



City of Sebastopol Planning Commission Staff Report

Meeting Date: April 11, 2023
Agenda Item: 5B
To: Planning Commission
From: John Jay, Associate Planner
Subject: Conditional Use Permit/Alcohol Use Permit
Recommendation: Approval with conditions

Applicant/Owner: Deborah Blum and Patrick Stewart/Sue Duryee
File Number: 2023-013 (Goatlandia Kitchen)
Address: 6811 Laguna Park Way
CEQA Status: Exempt
General Plan: Central Core
Zoning: Downtown Core

Introduction:

The owner of the Goatlandia Kitchen, as well as the Goatlandia Farm Animal Sanctuary is proposing to provide a full-service vegan restaurant, that will provide a bona-fide eating establishment in the City of Sebastopol at the former “Smokehouse BBQ” restaurant. The establishment will have a mix of over 50 seats with indoor and outdoor seating where beer and wine will be permitted to be served for on-site consumption under a type 41 ABC license from the CA Department of Alcohol and Beverage Control.

Part of their business will also be giving back to the local Sebastopol community by offering local cooks an opportunity to rent out their kitchen space, similar to a Catering/Commissary Kitchen use. Their kitchen will also be used for the community’s “Lunchtime Takeover” food advocacy program, serving free plant-based organic lunches to local businesses.

Project Description:

As discussed above, the project proponent (owner of the Goatlandia Kitchen) is proposing to occupy 1,200 square feet (SQFT) to establish a full-service vegan indoor with an outdoor seating area, that will provide a bona-fide eating establishment in the city of Sebastopol on 1.59 acres of land. The outdoor space will also be used for outdoor catered events as well as feature recorded music as the main dining entertainment feature.

The new Goatlandia Kitchen location will function as a catering kitchen, a location for brunch, lunch and dinner pop-ups, and a kitchen for their “Lunchtime Takeover” food

advocacy program, serving free plant-based organic lunches to local businesses. The kitchen will also be available to other vegan chefs who want to collaborate with Goatlandia on food events or create their own vegan food products. The restaurant is proposed to be keeping regular business hours, 5 days a week with the days to be determined and will offer service at the following times: 5-9 PM dinner service.

The Goatlandia Kitchen is applying for an Alcohol Conditional Use Permit for a restaurant as the space will have more than 50 seats it falls out of the criteria that staff can approve and would require the Planning Commission to approve the request. The restaurant seats will include both the indoor and outdoor spaces of the restaurant establishment. The request is for beer and wine to be permitted to be served for onsite consumption under an Alcohol Use Permit and Type 41 ABC License from the California Department of Alcohol and Beverage Control.

Project Location and Surrounding Land Uses:

The project is located within Northeast Sebastopol and is set adjacent to the local Barlow District. The former use was Bar B Que Smokehouse Bistro, which was formerly a meat-based BBQ restaurant. The surrounding land uses are Community Facilities and Downtown Core, and which also permits for off-sale beer and wine retail with an approved alcohol 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 1,200 SQFT restaurant will be operating a full-service restaurant with on-site beer and wine sales, the proposed establishment supports the sale of food and alcohol in this establishment, and this use would be consistent with the Zoning Ordinance and CD district with the approval of a Use Permit.

Parking

No change in use, part of shared site with Patisserie Angelica and Rialto Theatre with 94 spaces.

Signage

The proposed project’s signage is not to be approved as part of this Alcohol Use Permit application.

Required Findings:

As the project requires a use permit for the 50 seats within the restaurant space and proposed on-sale beer and wine sales in this district. With that, the required findings for both are below:

Conditional Use Permit:

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

Alcohol Use Permit:

- A. *The City Council finds and determines that establishments engaged in the sale of alcoholic beverages may present problems that are encountered by*

residents, businesses, property owners, visitors and/or workers of Sebastopol, including, but not limited to, littering, obstruction of pedestrian traffic, vehicular traffic, parking, crime, interference with children on their way to school, interference with shoppers using the streets, defacement and damaging of structures, disturbing the peace, discouragement of more desirable and needed commercial uses and other similar problems connected primarily with the operation of establishments engaged in the sale of alcoholic beverages for consumption on or off the premises.

- B. The City Council also finds and determines that the existence of such problems creates serious impact on the peace, health, safety and welfare of residents of nearby areas, including fear for the safety of their children and of visitors to the area, as well as contributing to the deterioration of their neighborhoods, and concomitant devaluation of their property and destruction of their community values and quality of life.*
- C. This chapter is intended and designed to deal with and ameliorate these problems and conditions by restricting the location of such uses in relation to one another, and their proximity to facilities primarily devoted to use by children and families and the general public, and through the denial of a conditional use permit or through the imposition of conditions on a case-by-case basis, thereby limiting the number of such uses in the City and preventing undue concentration and undesirable community impact of such uses by the imposition of reasonable conditions upon the operation of all such uses both existing and in the future.*

Analysis:

The applicant proposes that they will provide a casual dining and full-service vegan experience and believes that the city of Sebastopol can greatly benefit from their business. The Goatlandia Kitchen menu selection will focus a selection of plant based and vegan cuisine. The applicant proposes that the Goatlandia Kitchen will also function as a catering kitchen, a location for brunch, lunch and dinner pop-ups, and a kitchen for their “Lunchtime Takeover” food advocacy program, serving free plant-based organic lunches to local businesses. The kitchen will also be available to other vegan chefs who want to collaborate with Goatlandia on food events or create their own vegan food products.

Included in this report is a table of the current Type 41 licenses within the City of Sebastopol. This information is made available through the Alcoholic Beverage Controls website when searching for jurisdictions. Currently the City of Sebastopol has 46 active type 41 licenses, 43 of them are within city limits a Type 41 is geared towards restaurants that serve alcohol in conjunction with a full meal. The project proposes to obtain a Type 41 license which would allow beer and wine consumption on or off the premises where sold. Minors are allowed on the premises.

As the previous use was the Smokehouse BBQ the site was approved for a temporary use permit of more than 6 months to allow live outdoor music. That item was first heard at the August 9, 2022 Planning Commission meeting where the commission heard a report, a presentation from the applicant, and took public comment. The commission continued that meeting and held a subsequent meeting on September 13, 2022 where staff returned with conditions of approval that turned the speakers away from the neighboring residential and adding haybales to mitigate the noise. After that meeting it was brought to staff's attention that the restaurant would be selling and would no longer be in operation. Within those conditions of approval, the commission allowed the site to be a part of the peace town concert series that the Barlow holds during the summer months. Staff has informed Goatlandia that they would be allowed to participate within this event should they chose and if Goatlandia would like to amend any of these previous temporary use permit for live music conditions they would have to come back to the planning commission to do so.

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 Conditional and Alcohol Use Permit.

Recommendation:

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

- While Goatlandia is proposing regular business hours, 5 days a week with the days to be determined and will offer service at the following times: 5-9 PM

dinner service, staff recommends operations be seven days a week to provide flexibility to the owner and would limit the need to come back to the Planning Commission for an amendment.

- Food must be made available during all times that alcohol is served.
- Alcohol shall be sold for on-site consumption only, except in conjunction with an ABC approved catering license.
- 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. No signs advertising the availability of alcohol shall be displayed such that they can be seen from the outside of the premises, except as may be previously approved by the Design Review Board prior to installation.
- Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 a.m. –10:00 p.m.
- Working as a good neighbor by setting operating hours to in order to avoid lighting and noise concerns.
- Peacetown Gathering Festival. The noise associated with the in-house entertainment feature planned for Goatlandia Kitchen should be lowered in order to avoid noise impacts to neighbors. No sound may emanate from the building which can be heard more than 50' from the business site.

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

Attachments:

Exhibit A – Recommended Findings of Approval

Exhibit B – Recommended Conditions of Approval

Exhibit C – Standard Conditions of Approval for tenant improvements

Application materials

EXHIBIT A
FINAL FINDINGS OF APPROVAL
Goatlandia
Alcohol Use Permit
6811 Laguna Parkway
APN 004-051-076 (File 2023-013)

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

EXHIBIT B
FINAL CONDITIONS OF APPROVAL

Goatlandia
Alcohol Use Permit
6811 Laguna Parkway
APN 004-051-076 (File 2023-013)

1. Approval is granted for the Alcohol Use Permit described in the application, and date stamped February 14, 2023 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 Goatlandia, and stamped received on February 14, 2023, and on file at the City of Sebastopol Planning Department, except as modified herein:
2. 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.
3. All persons serving or distributing alcoholic beverages are required to attend the Responsible Beverage Service training program or an equivalent, either in-person or online to the satisfaction of the Police Chief.
4. No sound may emanate from the building, which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
5. 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.
6. A Business License is required and shall be obtained prior to operation of the use.
7. Food, including meals, must be made available during all times that alcohol is served. This may include incidental food items.
8. Any minimum purchase requirement may be satisfied by the purchase of food or beverages. In no case shall a "drink minimum" be imposed.
9. No beer or wine shall be displayed within five feet of the cash register or the front door.
10. Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. – 9:00 P.M.
11. The business owner shall ensure that employees are drug and alcohol free while on duty.
12. 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.

- 13.** The business owner shall ensure that exterior areas, including the outdoor seating area and sidewalk, are free of trash and other debris that may be generated by patrons.
- 14.** The business owner shall be responsible for removing any graffiti on the outside of the establishment.
- 15.** 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.
- 16.** 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.
- 17.** 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.
- 18.** 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.
- 19.** 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.
- 20.** The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
- 21.** 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

Goatlandia
Alcohol Use Permit
6811 Laguna Parkway
APN 004-051-076 (File 2023-013)

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. 25Hr to 50% - Class C minimum
 - iii. 50% or more — Non-Combustible
 - c. In no case shall the roofing material used to be less fire resistive than the existing roof.

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

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

License Number	Status	License Type	Orig. Iss. Date	Expir. Date
298679	ACTIVE	41	9/30/1994	8/31/2023
349837	ACTIVE	41	3/26/1999	6/30/2023
389831	ACTIVE	41	9/20/2002	8/31/2023
461905	ACTIVE	41	3/7/2008	2/29/2024
468226	ACTIVE	41	6/26/2008	2/29/2024
486306	ACTIVE	41	4/5/2010	3/31/2023
488757	ACTIVE	41	6/17/2010	5/31/2023
509147	ACTIVE	41	5/5/2011	4/30/2023
512800	ACTIVE	41	9/22/2011	8/31/2023
522429	ACTIVE	41	7/18/2012	2/29/2024
533047	ACTIVE	41	7/30/2015	6/30/2023
537042	ACTIVE	41	11/7/2013	10/31/2023
548795	ACTIVE	41	10/31/2014	9/30/2023
550216	ACTIVE	41	10/30/2014	10/31/2023
556352	ACTIVE	41	5/22/2015	8/31/2023
557473	ACTIVE	41	8/3/2015	7/31/2023
564267	ACTIVE	41	9/19/2016	8/31/2023
565309	ACTIVE	41	2/24/2016	1/31/2024
569727	ACTIVE	41	9/30/2016	8/31/2023
577072	ACTIVE	41	2/9/2017	1/31/2024
588352	ACTIVE	41	12/12/2017	11/30/2023
590857	ACTIVE	41	4/4/2018	3/31/2023
593980	ACTIVE	41	5/20/2019	4/30/2023
594551	ACTIVE	41	10/2/2018	9/30/2023
605620	ACTIVE	41	10/11/2019	9/30/2023
605878	ACTIVE	41	1/29/2020	12/31/2023
609004	ACTIVE	41	12/20/2019	11/30/2023
609249	ACTIVE	41	7/27/2020	6/30/2023
610249	ACTIVE	41	1/13/2020	12/31/2023
615480	ACTIVE	41	4/13/2020	3/31/2023
615710	ACTIVE	41	4/9/2020	12/31/2023
618619	ACTIVE	41	12/14/2020	11/30/2023
624637	ACTIVE	41	5/4/2021	6/30/2023
625623	ACTIVE	41	10/18/2021	9/30/2023
627388	ACTIVE	41	8/24/2021	7/31/2023
627931	ACTIVE	41	2/11/2022	1/31/2024
629796	ACTIVE	41	11/8/2021	10/31/2023
632271	ACTIVE	41	2/10/2022	1/31/2024
634554	ACTIVE	41	7/20/2022	6/30/2023
636186	ACTIVE	41	9/16/2022	8/31/2023
636771	ACTIVE	41	8/30/2022	7/31/2023
637405	ACTIVE	41	7/11/2022	6/30/2023
638083	ACTIVE	41	8/29/2022	7/31/2023
638488	ACTIVE	41	7/21/2022	6/30/2023
639077	ACTIVE	41	10/5/2022	9/30/2023
641435	ACTIVE	41	11/7/2022	10/31/2023

Primary Owner

YANG, HSIU HWA

SEBASTOPOL LIQUOR & DELI INC

MUNOZ, ELIAS

TAQUERIAS EL FAROLITO INC

OCHOA, CARMEN

SONOMA WINE SHOP, A CALIFORNIA CORPORATION

DTE INC

VIVA MEX CORP

GYPSY CAFE INC

SW ZHAO, INC.

SONOMA MOTION PICTURE COMPANY, LLC

RED CLOVER WORKERS BRIGADE INC

FORK CATERING INC

ALREHANI, TAREQ ZIAD

PAPAS AND POLLO CORP

DZILVELIS, CHRISTINE ALEXANDRA

HIPPIZZAZZ, LLC

CALIFORNIA RT PIZZA GROUP INC

HAND LINE RESTAURANTS LLC

MILAN , MARIA GEORGINA

VIET HOUSE

PASCALINE FINE CATERING LLC

DZUL BORGES, JAVIER FERNANDO

RAND CONCEPTS, LLC

BARRIO SEBASTOPOL INC

AWAD, MUSA NABIH

ESCAMILLA, KATHLEEN KRISTIN

SAUTEUSE LLC

ACRE PIZZA LLC

MOMBO'S PIZZA LLC

SEVEN 777 LLC

FUNKY SHRIMP INC

NAMASTE KITCHEN, INC

ACRE GROUP LLC

SB WINDSOR LLC

RAI, DHEERAJ

SEBASTOPOL SUNSHINE CAFÉ% LLC

PSYCHIC PIE LLC

RAND CONCEPTS, LLC

PIALA LLC

LUNCH BOX LLC

COFFEE & MOORE LLC

RANA, PRABHAKAR NARSINGH

GNR VENTURES LLC

WILLIAM COFIELD CHEESEMAKERS LLC

INCA'S PERUVIAN CUISINE LLC

Premises Addr.

6961 SEBASTOPOL AVE,SEBASTOPOL, CA 95472Census Tract: 1534.06
6800 SEBASTOPOL AVE,SEBASTOPOL, CA 95472-3413Census Tract: 1534.06
7235 HEALDSBURG AVE,SEBASTOPOL, CA 95472Census Tract: 1534.06
250 S MAIN ST,SEBASTOPOL, CA 95472-4259Census Tract: 1534.06
777 GRAVENSTEIN HWY N, STE 2,SEBASTOPOL, CA 95472Census Tract: 1534.03
2295 GRAVENSTEIN HWY S,SEBASTOPOL, CA 95472-4855Census Tract: 1534.03
6930 BURNETT ST,SEBASTOPOL, CA 95472-4252Census Tract: 1534.06
841 GRAVENSTEIN HWY S,SEBASTOPOL, CA 95472-4522Census Tract: 1534.03
162 N MAIN ST,SEBASTOPOL, CA 95472-3447Census Tract: 1534.06
7531 HEALDSBURG AVE,SEBASTOPOL, CA 95472-3324Census Tract: 1534.06
6868 MCKINLEY ST,SEBASTOPOL, CA 95472-3419Census Tract: 1534.06
6762 SEBASTOPOL AVE , #100,SEBASTOPOL, CA 95472-3877Census Tract: 1534.06
9890 BODEGA HWY,SEBASTOPOL, CA 95472-3057Census Tract: 1536.02
7824 COVERT LN,SEBASTOPOL, CA 95472-2754Census Tract: 1534.05
915 GRAVENSTEIN HWY SOUTH,SEBASTOPOL, CA 95472-4501Census Tract: 1534.03
330 S MAIN ST,SEBASTOPOL, CA 95472-4296Census Tract: 1534.06
280 S MAIN ST,SEBASTOPOL, CA 95472-4259Census Tract: 1534.06
775 GRAVENSTEIN HWY SOUTH,SEBASTOPOL, CA 95472-4500Census Tract: 1534.03
935 GRAVENSTEIN HWY S,SEBASTOPOL, CA 95472-4501Census Tract: 1534.03
305 N MAIN ST,SEBASTOPOL, CA 95472Census Tract: 1534.06
966 GRAVENSTEIN HWY S,SEBASTOPOL, CA 95472-4544Census Tract: 1534.03
4552 GRAVENSTEIN HWY NORTH,SEBASTOPOL, CA 95472-2240Census Tract: 1537.12
972 GRAVENSTEIN HWY S, STE 100,SEBASTOPOL, CA 95472Census Tract: 1534.03
6750 MCKINLEY ST,SEBASTOPOL, CA 95472-6750Census Tract: 1534.06
6760 MCKINLEY ST, #140,SEBASTOPOL, CA 95472-3473Census Tract: 1534.06
7260 HEALDSBURG AVE,SEBASTOPOL, CA 95472-3320Census Tract: 1534.06
110 N MAIN ST,SEBASTOPOL, CA 95472-3347Census Tract: 1534.06
7365 HEALDSBURG AVE,SEBASTOPOL, CA 95472-3321Census Tract: 1534.06
6760 MCKINLEY ST, STE 150,SEBASTOPOL, CA 95472-3479Census Tract: 1534.06
560 GRAVENSTEIN HWY N,SEBASTOPOL, CA 95472-2804Census Tract: 1534.05
7501 HEALDSBURG AVE,SEBASTOPOL, CA 95472-3324Census Tract: 1534.06
7385 HEALDSBURG AVE, STE 101,SEBASTOPOL, CA 95472Census Tract: 1534.06
7225 HEALDSBURG AVE,SEBASTOPOL, CA 95472-3319Census Tract: 1534.06
6761 MCKINLEY ST,SEBASTOPOL, CA 95472-3449Census Tract: 1534.01
173 PLEASANT HILL AVE N,SEBASTOPOL, CA 95472-3103Census Tract: 1534.06
6761 SEBASTOPOL AVE, STE 600,SEBASTOPOL, CA 95472-3837Census Tract: 1534.03
124 S MAIN ST ,SEBASTOPOL, CA 95472-4257Census Tract: 1534.01
980 GRAVENSTEIN HWY S,SEBASTOPOL, CA 95472-4544Census Tract: 1534.03
6751 MCKINLEY ST STE 130,SEBASTOPOL, CA 95472-3488Census Tract: 1534.06
7233 HEALDSBURG AVE, STE A,SEBASTOPOL, CA 95472-3319Census Tract: 1534.06
128 N MAIN ST,SEBASTOPOL, CA 95472-3447Census Tract: 1534.06
6761 SEBASTOPOL AVE, STE 300,SEBASTOPOL, CA 95472-3837Census Tract: 1534.03
969 GRAVENSTEIN HWY S,SEBASTOPOL, CA 95472-4501Census Tract: 1534.03
234 S MAIN ST,SEBASTOPOL, CA 95472-4259Census Tract: 1534.06
6780 MCKINLEY ST, STE 110,SEBASTOPOL, CA 95472-3484Census Tract: 1534.06
799 GRAVENSTEIN HWY S,SEBASTOPOL, CA 95472-4500Census Tract: 1534.03

Business Name	Geo Code
THAI POT	4905
SEBASTOPOL LIQUOR & DELI	4905
EL TARASCO MEXICAN FOOD	4905
TAQUERIA EL FAVORITO 3	4905
OCHOAS MEXICAN RESTAURANT	4900
SONOMA WINE SHOP	4900
SUSHI HANA	4905
VIVA MEXICANA	4905
	4905
SUSHI TOZAI	4905
RIALTO CINEMAS	4905
COMMUNITY MARKET	4905
FORK ROADHOUSE	4900
FANDEES RESTAURANT	4905
PAPAS AND POLLO CORP	4905
MUIR'S TEA ROOM	4905
HIPPIZZAZZ	4905
ROUND TABLE PIZZA	4905
HANDLINE	4905
MARTHA'S OLD MEXICO RESTAURANT	4905
VIET HOUSE	4905
PASCALINE FINE CATERING	4900
HOLE IN THE WALL	4905
KOSHO JAPANESE RESTAURANT	4905
BARRIO FRESCA COCINA MEXICANA	4905
D'S DINER	4905
PORTICO	4905
FLAVOR	4905
ACRE PIZZA	4905
MOMBOS PIZZA	4905
O & C CHINA BISTRO	4905
KHOM LOI	4905
NAMASTE KITCHEN	4905
ACRE	4905
SONOMA BURGER	4905
KATHMANDU CAFE AND GRILL	4905
SEBASTOPOL SUNSHINE CAFE	4905
PSYCHIC PIE LLC	4905
OYSTER	4905
PIALA	4905
LUNCH BOX	4905
COFFEE & MOORE	4905
HIMALAYAN TANDOORI CURRY HOUSE	4905
REDWOOD THE	4905
	4905
INCA'S PERUVIAN CUISINE	4905



City of Sebastopol
 Planning Department
 7120 Bottega Avenue
 Sebastopol, CA 95472
 (707) 823-6167

**MASTER PLANNING
 APPLICATION FORM**

APPLICATION TYPE

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

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

REVIEW/HEARING BODIES

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

APPLICATION FOR

Street Address: 6811 Laguna Park Way Assessor's Parcel No(s): 004051076

Present Use of Property: Restaurant Zoning/General Plan Designation: CD

APPLICANT INFORMATION

Property Owner Name: Sue Orvick

Mailing Address: 5094 Paradise Dr. Phone: 415 518 7347

City/State/ZIP: Corte Madera, Ca 94925 Email: SueOrvick@gmail.com

Signature: _____ Date: 1/30/23

Authorized Agent/Applicant Name: Deborah Plum + Patrick Stewart

Mailing Address: 2326 Olive Ln Phone: _____

City/State/ZIP: Santa Rosa CA 95401 Email: deborahplum@comcast.net

Signature: _____ Date: 1/28/2023

Contact Name (if different from above): _____ Phone/Email: _____

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

CITY USE ONLY

Fill out upon receipt:	Action:	Action Date:
Application Date: <u>02/14/2023</u>	Staff/Admin:	Date: _____
Planning file #: <u>2023-013</u>	Planning Director:	Date: _____
Received By: <u>EB</u>	Design Review/Tree Board:	Date: _____
Fees: <u>\$ 3,000</u>	Planning Commission:	Date: _____
Completion Date:	City Council:	Date: _____

SITE DATA TABLE

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

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A		
Use	N/A		
Lot Size	1.59 Lot Acres		
Square Feet of Building/Structures (if multiple structures include all separately)			
Floor Area Ratio (F.A.R.)	FAR	FAR	FAR
Lot Coverage	% of lot sq. ft.	% of lot sq. ft.	% of lot sq. ft.
Parking			
Building Height	22ft		
Number of Stories	2		
Building Setbacks – Primary			
Front	0ft		
Secondary Front Yard (corner lots)	0ft		
Side – Interior	0ft		
Rear	0ft		
Building Setbacks – Accessory X			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Special Setbacks (if applicable) X			
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 sq. ft.	% of lot sq. ft.
Pervious Surface Area	N/A	% of lot sq. ft.	% of lot 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: 1/28/23
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: 1/28/23

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:

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

Description of Business: Goatlandia Kitchen
6811 Laguna Parkway, Sebastopol Ca 95472

Goatlandia Kitchen is a full service vegan restaurant. We will offer a full menu, all vegan options.

As a bona-fide eating place we will be keeping regular business hours, 5 days a week (Days to be determined), and will offer service at the following times: 5-9 pm dinner service.

The establishment will have over 50 seats with indoor and outdoor seating areas where beer and wine will be permitted to be served for onsite consumption under a Type 41 ABC Licence from the Department of Alcohol Beverage Control.

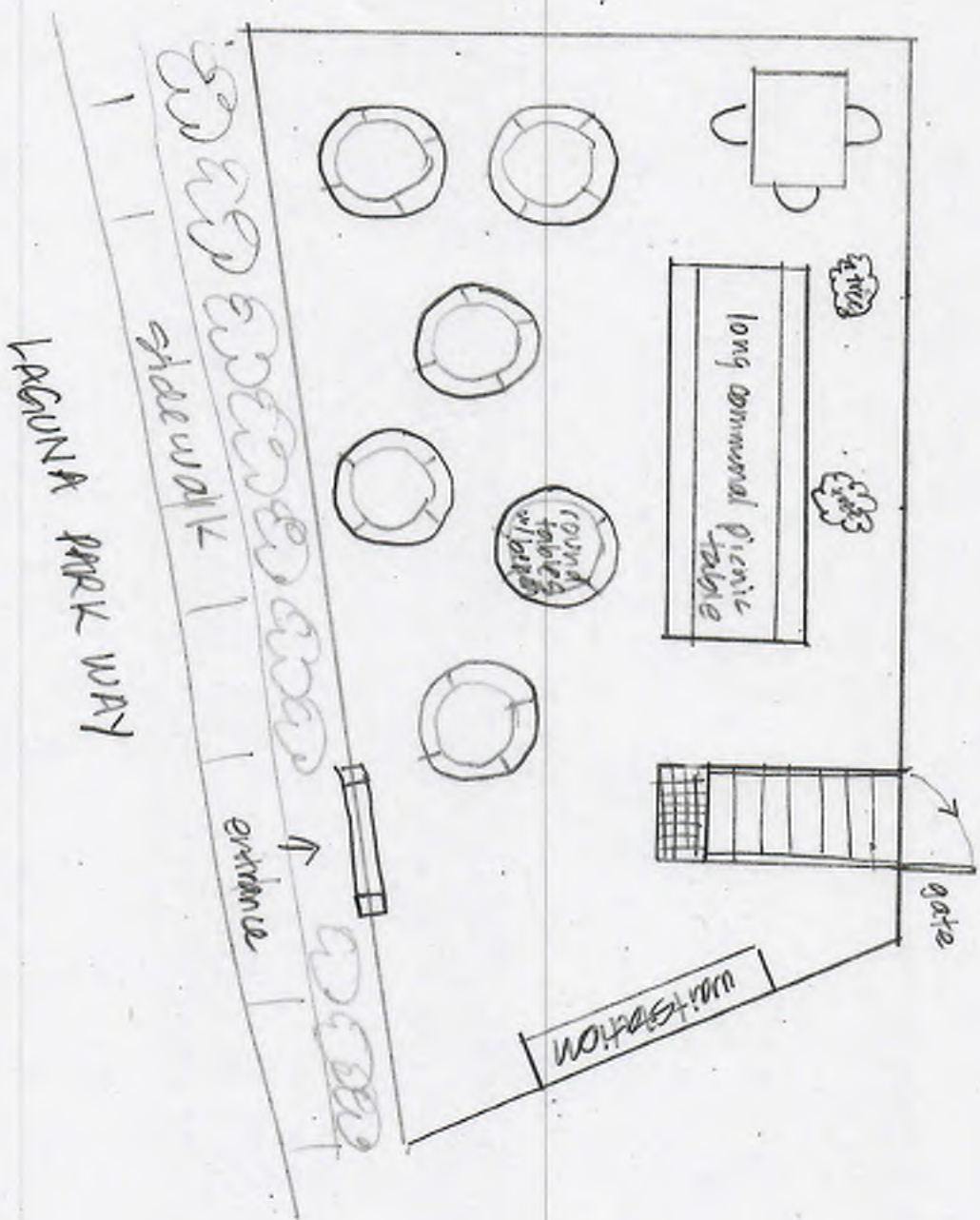
All managers and staff will be required to complete a Responsible Beverage Service Training Program provided by an authorized RBS provider and then pass the ABC Alcohol Server Certification exam within 30 days of completing the training. Servers and managers will be certified within 60 days of their first date of employment.

No additional security measures will be implemented to ensure the safety of establishment employees and patrons, they are not required for this type of establishment.

The entertainment features planned for Goatlandia Kitchen include in house recorded music.

6811 LAGUNA PARK WAY, GOATZLANDIA KITCHEN

OUTDOOR, STREET LEVEL DINING AREA



$\frac{1}{8}'' = 1'$
SCALE

28'2"

kitchen

stove area will be shelves with silverware plates + glasses storage

raised cement pad

door

door

15'

gate

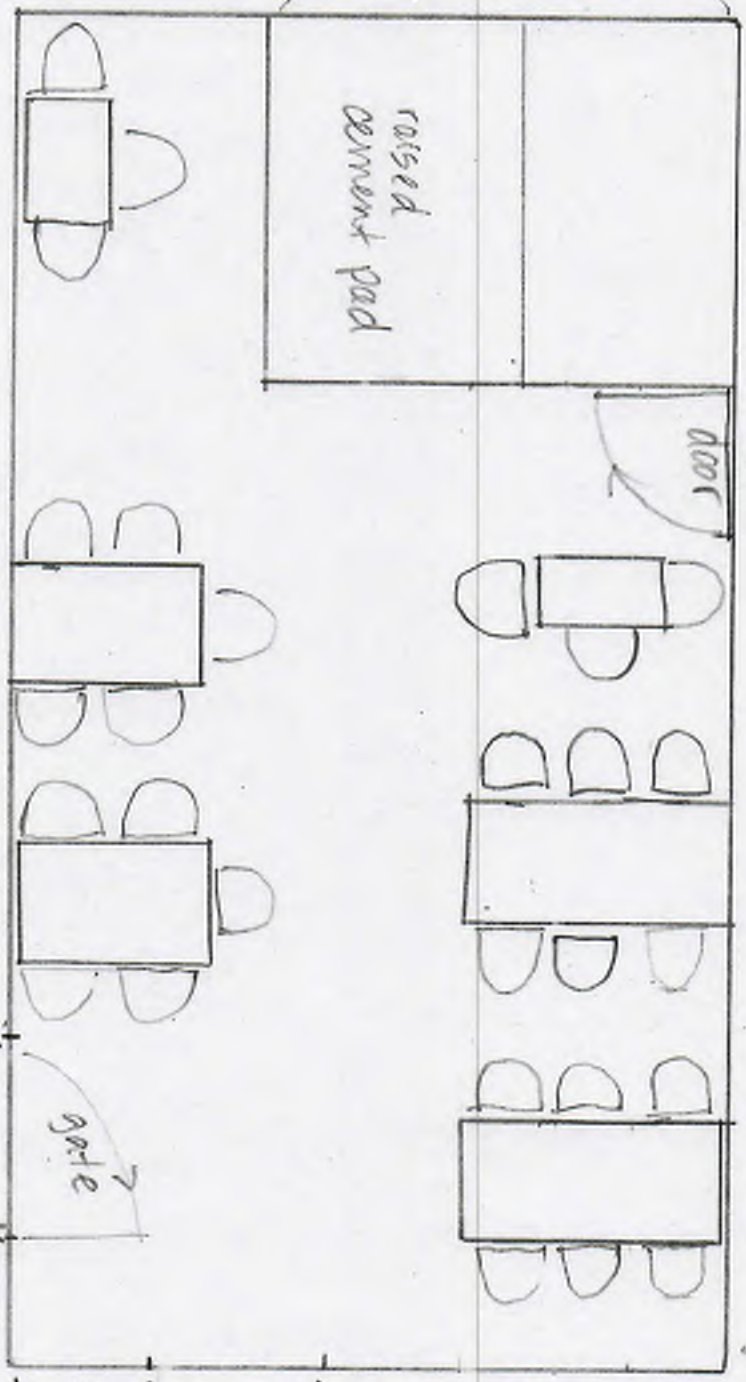
stairs w rail

brick pavers

COVERED PATIO DINING AREA

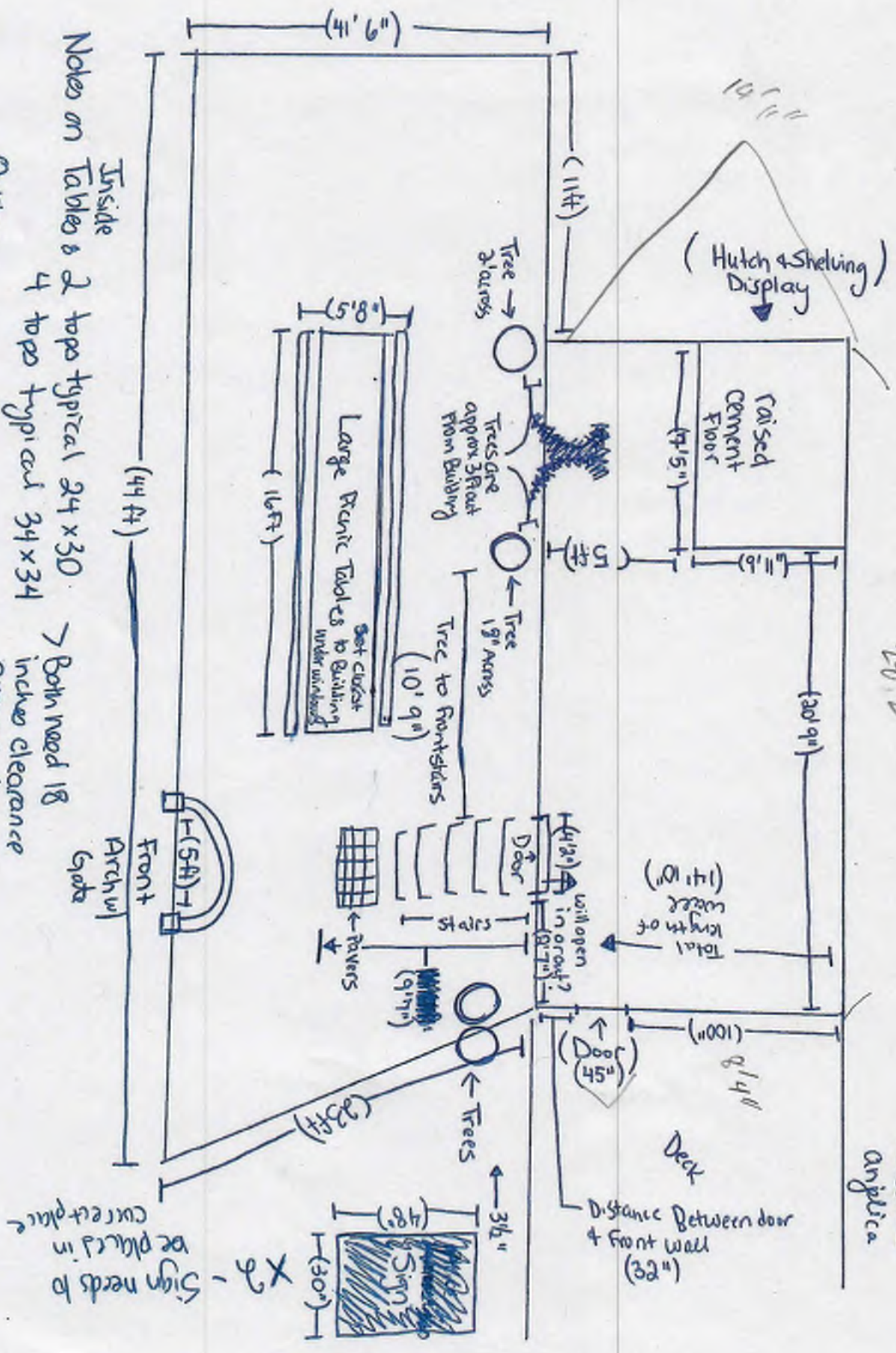
6811 AGENUA PARK WAY, GOATZANDIA KITCHEN

1/4" = 1'
SCALE



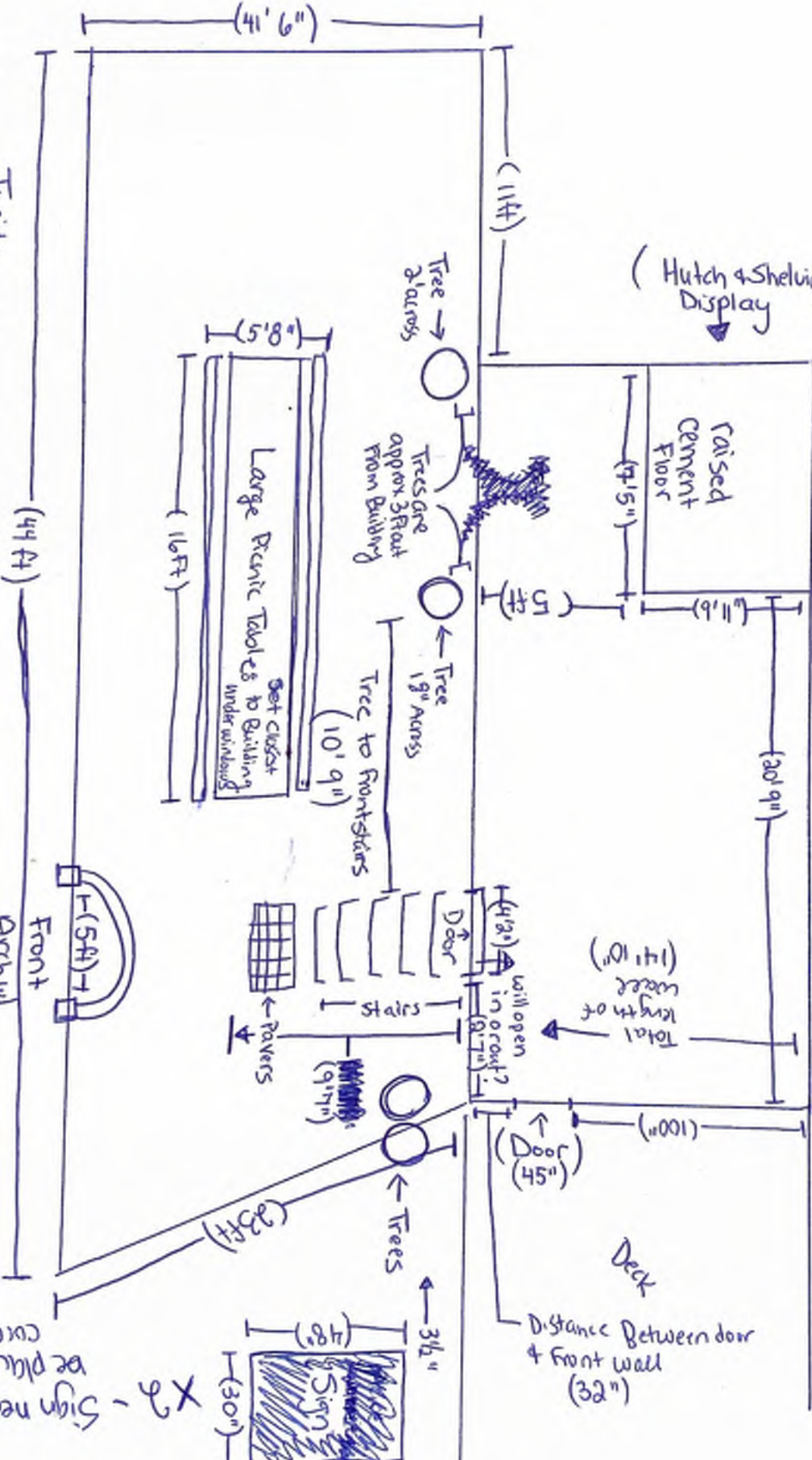
Patisserie
Anplica

28' 1/2"



Notes on Tables & Inside
 2 tops typical 24 x 30
 4 tops typical 34 x 34
 Outdoor Tables 8 Typical 5 Ft rounds

Both need 18 inches clearance around them



Patisserie
Anjelica

Notes on Tables & 2 tops typical 24 x 30
 4 tops typical 34 x 34

Outdoor Tables & Typical 5 Ft rounds

> Both need 18 inch clearance around them

Tuff
shed

Goatlandia
Kitchen

Patisserie
Angelina

Deck + Po

undeveloped
lawn area

Garden
Space

Side walk along Laguna









NO PARKING
IN FRONT OF
BUS STOP

3 HOUR
PARKING
1.50hr
0.50hr





SPIRIT WORKS DISTILLERY





Side walk for back entrances

Backdoor

Goatlandia
Kitchen

Patisserie
Angelica

Deck + Pathway

Garden
Space

Garden
Space

Side walk along Laguna Parkway

⊗ ②









REAL
NORTHERN

SWEETBRIEST

Back entrances

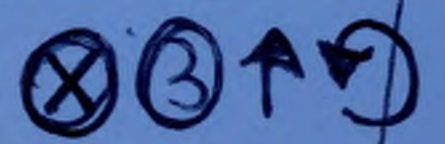
Patisserie
Angelica

Deck + Pathway

Garden
Space

Aguna Parkway

Path upto deck





Yellow diamond-shaped sign with a black arrow pointing right, indicating a right turn or lane.

Blue rectangular sign with white text, likely a directional or informational sign.

White rectangular sign with black text: "SPEED LIMIT 25".





BAR-B-QUE
SMOKEHOUSE
BISTRO

EST. 1986



707-927-7333

ENTRANCE

Rialto
Cinema



Sidewalk For Back entrances

Patisserie
Angelica

Deck + Pathway

boat landing
kitchen

stairs
space

Kid





Rialto
cinemas





**OPEN FOR
TAKE OUT**
Order by phone
707-827-7998



CHALLENGE



Rialto
cinemas

Pâtisserie Angelica

**OPEN FOR
TAKE OUT**
Order by phone
707-827-7998



6821

TUESDAY THROUGH SUNDAY 9AM-4PM

Pâtisserie Angelica
Pastries, Breads
Patisserie Cafe
Custom Wedding Cakes
Chocolate Spectacles
Special Occasion Cakes



Parking



Pâtisserie
Angelica

Deck + Pathway

Sidewalk for Back entrances

Rial to

Two

Garden

Walk along Loggia

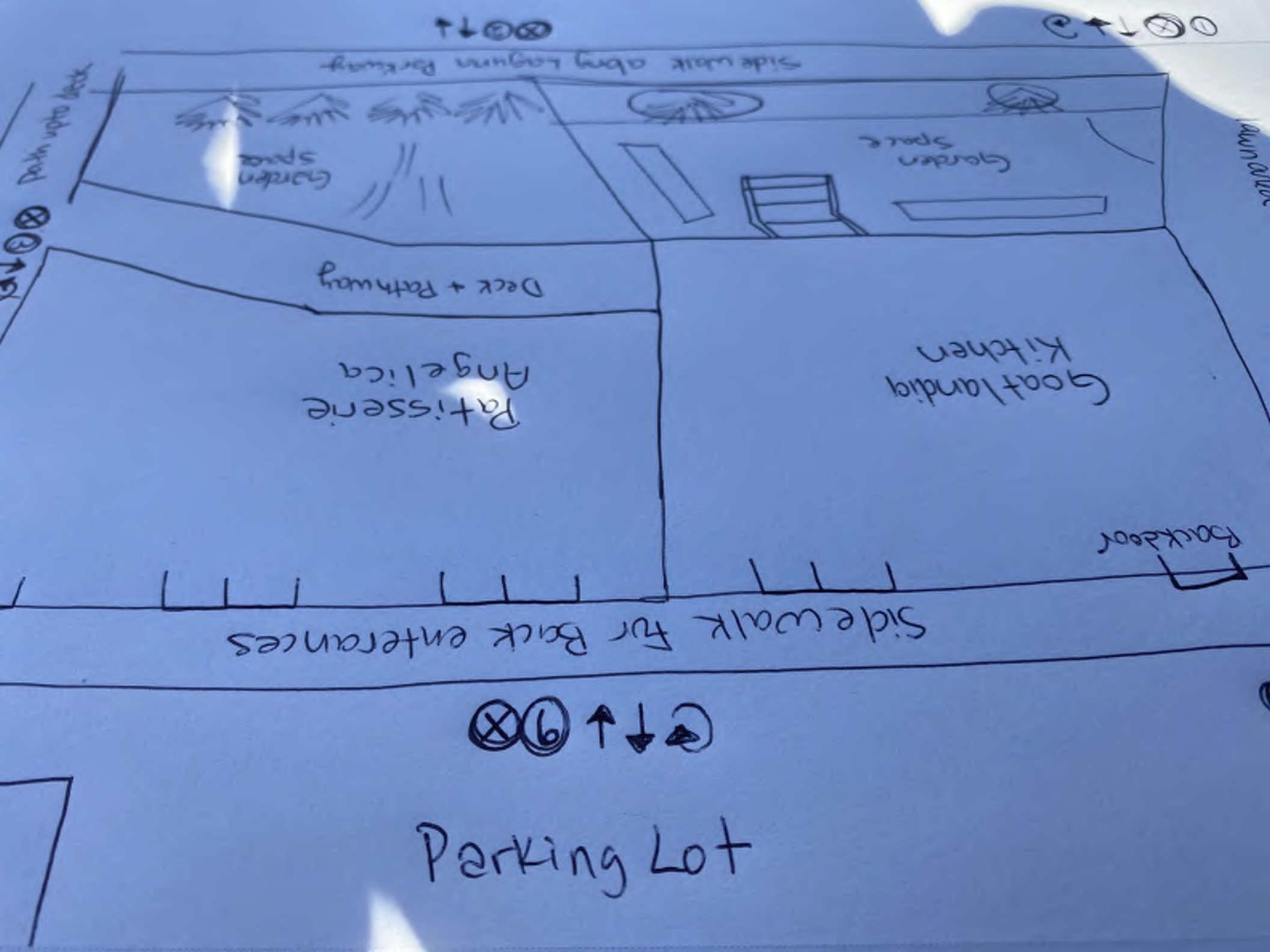
boat landing
Kitchen

Backdoor





Boutique
Cafe
Cakes
Cakes
AM - 4PM



Parking Lot

Side walk for Back entrances

Backdoor

Goat Landiq
Kitchen

Patisserie
Angelica

Deck + Pathway

Garden
Space

Garden
Space

Side walk along Logans Parkway

Path to patio deck

Lawn area



PRICE LIST
ADULTS \$12.00
CHILDREN \$8.00
SENIORS \$10.00
STUDENT \$10.00
MILITARY \$10.00
GROUPS \$10.00
CONCEPTS \$10.00
SPECIALTY \$10.00
PRIVATE \$10.00
TO RESERVE \$10.00

Rialto
cinemas

Rialto

CHEVROLET



ARTISAN PASTRIES
BREADS • PASTRIES • CAKES • DESSERTS

ENTRANCE

OP
TA
707

724342

OPEN FOR
TAKE OUT
Order by phone
707-827-7898









ARTISAN PASTRIES
ESPRESSO • TEA • COFFEE • DESSERTS

OPEN FOR
TAKE OUT
Order by phone
704.622.7928

Artisan Pastries
ENTRANCE









MUSIC CENTER OF THE TRIANGLE
1000 W. Hargett Street, Suite 100
Raleigh, NC 27601
919.856.1234
www.musiccenterofthetriangle.com

ARTISAN PASTRIES
Cakes • Pastries • Bread



THOSE PRECISE
PROTECTED BY
VIDEO
SURVEILLANCE





Deck

Backdoor

Sidewalk For Back entrances

Goatlandia
Kitchen

Patisserie
Angelica

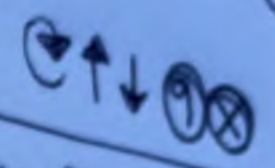
Deck + Pathway

Garden
Space

Garden
Space

Shed

manea









SMILE
YOU'RE ON
CAMERA









SMILE
YOU'RE ON
CAMERA







