component is not expected to create an undue noise disturbance since it will occur during daytime hours and will cease at 8:00 p.m.
4. That event parking will be provided at The Barlow, which, as conditioned, contains sufficient onsite parking and will ensure that surrounding businesses and/or residences are not negatively impacted.
5. That similar events to the proposed have been held by The Barlow, and other businesses at the Barlow, and have not resulted in detrimental impacts to the neighborhood and/or Sebastopol in past years.
6. That the City has added conditions to this Temporary Use Permit to minimize any potential adverse impacts.

FINAL CONDITIONS OF APPROVAL

1. Approval is granted for the Temporary Use Permit for the “Peacetown” Summer Concert Series for the June 8 and June 15, 2022 concerts, with the following modifications:
 - a. Stages shall be at the Barlow Event Center, Community Market south lawn, Crooked Goat Brewing parking lot, and Foundry Building/Woodfour/Fern Bar lot.
 - b. No closure of McKinley Street is approved for these events. The parking along these street frontages shall remain open.
 - c. The Applicant shall make 385 Morris Street available for parking, with parking areas delineated so that parking is restricted to previously developed surfaces.
 - d. Any ADA parking spaces which are closed off for the events shall be accommodated with an equivalent number of temporary ADA parking spaces provided close to the location of the permanent ADA spaces, and with an accessible path of travel to the event (such as sidewalks, etc.).
 - e. The Applicant and Barlow shall develop a good neighbor policy, to include a contact at the Barlow who is present and available during the events to resolve any issues with the public.
2. No sound may emanate from the property, which causes an undue disturbance more than fifty (50) feet from the event site or violates the Noise Ordinance. The Police Department has the authority to require modifications or require termination of the noise source in the event of a noise issue.
3. All applicable permits shall be obtained from other agencies prior to commencement of this use, including, but not limited to ABC, Building and Safety Department, Health Department, and Fire Department clearances.
4. A professional security firm shall be present and provide a parking guard to ensure the public does not park in the Rialto Parking lot (6868 McKinley St) during the event.
5. No public property (ie sidewalk sales in downtown or streets outside of those indicated on the application) is approved as a part of this permit. Any use of public property will require a Special Use permit through the Public Works department.
6. The event must comply with Sonoma County and State of California public health directives related to Covid-19 in place at the time of the event.
7. Live music shall cease at 8:00 p.m. in accordance with the application description.
8. The Planning Commission will continue the public hearing to review the Temporary Use Permit at its July 12, 2022, Planning Commission meeting. The Planning Commission may modify conditions of approval or revoke the TUP at that time.
9. The temporary improvements and debris shall be removed and restored to their former condition within seven (7) days following the event.

- 10.** All street and access point closures must provide a physical barrier. Individuals must be present at all closure points throughout the duration of the event to ensure removal of the barricades for emergency vehicle response.
- 11.** All food vendors will require business licenses.
- 12.** Applicant shall ensure that all storm drains within the event area are protected from debris and/or wash water.
- 13.** All tent structures, when used shall be labeled by the State Fire Marshal's Office as fire/flame retardant and shall meet the requirements of Title 19 of the California Code of Regulations. No propane devices are allowed in any tents or structures. Please contact the Fire Chief for inspection prior to use, if applicable, at (707) 823-8061.
- 14.** The applicant shall contact the Police Department and Fire Department at least ten (10) days in advance of the event for coordination.
- 15.** 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.
- 16.** 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.
- 17.** The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.