



City of Sebastopol Planning Commission Staff Report

Meeting Date: July 11, 2023
Agenda Item: 6B
To: Planning Commission
From: John Jay, Associate Planner
Subject: Use Permit
Recommendation: Approval with conditions

Applicant/Owner: Gayle Russel/Linda Pellascini
File Number: 2023-041
Address: 125 North Main Street
CEQA Status: Exempt
General Plan: Central Core (CC)
Zoning: Downtown Core (CD)

Introduction:

The applicant is seeking the approval from the Planning Commission to allow a Pilates studio at 125 North Main Street. As the project is located within the Downtown Core district of Sebastopol this use, Exercise facilities, requires a Use Permit approval.

Project Description:

As mentioned above the applicant, Gayle Russell is seeking approval of a use permit for the allowance of a Pilates Studio where the business “Ruby Pilates” will offer personalized Pilates classes and private instruction. Classes are scheduled to run on 55-minute intervals and can accommodate 5 people. Hours of operation as listed in the application are proposed as such; 5AM to 8PM Mondays through Thursday, 5AM to 7PM Fridays, and 8AM to 6PM on weekends, appointments are required.

Project Location and Surrounding Land Uses:

The project is located on North Main Street and is within Sebastopol’s Downtown Core district with allows for a mix of retail, restaurants, bars, and other commercial uses. The project is replacing the old business of Boho Bungalow. To the north of the project is Spinning Thread and Dresser, to the south is Tombe Realty, to the west is Copperfields Bookstore and The Lunchbox restaurant.

General Plan Consistency:

The project is consistent with multiple points of the General Plans policies.

1. **Policy LU 7-9:** Encourage local-serving neighborhood retail uses readily accessible to residential areas. *As the project is located within the Downtown Core where there is quick access to the space from local neighborhoods in the vicinity.*
2. **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. *As the project would expand upon a market for the residents of Sebastopol.*

3. **Policy EV 2-4:** Encourage businesses and programs that emphasize and promote shopping locally. *As the studio is a locally owned business with the goal of bringing a range of Pilates instruction to residents of Sebastopol.*

Zoning Ordinance Consistency:

The project is located within the Downtown Core (CD) of Sebastopol where a variety of uses are allowed by permitted and use permit requirements. As the project is a Pilates studio the zoning code classifies these as exercise facilities and with that use requires a use permit within this district per Table 17.25-1 Permitted and Conditionally Permitted Uses in the Commercial, Office, and Industrial Zones

Use	CO	CG	CD	M	OLM	CM
<u>Exercise facilities</u>	CD	CD	C	C	P	C

Required Findings:

Section 17.415.030 of the Sebastopol Municipal Code states the following findings must be made for all conditional use permits:

- 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.*

Analysis:

As noted above the project is located within the Downtown Core of Sebastopol and provides street parking along Main Street and within the Weeks Way parking lot. With that, the project will have set appointments of no more than 5 clients for one hour long sessions and staff feels that parking will not be an issue. The proposed use also achieves multiple General Plan goals including the encouragement of local businesses and programs that promote local shopping. As this is a locally owned business and not a large corporation, it also adheres to the Formula Business Ordinance in Sebastopol. The project is also consistent with the Zoning Ordinance in that it requires a conditional use permit for exercise facilities that are located within the Downtown Core (CD).

The applicant requests operating hours starting at 5AM for Mondays through Friday and as this use is considered exercise facilities staff feels that the request shouldn't cause any noise concerns as Pilates studios do not operate with large equipment or free weight systems. However, should the Planning Commission feel that these hours be modified, staff's requesting that the Commission provide revised hours of operation.

Environmental Review:

The project is exempt from CEQA review as it classifies for a 15301(a) exemption “interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances.” as the project proposed is to modify the interior of an existing facility to meet the new use of a Pilates studio.

City Departmental Comments:

The Planning Department routed this out to the various City departments and they have provided no comments or additional conditions.

Public Comment:

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

Public comment has been received for this project and is included as a separate attachment.

Recommendation:

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

- Provide revised hours of operation if Commission is not amenable with proposed hours. Staff has no concerns with these hours as it is not in a residential neighborhood.

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 – Findings of Approval

Exhibit B – Conditions of Approval

Exhibit C – Standard Conditions of Approval tenant improvements

Application materials

Public Comment

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Conditional Use Permit
125 North Main Street
APN 004-054-018, File 2023-041

1. That the project is categorically exempt from the requirements of CEQA under Section 15301 Class 1 (a) existing facilities “interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. In that the project is converting a pre-existing retail space into an open floor workout space.
2. That the project is consistent with the provisions of the General Plan, in that the project creates two additional residential units within city limits and meets the following General Plan policies:
 - **Policy LU 7-9:** Encourage local-serving neighborhood retail uses readily accessible to residential areas. *As the project is located within the Downtown Core where there is quick access to the space from local neighborhoods in the vicinity.*
 - **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. *As the project would expand upon a market for the residents of Sebastopol.*
 - **Policy EV 2-4:** Encourage businesses and programs that emphasize and promote shopping locally. *As the studio is a locally owned business with the goal of bringing a range of Pilates instruction to residents of Sebastopol.*
3. That the project is consistent with the Zoning Ordinance, in that it requires a conditional use permit for an exercise facility within the Downtown Core district of Sebastopol.
4. 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 in that the project would improve the welfare and health of the community in offering exercise classes.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit
125 North Main Street
APN 004-054-018, File 2023-041

1. Plans and elevations shall be in substantial conformance with application documents and plans prepared by Gayle Russell, and stamped received on June 1, 2023, and on file at the City of Sebastopol Planning Department, except as modified herein:
2. All construction shall conform to the approved plans, unless the design is modified by the City for compliance with code requirements. The applicant shall obtain a Building Permit prior to the commencement of construction activities. Minor changes may be approved administratively by the Planning Director or their respective designee upon receipt of a substantiated written request by the applicant. Prior to such approval, verification shall be made by each relevant Department or Division that the modification is consistent with the application fees paid and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application or amendment.
3. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
4. The terms and conditions of this conditional use permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors and assigns of the permittee.
5. Applicant shall apply for a Business license with the City of Sebastopol before starting operation.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL

Conditional Use Permit
125 North Main Street
APN 004-054-018, File 2023-041

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.

Planning Department Standard Conditions of Approval:

9. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.
10. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.

Engineering and Public Works Department Standard Conditions of Approval:

11. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.
12. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a CalTrans right-of way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.

Fire Department. Standard Conditions of Approval:

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

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

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

Building Department Standard Conditions of Approval:

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

END OF STANDARD CONDITIONS OF APPROVAL



City of Sebastopol

USE PERMIT - MAJOR AND MINOR PROJECTS Application Checklist

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

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

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

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

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

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

SUBMITTAL REQUIREMENTS

(# of copies)

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

X
sent
via
email

7. **Site Photographs:** Front Gwyllt (1 set)

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

[] **NA** 8. **Area Development Map:** (15 sets)

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

[] **NA** 9. **Reduction:** (1 set)

Include an 8 1/2" x 11" black and white reduction of each plan.

X 10. **Site Plans:** (15 sets)

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

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

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

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

Site plans shall include the following information:

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

- g. **Tree Protection:** The site plan must identify all trees by species and trunk diameter that have development or construction activities proposed within driplines. Please note whether they are to be removed or saved. A Tree Protection Plan must also be submitted that is prepared by a registered arborist. The requirements for this Plan are shown in a separate checklist that can be obtained at the Planning Department.
- h. **Buildings:** All existing and proposed buildings, and structures. Include their outside dimensions, height (from ground to top of roof), location and use. Delineate each residential unit or commercial/industrial use, and indicate unit type and size. Show trash enclosures, storage buildings, bicyclic racks, and the like. Indicate setbacks and distance between buildings.
- i. **Features:** Building appurtenances and features, including balconies, decks, stairs, roof lines shown.
- j. **Exterior Lighting:** Show the locations, size, height and type of exterior lights. Catalog cuts for each type of lighting must be submitted.
- k. **Utilities:** Show locations of existing and proposed utilities (sewer, water, etc.).
- l. **Phasing:** Potential phasing limits of project should be indicated and a statement provided that sets forth the manner and phasing of the installation and maintenance of parking, lighting, landscaping, private grounds, streets, utilities and open space.

11. **NA Preliminary Landscape Plans:** (15)
 A preliminary landscape plan shall be submitted showing major landscape structures such as fences, walls, walks, pools, and trellises with dimensions, paving material designations, and a proposed planting plan. Approval of a preliminary landscaping plan will be subject to submittal of a final landscaping and automatic irrigation plan to be checked by the Design Review Board for conformance prior to issuance of a building permit.

The preliminary landscape plan should indicate the general plant pallet that is proposed including a description of the type of plants, their rate of growth, size in 3-5 years, mature size, and container size at time of planting. Include both common and botanical names. Show the location of paths, fences and street furniture.

12. **NA Building Elevations:** (15 sets)
 a. **Elevations:** Show all elevations with materials, colors, and dimensions specified. The purpose of such drawings is to specify the height, bulk and appearance of proposed buildings and structures.

If architectural details are not reviewed during the use permit process, they will be subject to review and approval by either the Design Review Board or staff prior to issuance of building permits.

- b. **Lights:** Show the location, height, size and type of exterior lights. Catalog cuts for each type of lighting must be submitted.
- c. **Features:** Indicate the locations of identification signs and features, mailboxes, storage spaces, air conditioning units, transformers, utility meters, and other items that affect the exterior appearance and use of the proposed project and adjacent property.

13. **Floor Plans:** *Balanced Body Map* (15)
 Floor plans of all stories showing rooms, exterior doors and windows, and seats for eating establishments, so that parking and coverage calculations can be made.

14. **NA Sign Plans:** (15)
 If signs are needed, a Sign Plan will be required for review by the Design Review Board or staff, as appropriate. This can be submitted with the application or later if the project is subject to design review anyway. See Sign Plan application checklist available at the Planning Department.



City of Sebastopol

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

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- 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: 125 N Main St
Assessor's Parcel No(s): 004-053-033
Present Use of Property: Commercial
Zoning/General Plan Designation: CD

APPLICANT INFORMATION

Property Owner Name: Tambe Realty
Mailing Address: 127 N Main St
City/State/ZIP: Sebastopol CA
Signature: [Signature] Date: 5-21-23
Authorized Agent/Applicant Name: Gayle Russell (Hardcore Pilates Inc.) DBA Ruby Pilates
Mailing Address: 818 Linnell Ave
City/State/ZIP: Sebastopol CA
Signature: [Signature] Date: 5-31-23
Contact Name (if different from above):
Phone/Email:

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

Small boutique pilates studio offering very small, intimate group classes at 5 people and/or private instruction.

CITY USE ONLY

Table with 3 columns: Action, Action Date, and various application tracking fields like 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	Downtown Core	Downtown Core
Use	N/A	Multiple	Multiple
Lot Size	0.14	0.14	0.14
Square Feet of Building/Structures (if multiple structures include all separately)	5,544	5,544	5,544
Floor Area Ratio (F.A.R)	N/A FAR	N/A FAR	N/A FAR
Lot Coverage	↓ % of lot sq. ft.	↓ % of lot sq. ft.	↓ % of lot sq. ft.
Parking			
Building Height	30 ft	30 ft	30 ft
Number of Stories	1	1	1
Building Setbacks – Primary			
Front	N/A	N/A	N/A
Secondary Front Yard (corner lots)	↓	↓	↓
Side – Interior	↓	↓	↓
Rear			
Building Setbacks – Accessory			
Front	N/A	N/A	N/A
Secondary Front Yard (corner lots)	↓	↓	↓
Side – Interior	↓	↓	↓
Rear			
Special Setbacks (if applicable)			
Other ()			
Number of Residential Units	Dwelling Unit(s)	Dwelling Unit(s)	Dwelling Unit(s)
Residential Density	1 unit per sq. ft.	1 unit per sq. ft.	1 unit per sq. ft.
Useable Open Space	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: cu. yds. Cut: cu. yds. Fill: cu. yds. Off-Haul: cu. yds
Impervious Surface Area	N/A	↓ N/A % of lot sq. ft.	↓ N/A % 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: _____

5-31-2023

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: _____

5-31-23

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

Written Statement of Intent for Use of 125 North Main Street, Ruby Pilates

Ruby Pilates is owned and operated by one owner, Gayle Russell who has lived in Sebastopol since 2010. The business is operated under the corporate name of Hardcore Pilates, Inc. Ruby Pilates is an intimate, boutique Pilates studio specializing in top notch, personalized Pilates classes and private instruction. We have reformer classes, wunda chair classes and springboard classes. Each class runs 55 minutes and can accommodate five people. Classes are taught by fully trained, professional pilates instructors. Classes are kept small and intimate to assure that each guest has extra attention and no details are left unturned. Our focus is on client care and expert instruction. Classes and private sessions are all made by appointment only.

Our goal is to build a community of strong and healthy individuals. We hope to inspire, teach and ignite wellness in our community; build a fitness family; and support the members of our community inside and out. Everyone is welcome. Everyone is treated with respect. When you leave our doors, you feel happy, supported, healthy and strong.

We like to offer instruction as early as 5:00 on weekdays and 8:00 on weekends. We like to end our days by 8 M-Th, 7 on Fridays, and by 6 on the weekends. This does not mean we are open during all of those hours. We are only open and available by appointment.

We plan on being a strong and steadfast part of this community. We support our youth by sponsoring and donating to Sebastopol Little League, Wesco Soccer and all local school fundraisers. We will also hold biannual fundraisers to support childhood leukemia to honor our daughter, Ruby Grace McCauley who passed at the age of 8 in 2020. She is our namesake, inspiration and source of deep unconditional love and hope.

Thank you for your consideration,
Gayle Russell McCauley

Fidelity National Title Company

PRELIMINARY REPORT

In response to the application, Fidelity National Title Company hereby reports that it is preparing a preliminary report on title insurance describing the land which may be sustained by reason of an exception not excluded from coverage policy forms.

The printed Exceptions and policies are set forth in Attachment One. The Amount of Insurance is less than the option of either the Commercial or Residential Risks applicable to the CLT. The Deductible Amount and a Maximum Dollar Amount of the policy forms should be set forth in Attachment One.

This report (and any supplementary report) is for the purpose of facilitating the issuance of a policy of title insurance and should be read prior to the issuance of a policy.

The policy(ies) of title insurance is/are issued by Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Company hereby reports that it is preparing a preliminary report on title insurance describing the land which may be sustained by reason of an exception not excluded from coverage policy forms.

The printed Exceptions and policies are set forth in Attachment One. The Amount of Insurance is less than the option of either the Commercial or Residential Risks applicable to the CLT. The Deductible Amount and a Maximum Dollar Amount of the policy forms should be set forth in Attachment One.

This report (and any supplementary report) is for the purpose of facilitating the issuance of a policy of title insurance and should be read prior to the issuance of a policy.

The policy(ies) of title insurance is/are issued by Fidelity National Title Insurance Company, a Florida corporation.

Title Report
From
Chris Bellasani
Tombic Realty

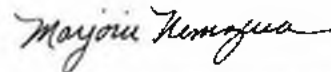
Fidelity National Title Insurance Company

By:



President

Attest:



Secretary

Countersigned By:



Authorized Officer or Agent



 **Fidelity National Title Company**

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

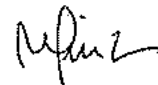
The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

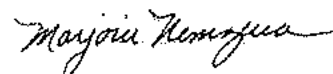
Fidelity National Title Insurance Company

By:



President

Attest:



Secretary

Countersigned By:



Authorized Officer or Agent





ISSUING OFFICE: 10969 Trade Center Drive, Suite 107, Rancho Cordova, CA 95670

FOR SETTLEMENT INQUIRIES, CONTACT:

Fidelity National Title Company
400 Pitt Avenue • Sebastopol, CA 95472
(707)824-9595 • FAX (707)824-9585

**Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference**

PRELIMINARY REPORT

Amendment B

Title Officer: Cathy Clark
Email: Cathy.Clark@fnf.com
Title No.: FSNX-3102000315-CC

Escrow Officer: Bryan Buchanan
Email: bryan.buchanan@fnf.com
Escrow No.: FSNX-3102000315 -BB

TO: PELLASCINI RICHARD L TR & PELLASCINI LINDA M TR ET
127 N. Main Street
Sebastopol, CA 95472
Attn: Christopher D. Pellascini

PROPERTY ADDRESS(ES): 125 North Main Street, Sebastopol, CA

EFFECTIVE DATE: December 31, 2020 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Loan Policy 2006

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Richard L. Pellascini and Linda M. Pellascini, Trustees of the Richard L. Pellascini and Linda M. Pellascini Trust under Declaration of Trust dated April 16, 2002

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 004-053-033-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SEBASTOPOL, COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE SOUTHWEST CORNER OF THE LOT DEEDED TO LOUIS LALANNE, ETAL, AND RECORDED IN LIBER 178 OF DEEDS, PAGE 258, SAID POINT BEING ON THE EAST LINE OF MAIN STREET AND ON THE WEST LINE OF LOT 32, AS NUMBERED AND DESIGNATED UPON THE MAP ENTITLED "MAP OF SEBASTOPOL", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, ON SEPTEMBER 4, 1871 IN LIBER 4 OF MAPS, PAGE 17, SONOMA COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF MAIN STREET, 27 FEET 1 INCH SOUTHEASTERLY FROM THE CENTER OF A PARTY BRICK WALL, 118 FEET, MORE OR LESS, TO THE WESTERN LINE OF A 16 FOOT ALLEY; THENCE SOUTHEASTERLY ALONG THE WESTERN LINE OF SAID ALLEY, 55 FEET 11 INCHES, MORE OR LESS, TO THE SOUTHERN TERMINAL OF SAID ALLEY, SAID TERMINAL POINT BEING 1 FOOT SOUTH OF THE SOUTH BRICK WALL ON THE TRACT HEREIN DESCRIBED; THENCE SOUTHWESTERLY AND PARALLEL WITH THE PARTY BRICK WALL FIRST HEREINABOVE MENTIONED, A DISTANCE OF 116 FEET, MORE OR LESS, TO THE EASTERN LINE OF MAIN STREET; THENCE NORTHEASTERLY ALONG SAID LINE OF MAIN STREET, 55 FEET 11 INCHES TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE DEED FROM RICHARD PELLASCINI, ETUX, TO WESTAMERICA BANK, DATED JULY 25, 1991 AND RECORDED AUGUST 7, 1991, DOCUMENT NO. 1991-77797, SONOMA COUNTY RECORDS.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	005014
Tax Identification No.:	004-053-033-000
Fiscal Year:	2020-2021
1st Installment:	\$4,547.40 Paid
2nd Installment:	\$4,547.40 Open
Land:	\$180,265.00
Improvements:	\$593,737.00

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

4. Matters contained in that certain document

Entitled:	Agreement
Dated:	May 11, 1934
Executed by:	Katherine L. Ives and W.S. Borba and Anita W. Borba
Recording Date:	May 11, 1934
Recording No.:	Book 360, Page 442, of Official Records

Reference is hereby made to said document for full particulars.

5. A notice that said Land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

Recording Date:	July 29, 1983
Recording No.:	83-50090, of Official Records
Redevelopment Agency:	Sebastopol Community Development Project

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The City of Sebastopol, a municipal corporation
Purpose:	The right of immediate entry and possession for the construction, improvement, maintenance and repairs of new concrete paving and handicap ramp with related accessories
Recording Date:	March 8, 1994
Recording No.:	1994-31702, of Official Records
Affects:	As defined therein

EXCEPTIONS

(continued)

7. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Subordination Agreement - Lease
Lessor: Richard L. Pellascini and Linda M. Pellascini, Trustees of the Richard L. Pellascini and Linda M. Pellascini Trust under Declaration of Trust dated April 16, 2002
Lessee: Milk and Honey, Candra Rainey and Alyx Beham
Recording Date: October 9, 2008
Recording No.: 2008090689, of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

8. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Subordination Agreement - Lease
Lessor: Richard L. Pellascini and Linda M. Pellascini, Trustees of the Richard L. Pellascini and Linda M. Pellascini Trust under Declaration of Trust dated April 16, 2002
Lessee: Chantill Lopez and Kristen Iuppenlatz Grech
Recording Date: October 9, 2008
Recording No.: 2008090690, of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

9. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Subordination Agreement - Lease
Lessor: Richard L. Pellascini and Linda M. Pellascini, Trustees of the Richard L. Pellascini and Linda M. Pellascini Trust under Declaration of Trust dated April 16, 2002
Lessee: Chantill Lopez and Kristen Iuppenlatz Grech
Recording Date: October 9, 2008
Recording No.: 2008090691, of Official Records

10. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Subordination Agreement - Lease
Lessor: Richard L. Pellascini and Linda M. Pellascini, Trustees of the Richard L. Pellascini and Linda M. Pellascini Trust under Declaration of Trust dated April 16, 2002
Lessee: Tombe Realty and Christopher Pellascini
Recording Date: October 9, 2008
Recording No.: 2008090692, of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

EXCEPTIONS
(continued)

11. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$875,000.00
Dated: October 19, 2018
Trustor/Grantor: Richard L. Pellascini and Linda M. Pellascini, Trustees of the Richard L. Pellascini and Linda M. Pellascini Trust under Declaration of Trust dated April 16, 2002
Trustee: Weststar Mortgage Corporation
Beneficiary: WestAmerican Bank
Loan No.: 401-41869
Recording Date: November 7, 2018
Recording No.: 2018077182, of Official Records

12. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Recording Date: November 7, 2018
Recording No.: 2018077183, of Official Records

13. Matters contained in that certain document

Entitled: Hazardous Substances Certificate and Indemnity Agreement
Dated: October 19, 2018
Recording Date: November 7, 2018
Recording No.: 2018077184, of Official Records

Reference is hereby made to said document for full particulars.

14. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

15. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

16. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(ies): Richard L. Pellascini and Linda M. Pellascini, Trustees of the Richard L. Pellascini and Linda M. Pellascini Trust under Declaration of Trust dated April 16, 2002

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

EXCEPTIONS
(continued)

17. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF EXCEPTIONS

NOTES

- Note 1.** Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land commercial building, known as 125 North Main Street, Sebastopol, CA, to an Extended Coverage Loan Policy.
- Note 2.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 3.** Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate.
- Note 4.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 5.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.
- Note 6.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note 7.** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 8.** Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
- Note 9.** Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.
- Note 10.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

NOTES
(continued)

END OF NOTES



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective April 9, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ATTACHMENT ONE
(CONTINUED)**

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us; unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE
(CONTINUED)**

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,] [for T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

**ATTACHMENT ONE
(CONTINUED)**

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

**ATTACHMENT ONE
(CONTINUED)**

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company of California
FNTCGA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
CTIC - Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

Important: This plat is not a survey. It is furnished as a convenience to locate the land relation to adjoining streets and other lands and not to warrant any dimensions, angles, bearings or acreage.

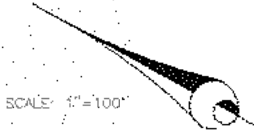
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 5-014

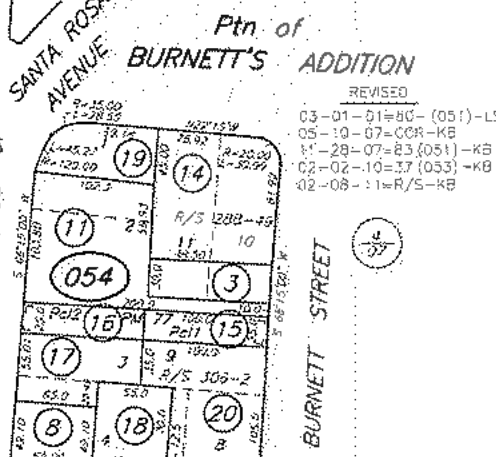
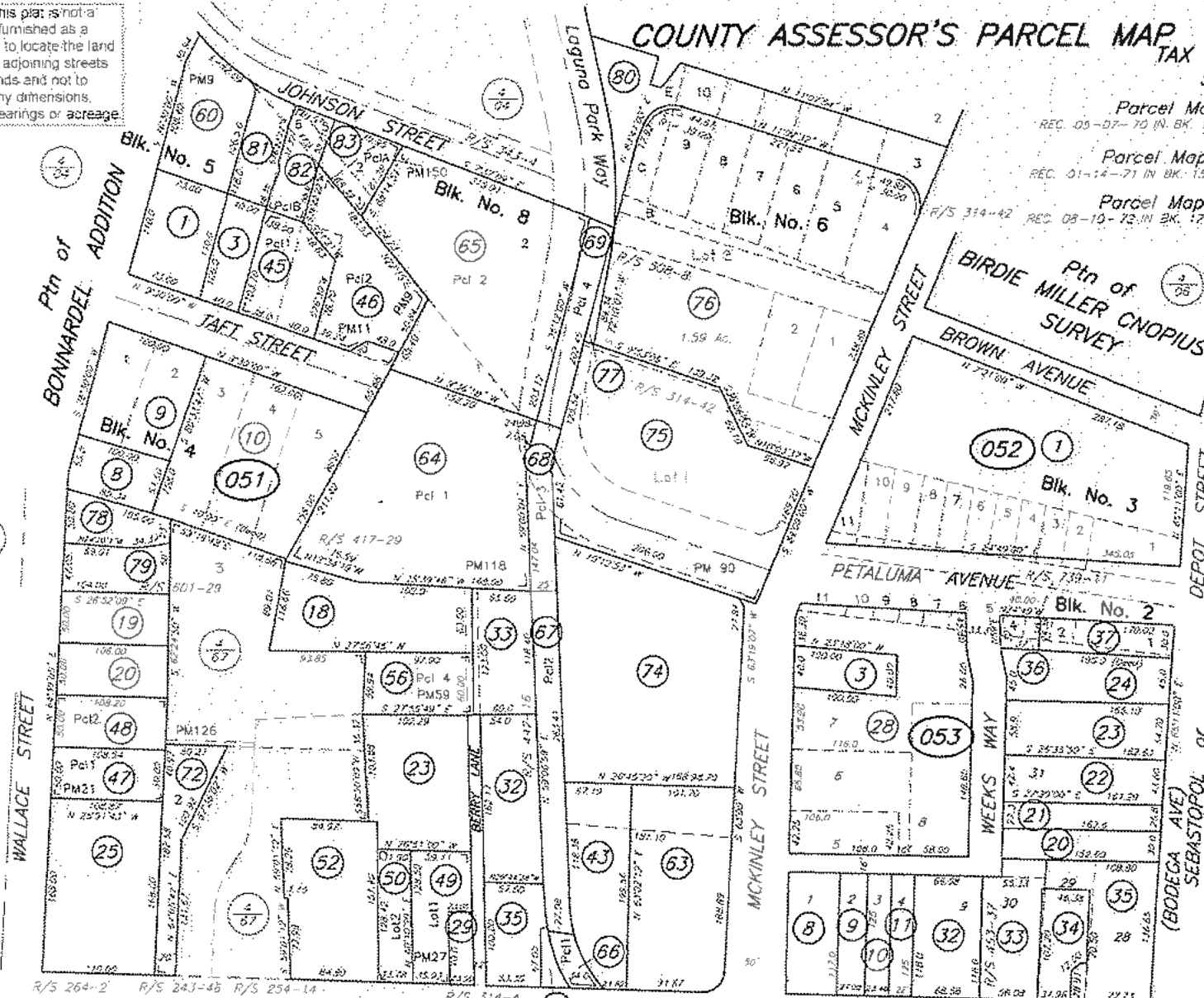
4-05

- Parcel Map No. 9
REC. 05-07-70 IN BK. 144, MAPS, PGS. 26-00
- Parcel Map No. 11
REC. 01-14-71 IN BK. 152, MAPS, PGS. 39-00
- Parcel Map No. 21
REC. 08-10-73 IN BK. 177, MAPS, PGS. 03-00

SCALE: 1"=100'



- Parcel Map No. 27
REC. 01-24-74 IN BK. 203, MAPS, PGS. 21-00
- Parcel Map No. 59
REC. 02-22-78 IN BK. 255, MAPS, PGS. 34-00
- Parcel Map No. 77
REC. 02-05-80 IN BK. 301, MAPS, PGS. 34-00
- Parcel Map No. 90
REC. 04-17-81 IN BK. 320, MAPS, PGS. 25-00
- Parcel Map NO. 118
REC. 08-11-86 IN BK. 421, MAPS, PGS. 12-14
- Sebastopol Official Map
REC. 11-07-89 IN BK. 446, MAPS, PGS. 08-00
- Parcel Map No. 126
REC. 10-10-90 IN BK. 463, MAPS, PGS. 38-40
- Parcel Map No. 150
REC. 11-02-07 IN BK. 715, MAPS, PGS. 15-18



NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

PIQ Assessor's Map Bk. 004, Pg. 05
Sonoma County, Calif. (ACAD)

REV. 11-29-07 KB

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
5-014

4-05

Parcel Map No. 9
REC. 05-07-70 IN BK. 144, MAPS, PGS. 26-00

Parcel Map No. 11
REC. 01-14-71 IN BK. 152, MAPS, PGS. 39-00

Parcel Map No. 21
R/S 314-42 REC. 08-10-72 IN BK. 177, MAPS, PGS. 03-00

Parcel Map No. 27
REC. 01-24-74 IN BK. 203, MAPS, PGS. 21-00

Parcel Map No. 59
REC. 02-22-78 IN BK. 265, MAPS, PGS. 34-00

Parcel Map No. 77
REC. 02-05-80 IN BK. 301, MAPS, PGS. 34-00

Parcel Map No. 90
REC. 04-17-81 IN BK. 320, MAPS, PGS. 25-00

Parcel Map NO. 118
REC. 08-11-88 IN BK. 421, MAPS, PGS. 12-14

Sebastopol Official Map
REC. 11-07-89 IN BK. 446, MAPS, PGS. 08-00

Parcel Map No. 126
REC. 10-10-90 IN BK. 463, MAPS, PGS. 38-40

Parcel Map No. 150
REC. 11-02-07 IN BK. 715, MAPS, PGS. 16-18

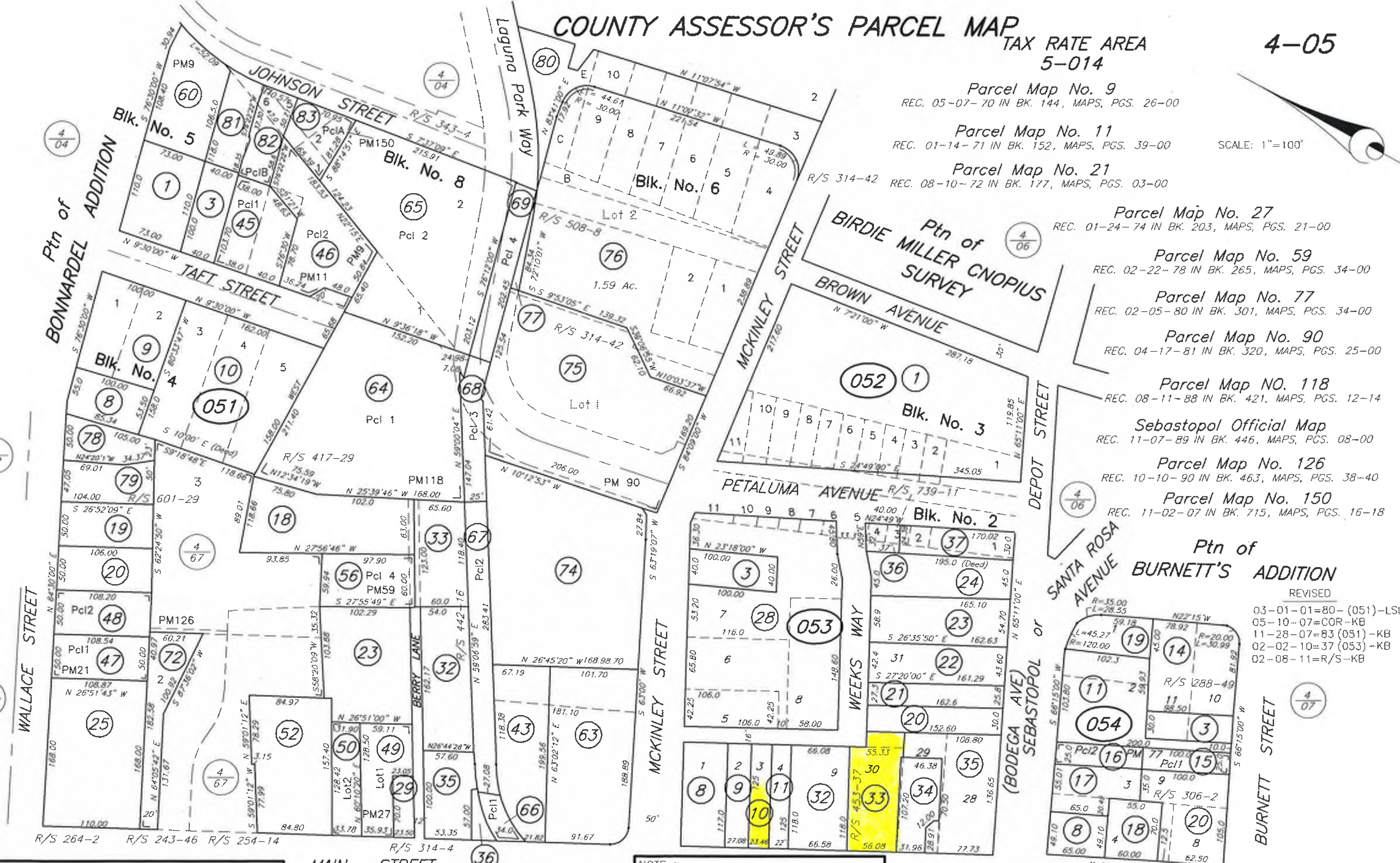
Ptn of
BURNETT'S ADDITION

REVISED

03-01-01=80-(051)-LSL
05-10-07=COR-KB
11-28-07=83(051)-KB
02-02-10=37(053)-KB
02-08-11=R/S-KB

SCALE: 1"=100'

4/07



NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

Assessor's Map Bk. 004, Pg. 05
Sonoma County, Calif. (ACAD)

KEY 11-29-07 KB

Siteplan.



My Plans New Save Print Share Undo

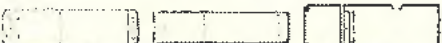
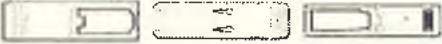
Tips

Symbols

Pilates products

Pilates equipment & accessories

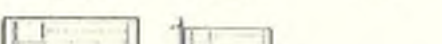
reformer



chair

chair

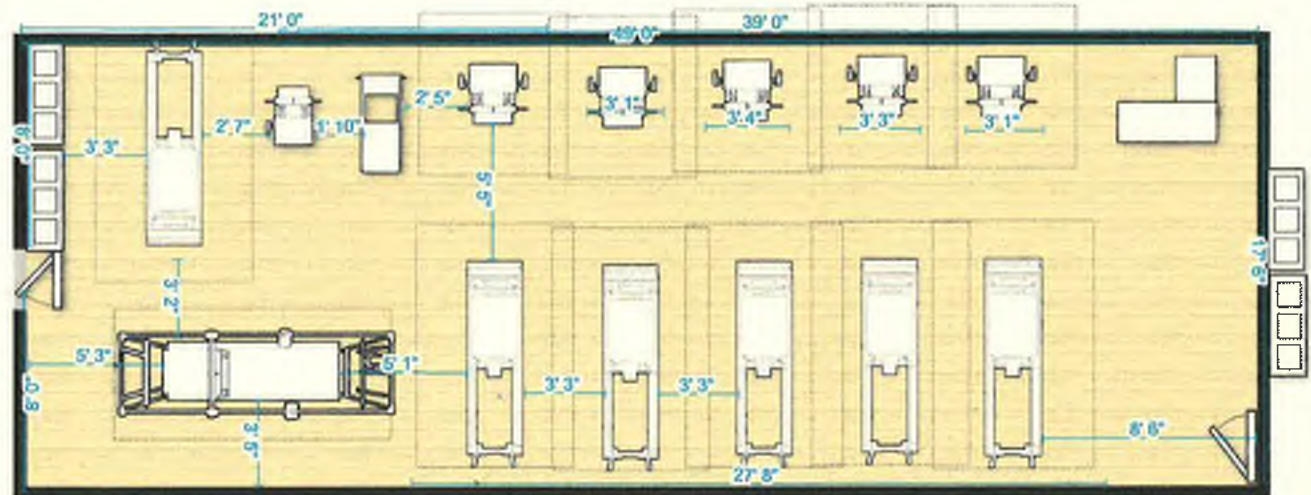
Barrel



Powered by Icovia



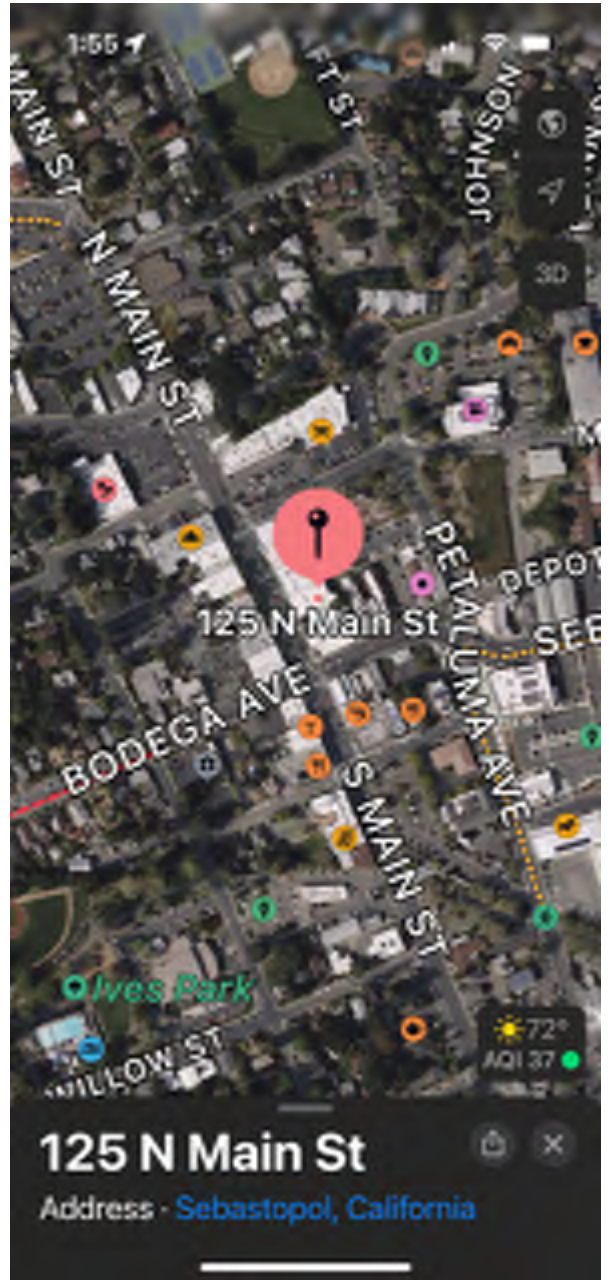
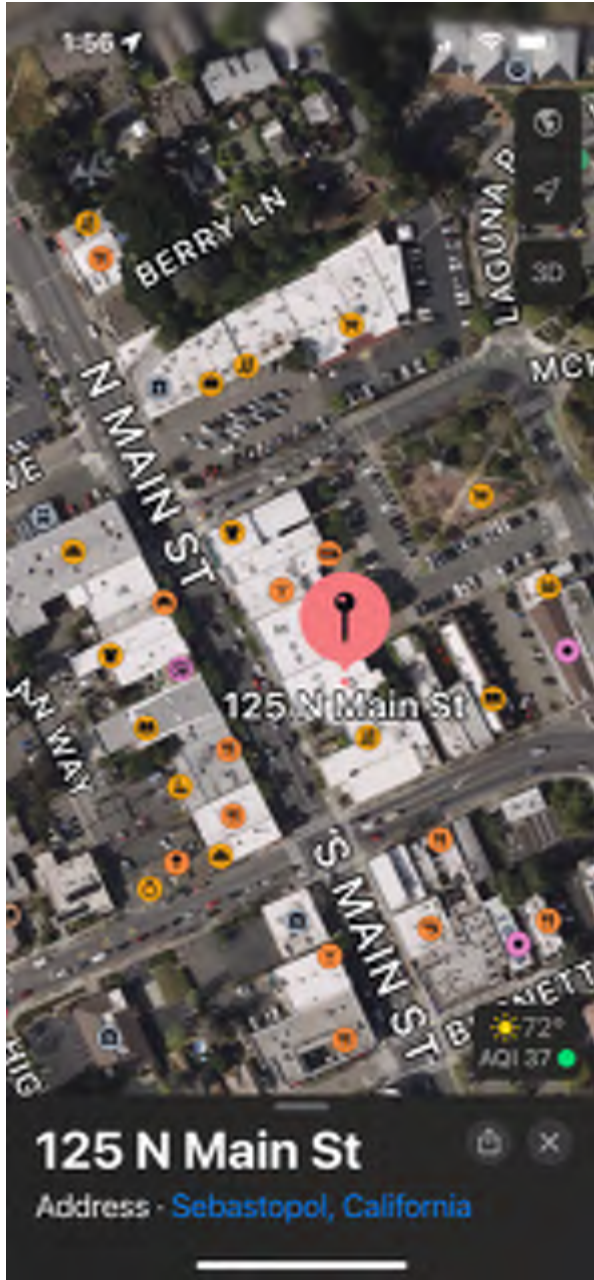
Show All Tools



Ruby
Pilates
Floor
Plan







Sent from Gayle's iPhone

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
5-014

4-05

Parcel Map No. 9
REC. 05-07-70 IN BK. 144, MAPS, PGS. 26-00

Parcel Map No. 11
REC. 01-14-71 IN BK. 152, MAPS, PGS. 39-00

Parcel Map No. 21
R/S 314-42 REC. 08-10-72 IN BK. 177, MAPS, PGS. 03-00

Parcel Map No. 27
REC. 01-24-74 IN BK. 203, MAPS, PGS. 21-00

Parcel Map No. 59
REC. 02-22-78 IN BK. 265, MAPS, PGS. 34-00

Parcel Map No. 77
REC. 02-05-80 IN BK. 301, MAPS, PGS. 34-00

Parcel Map No. 90
REC. 04-17-81 IN BK. 320, MAPS, PGS. 25-00

Parcel Map NO. 118
REC. 08-11-88 IN BK. 421, MAPS, PGS. 12-14

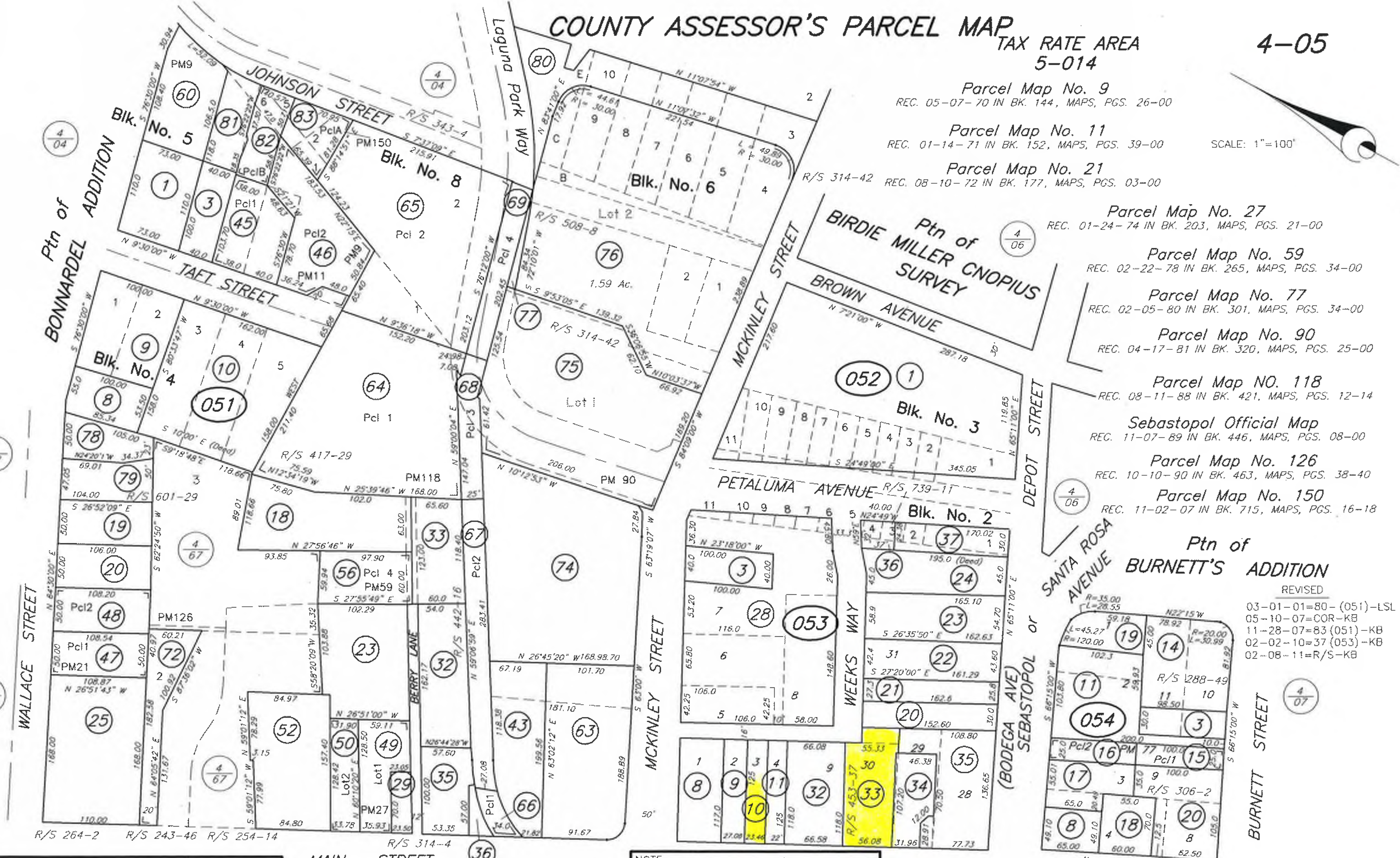
Sebastopol Official Map
REC. 11-07-89 IN BK. 446, MAPS, PGS. 08-00

Parcel Map No. 126
REC. 10-10-90 IN BK. 463, MAPS, PGS. 38-40

Parcel Map No. 150
REC. 11-02-07 IN BK. 715, MAPS, PGS. 16-18

Ptn of
BURNETT'S ADDITION

REVISED
03-01-01=80-(051)-LSL
05-10-07=COR-KB
11-28-07=83(051)-KB
02-02-10=37(053)-KB
02-08-11=R/S-KB



NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

Assessor's Map Bk. 004, Pg. 05
Sonoma County, Calif. (ACAD)

KEY 11-29-07 KB

July 2, 2023

City of Sebastopol

ATTENTION:

Jjay@cityofsebastopol.org

7120 Bodega Avenue

Sebastopol, CA 95473

RE: Ruby Pilates: 125 North Main Street

To Whom it May Concern:

I'm writing in support of the above-mentioned the business and location, Ruby Pilates.

This small Pilates studio is exactly what Sebastopol has been missing. Not only does it bring community together to do something positive and healthy, it provides a way to better connect to our downtown. The location is one of the best parts about the business, as I can shop at Dressers next door, eat a sandwich at the Lunch Box, browse for books at Copperfields, or grab a coffee— all immediately after a class with Gayle.


I'd also like to point out that it's refreshing for our small town to be more progressive in providing a healthy activity to do on Main Street. Currently, I can drink alcohol in about six locations on this street! This isn't a fun or healthy option for me, and I'm so glad to see some variety.

Ruby Pilates is a micro-studio that focuses on very small groups (4-5 maximum students at time!) and is not in the category of a large gym or fitness facility. I've seen so many social media posts from community members stating these classes have changed their lives and was just what Sebastopol was needing.

Gayle is a well-known and loved member of our community, she is there to **give back to Sebastopol**, to move her would take so much away.

Sincerely,

N. Barsky


Sebastopol, CA 95472

July 2, 2023

City of Sebastopol

ATTENTION:

Jjay@cityofsebastopol.org

7120 Bodega Avenue

Sebastopol, CA 95473

RE: Ruby Pilates: 125 North Main Street

To Whom it May Concern:

I'm writing in support of the above-mentioned business and location, Ruby Pilates.

This small Pilates studio is exactly what Sebastopol has been missing. Not only does it bring community together to do something positive and healthy, it provides a way to better connect to our downtown. The location is one of the best parts about the business, as I can shop at Dressers next door, eat a sandwich at the Lunch Box, browse for books at Copperfields, or grab a coffee— all immediately after a class with Gayle.


I'd also like to point out that it's refreshing for our small town to be more progressive in providing a healthy activity to do on Main Street. Currently, I can drink alcohol in about six locations on this street! This isn't a fun or healthy option for me, and I'm so glad to see some variety.

Ruby Pilates is a micro-studio that focuses on very small groups (4-5 maximum students at time!) and is not in the category of a large gym or fitness facility. I've seen so many social media posts from community members stating these classes have changed their lives and was just what Sebastopol was needing.

Gayle is a well-known and loved member of our community, she is there to **give back to Sebastopol**, to move her would take so much away.

Sincerely,

N. Barsky


Sebastopol, CA 95472

From: Danielle Onesto <danielle@abacuswealth.com>
Sent: Friday, June 30, 2023 9:10 AM
To: John Jay
Subject: Comment for Planning Commission Hearing on July 11, 2023 re: Ruby Pilates

My name is Danielle Onesto and I work at 101 South Main Street in Sebastopol, one-half block down from the proposed Ruby Pilates location. I'm in favor of this business at this location. As someone who values health and wellness and supporting local businesses, I was pleased to see the plan for Ruby Pilates at this location. After recently becoming pregnant with my first child, the proximity of this new studio will allow me to maintain my physical fitness while also avoiding an extra commute as I am in Sebastopol 5 days a week. I will be able to walk to the studio during lunch or after work for a class. I've witnessed Main Street be a revolving door for different retail shops over many years, with few being able to earn the profits to keep their doors open. I believe the storefront at 125 North Main Street is perfectly suited for Ruby Pilates and their business model. While I'm aware of another Pilates studio on Main Street, they are not on the ground level. I have also never been able to attend a class there due to scheduling conflicts and limited availability of classes. Pilates classes are small and intimate, which is part of their appeal. Ruby Pilates offers those of us newer to the practice an opportunity to join a studio and build community, something I've greatly missed since the closing of my former yoga studio during the pandemic. For these reasons, I urge the commission to approve this project. Thank you.

--



Danielle Onesto | She / Her
Director of Marketing & Partner, Abacus Wealth Partners
[Redacted]
[Redacted]
[AbacusWealth.com](https://www.abacuswealth.com)



Confidential: This email and any files transmitted with it are intended only for the personal and confidential use of the recipient(s) named above. It may contain information that is privileged and confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message. This email is provided for information purposes and should not be construed as a solicitation or offer to buy or sell any products, or to provide investment advice in any jurisdiction where the sender is not properly licensed or permitted to do so. All electronic communications sent or received are stored and may be subject to review by regulatory authorities or others with a legal right to do so. All investments involve risk and unless otherwise stated, are not guaranteed. Be sure to consult with a tax professional before implementing any investment strategy.

From: Carla Terre [REDACTED]
Sent: Sunday, July 2, 2023 1:52 PM
To: John Jay
Subject: In Support of Ruby Pilates - Use Permit Application

Dear City of Sebastopol Planning Commission:

I am writing in support of the Use Permit Application submitted by Gayle Russell for Ruby Pilates.

I live in Sebastopol with my husband and two young children, who attend school in the Sebastopol Union School District. I am a lawyer and commute to Santa Rosa where I own a law firm. Gayle is my neighbor and Pilates teacher. We both live in the City of Sebastopol near what is commonly referred to as "Swain Woods".

Gayle is beloved by our Sebastopol community. She has a warm, kind, welcoming personality; there is nothing not to love about her. She is also a talented Pilates instructor and has great business acumen. Having her as a business owner in downtown Sebastopol is a gift to this community.

I was considering going back to my former Pilates Studio in Santa Rosa, but I would much rather support a business in the City of Sebastopol. Though there are pilates instructors in Sebastopol, there aren't any businesses of the quality and caliber of Ruby Pilates. We really need a Pilates studio like this in our town! The classes that are offered throughout the day, as well as private instruction, are convenient and fill a gap that needs to be filled.

The City of Sebastopol is lucky to have Gayle and Ruby Pilates as a part of our community! I hope the Planning Commission votes to approve the Use Permit application.

Thank you for your consideration of this email.

Carla Boyd Terre

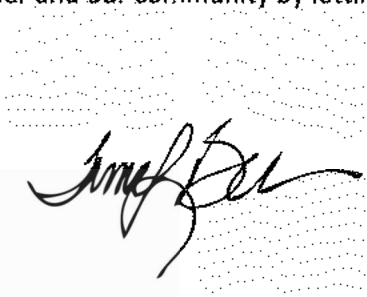
From: Tama Bell [REDACTED]
Sent: Monday, July 3, 2023 8:13 PM
To: John Jay
Subject: In Support of Ruby Pilates Project

Hi-

I am writing this letter in support of Ruby Pilates at 125 North Main Street in downtown Sebastopol.

As another downtown business, I feel that the addition of Ruby Pilates on Main Street contributes to a thriving downtown which we all need. It has been difficult to find a pilates studio in Sebastopol that offers classes at times when I can attend. It is really fantastic that it is right downtown, literally across the street from my studio. It means that I can run across the street and no longer have to drive into Santa Rosa for fitness classes.

Gayle is an excellent pilates instructor and her studio is a positive element in our town. Please support her and our community by letting her operate her pilates studio.

A handwritten signature in black ink, appearing to read 'Tama Bell', is written over a background of a faint, dotted grid pattern.

TAMA BELL DESIGN

[REDACTED]

Sebastopol, CA 95472

[REDACTED]

[REDACTED]

[REDACTED]

www.tamabell.com

From: jessica kleiderman [REDACTED]
Sent: Monday, July 3, 2023 1:09 PM
To: John Jay
Subject: In support of Ruby Pilates Project

Dear Sebastopol Planning Commission,

Thank you for considering the special use permit application for Ruby Pilates on N Main Street. As a Sebastopol resident, I am excited by the prospect of a high quality fitness option in town. I believe Gayle will operate a successful business and has a robust network that will bring more people to Main Street. I also appreciate that this project would bring more diversity of business offerings to Main Street. I am in full support of this project.

Sincerely,
Jessica Kleiderman

From: Amy Abito [REDACTED]
Sent: Monday, July 3, 2023 5:58 PM
To: John Jay
Subject: In support of Ruby Pilates

Dear Planning Commission,

I am in support of the Ruby Pilates Project at 125 North Main St.

As a resident of Sebastopol, I was thrilled to see a new fitness studio while walking downtown one day. Coming to classes twice a week has improved my physical and mental health greatly in the last few weeks since they've opened, and I'd attribute my signing up so quickly to its convenient and easily accessible location, and to its warm and welcoming owner, Gayle.

My fiancé and I rent a home not too far from downtown Sebastopol, and have been here for about a year and a half now. While we were attracted to the area because of the cute restaurants and shops within walking distance to our home, it's places like Ruby Pilates that make us want to stay. I now look forward to my walk to the studio for classes twice weekly, and am much more likely to frequent the businesses near the studio after classes as well. Moreover, it's been a wonderful place to meet other Sebastopol residents and feel like a part of the community here.

While more shops might be a great way to attract tourists, it's places like Ruby Pilates that make Sebastopol feel like home to me.

Sincerely,
Amy Abito

[REDACTED]

From: Elizabeth Levine [REDACTED]
Sent: Tuesday, July 4, 2023 8:41 PM
To: John Jay
Subject: Letter in Support of Ruby Pilates

To The Planning Commission,

I would like to express my support of Ruby Pilates as a wonderful addition to the downtown Sebastopol area. I know many of us in Sebastopol are looking forward to a safe and fun place to exercise, get healthy and be a part of the community. I am a mother and I know it would help our community of other parents to have something positive and healthy to do together. Gayle, the owner, is also a very positive force in the area and I look forward to supporting her studio! Thank you so much for your time, Elizabeth Khan

From: Jennie Cato [REDACTED]
Sent: Monday, July 3, 2023 10:00 AM
To: John Jay
Subject: Letter in support of Ruby Pilates

Dear Planning Commission,

I am writing to express my support of the Ruby Pilates Project at 125 North Main St.

I'm so excited for this addition to downtown Main St. I have been looking for a pilates studio that offers small classes with morning, midday and evening classes to choose from, right here in Sebastopol so that I can stay local for exercise instead of going to Petaluma or Santa Rosa. I'd much rather support a local business too! I think the location is absolutely perfect, as it will increase foot traffic and sales for neighboring stores. It is a safe place to feel supported, build community, get healthy - it gives me a good reason to get out of the house, meet friends and hang out downtown!

Ruby Pilates is a beautiful, well kept, inviting space; Owner Gayle has done a great job on the remodel and it complements other new exciting businesses opening in the area. Gayle is a proud member of this community, and she is giving back to the community already - Ruby Pilates sponsored my son's little league team!

I love to support a local business who actively supports our community, and I hope the Planning Commission can also see the tremendous value this business brings to our town in this great location.

Sincerely,

Jennifer Cato, MD

From: Omar Figueroa [REDACTED]
Sent: Sunday, July 2, 2023 11:12 PM
To: John Jay
Cc: Omar Figueroa
Subject: Letter in support of Ruby Pilates

Dear Planning Commission,

I am in support of the Ruby Pilates Project at 125 North Main St. There are a multitude of reasons our community is in favor of this project.

Ruby Pilates will expand our choices and our reasons to be out and about.

Ruby Pilates will increase sales and foot traffic for neighboring stores

Our town needs a pilates studio that offers small classes with morning, midday and evening classes to choose from.

We are looking forward to a safe place to feel supported, build community, and remain healthy.

Moreover, Ruby Pilates is creating an exciting buzz and excitement that has been missing on Main St and compliments other new businesses opening in the area.

Ruby Pilates sponsored my son's little league team, the Sebastopol Grays.

Please approve this project and help revitalize our downtown.

Sincerely,

Omar Figueroa



Omar C. Figueroa

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

•

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

•

From: Amee Sas <[REDACTED]>
Sent: Sunday, July 2, 2023 3:06 PM
To: John Jay
Cc: Amee Sas
Subject: Letter in support of Ruby Pilates Projec

Hi there!

I have recently been diagnosed with stage IV cancer and have been looking forward to Ruby Pilates opening. It would be a safe space for me for work out at my own speed.

I am a long time resident of Sebastopol and this business would support our residents, fill a vacant space on Main Street and bring in tax revenue. AND the owner is a Sebastopol resident with a family to support.

Let's do good business. And be good humans.

Thank you!

Amee

Amee Sas [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



From: Ali Mann [REDACTED]
Sent: Sunday, July 2, 2023 3:32 PM
To: John Jay
Subject: Letter in Support of Ruby Pilates Project

To All Members of the Planning Commission:

I am writing to encourage you to welcome Gayle Russell McCauley and Ruby Pilates to 125 North Main Street in our beloved Sebastopol.

I have been training with Gayle for a while now and she has truly changed my life. Her energy and enthusiasm for helping people transform themselves into happier, healthier humans is unmatched. Her plan to create a gorgeous, clean and cared for space in the heart of downtown can only enhance our community, and certainly not detract from it in any way.

Being a local business owner myself, as well as a busy mother of two young children, I rarely head downtown anymore. Since visiting Gayle in her new studio I have found myself revisiting many of the shops and eateries, both old and new, that fill the downtown area. Having a regular reason to commit to being downtown only increases patronage of all of the wonderful offerings there. I have never struggled to park on the street or in the public lot when visiting Gayle and I always leave town feeling better than when I arrived. I have met new friends through Gayle and have informed many patrons of my own business, Mini Music, about Gayle's talent as a trainer. In turn many of my clients who come not only from Sebastopol, but from surrounding cities from all four directions, are excited to visit Ruby Pilates and thus also frequent the businesses surrounding.

Gayle has already put a tremendous amount of work into creating a beautiful and safe place that our town can benefit tremendously from. I am in full support and will show up in every way to stand behind this outstanding person and project.

Feel free to contact me for any questions,


Ali Mann

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] 

[REDACTED]

[REDACTED]

From: Anne McGinty [REDACTED]
Sent: Tuesday, July 4, 2023 9:33 AM
To: John Jay
Subject: Letter in Support of Ruby Pilates Project

Dear Planning Commission,

I am in support of the Ruby Pilates Project at 125 North Main St. It is the best fit for a place to get my Pilates workout as the other options in the area do not suit my needs. Ruby Pilates is the reason that I have begun paying more attention to the neighboring stores on that side of Main Street.

Ruby Pilates Studio offers small classes in a beautiful space that suit my schedule both in times availability and location, whereas other fitness studios are less convenient and the times, location, and vibe do not work for me.

Gayle is a proud member of this community and Ruby Pilates will bring a vibrancy to that side of Main Street which is much needed!

Sincerely,

Anne McGinty, Sebastopol resident

[REDACTED]

Sent from my iPhone

From: Charlotte Connors [REDACTED]
Sent: Tuesday, July 4, 2023 2:37 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear Sebastopol Planning Commission,

Happy Independence Day! Thank you for taking the time to read this letter in support of Ruby Pilates (125 North Main St.) remaining open on Main Street in Sebastopol!

It has been SO wonderful to drive down Main St. in Sebastopol lately and see a new, beautiful, woman-owned business there! It was so devastating for us as a community to lose all of our small, local yoga studios during the pandemic, so I was thrilled when Ruby's opened. I think that it is crucial to have local access to community spaces for fitness/wellness that we can go to while our children are in school in town. (I have been trying places outside of Sebastopol recently which are much less convenient).

I would much rather support a local business that is owned by another mama in our community who is also a devoted and involved parent in our local school community. Places like this, owned and operated by locals are the entire reason that our family moved to Sebastopol eight years ago. We want to live in a town where we can shop small, local, family run businesses and connect with like-minded folks.

Please approve Ruby Pilates' special use permit and allow them to continue to operate their beautiful new studio on Main St.!

Thank you for your thoughtful consideration,
Charlotte Connors

[REDACTED]
[REDACTED]
[REDACTED]

From: Debbie Conti [REDACTED]
Sent: Monday, July 3, 2023 2:03 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear Planning Commission,

I am in full enthusiastic support of the Ruby Pilates Project at 125 North Main St. I have recently taken class at Ruby Pilates and was so happy with my instruction and with the location. I feel like it is a real benefit to Main St. to have such a well kept, beautifully designed business.

As you know, there aren't many fitness options downtown and I love that I can do errands at neighboring businesses (groceries, books/cards, etc.) and then grab a coffee or lunch all within walking distance. I can even walk downtown and do all of that.

It is great for the community and great for the downtown area. Gayle is a wonderful teacher and person and I can't wait to go back.

Sincerely,

Debbie Conti

[REDACTED]

[REDACTED]

[REDACTED]

From: Defne Crowe [REDACTED]
Sent: Tuesday, July 4, 2023 1:09 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear Planning Commission,

I am writing in support of the Ruby Pilates Project at 125 North Main St. In such a short time, Ruby Pilates has already become a mainstay in my life and so many others. This town doesn't have a pilates studio that offers community, fitness and an abundance of love and positive energy all in one place. Ruby Pilates has done just that. In this studio, I have gone from the toughest time of my life to feeling stronger not only physically, but mentally with each passing day, and I owe a lot of that to Gayle. I know that this studio is going to be a fixture in our community for a very long time and I will do anything to support making this happen.

Please let me know if you have any questions.

Best,

Defne Crowe

From: Erin Matern [REDACTED]
Sent: Sunday, July 2, 2023 9:25 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear planning commission,

I am in support of the Ruby Pilates Project at 125 North Main St. It has been so nice to have a place that offers such a wonderful variety of times so I can get a workout on my lunch break or after work. The small class size is very unique and appreciated. Having a good local option is better for me so I don't have to drive to Rohnert Park. It fits in great on main street and Gayle is a supportive, kind instructor that makes me feel good about myself.

Please contact me with any questions.

Thank you,
Erin Matern

[REDACTED]
[REDACTED]

From: Gregory Beale [REDACTED]
Sent: Tuesday, July 4, 2023 7:00 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Hello John!

I hope this message finds you well and you have had relaxing long 4th of July weekend. Please find my letter to the planning commission (below signature) stating my support for Ruby Pilates.

Take care and many thanks,

Greg Beale
Founder and CEO



[REDACTED]



Dear Planning Commission,

I am writing this letter in support of Ruby Pilates located at 125 N Main St.
I feel fortunate to know Gayle, and can confidently say that she is wonderful human being who brings positive energy to those around her.
I have no doubt she brings that same positive presence and influence to her work.
I believe that appointment based businesses increase foot traffic and sales of surrounding businesses. This type of business is missing in Sebastopol and has inspired both my wife and mother-in-law to sign up for classes.
The only alternatives that I am aware of are in other towns so it will save time and gas money for residents of Sebastopol.
It compliments other new businesses in the area.
I cannot think of single reason why or how this business could have a negative impact on other businesses and/or residents of Sebastopol.
Lastly, I believe that it is in the city's best interest to support businesses owned and operated by members of our town.

Sincerely,
Gregory Beale
Sebastopol resident and neighboring building and business owner

From: Harper Nolan <[REDACTED]>
Sent: Tuesday, July 4, 2023 7:33 AM
To: John Jay
Subject: Letter in support of Ruby Pilates project

Dear Planning Commission-

I am in support of the Ruby Pilates Project on 125 North Main in Sebastopol. Our town is in desperate need of a place like Ruby's Pilates. Since the pandemic so many yoga studios have closed and it's a great way to generate business to other local establishments. After Pilates you can grab food at one of the many local restaurants, a book at copperfields or some retail therapy at Dressers.

When I leave from Gayle's I feel happier and stronger. We need more healthy options downtown. The classes are small and her space is so beautiful and welcoming. I love feeling a part of the community there. It's a great place to meet a friend and do something we are both greatly benefiting from without having to drive to Santa Rosa or Petaluma.

Gayle is an amazing member of the community whom is well known, very loved and gives back. To lose this studio would be heartbreaking.

Sincerely,

Harper Nolan

--
Compass
[REDACTED]
[REDACTED]
[REDACTED]



From: Jenny Bray [REDACTED]
Sent: Monday, July 3, 2023 6:25 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear Planning Commission,

My name is Jenny and I have lived in Sebastopol for the last 12.5 years (since my daughter was 6 months old).

I am writing in support of the Ruby Pilates Project at 125 North Main St.

I came to know Gayle, her husband Dan, and her kids Ben and Ruby when our kids began kindergarten together.

They are one of the kindest, warmest, most welcoming and dearest families I know.

I don't know if you know the backstory of Ruby Pilates, but Gayle opened this studio in honor of her daughter Ruby Grace who passed away from Leukemia in 2020.

She had/has a light like no other child I have ever met - and this space honors that light and her wide open heart and smile.

Gayle has woven into the studio all these pieces that remind her and our community of her daughter.

Ruby's life is deeply woven into the fabric of Sebastopol - she ran around every corner, skipped to Screaming Mimi's...delighted in Copperfields and the toystore.

Many of us in the community know this family well and have been astounded by their capacity to continue to bring Ruby's light into each corner of this town.

When you walk in Ruby Pilates, you feel that beauty...in the wildflowers, in the fox wallpapered bathroom in honor of Ruby's favorite friend.

Gayle has worked tirelessly to start this business from scratch - she is a powerful teacher who has the knowledge and capacity to help people feel strong and healthy in their bodies (and spirits!).

Her business will bring a lot of foot traffic into the downtown - many are moving into the Barlow and away from downtown.

During each class I have taken, new people walk in...young and old, all say how beautiful it is and I see Gayle welcome them with kindness and knowledge of their unique body/needs.

I am so grateful to have this space as I have suffered many injuries and had never had the chance to do pilates.

I am already seeing its value and am able to easily walk to my classes, then stop for coffee, tea...wander around...etc

I think this will only beautify and enhance Main Street in a multitude of ways!

I am excited for them to share Ruby's life and story with others in this deeply meaningful way.

I hope you are able to give them the zoning rights for this beautiful studio - it will be an asset to this community.

In gratitude, Jenny

[Redacted signature block]

  [Redacted contact information]

From: Kimberly Bernardi [REDACTED]
Sent: Monday, July 3, 2023 12:59 AM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear Planning Commission,

I was surprised to hear that there were zoning issues concerning Ruby Pilates and am writing to voice my support of Ruby Pilates as a Sebastopol business as well Gayle Russell as a business owner and member of the Sebastopol community.

There are so many reasons that such a business deserves to have a presence on Main Street but a few outstanding ones include...

- A small local company is always a good thing and always appreciated in a place like Sebastopol.
- Ruby Pilates is a great addition to our Main Street shopping options, and the lovely space Gayle has created will get more people out and spending their money downtown.
- Additional fitness options and ways to stay healthy are needed and wanted, especially in this post-pandemic environment.
- She provides a place to do something good for your body, build community, and feel safe, supported and welcomed.
- Gayle is a good human striving to do good things for her community. The same can be said for her entire family who are all wonderful people aiming to make a difference and spread positivity in this world.

I hope you take into consideration these points and opinions which I know are echoed by so many others in our community when making your decision. Please give Gayle Russell and Ruby Pilates a chance on Main Street!

Feel free to contact me with any questions or for further clarification on anything I have expressed.

Thank you so much and take care,

Kimberly Bernardi

From: Kristen Iuppenlatz [REDACTED]
Sent: Sunday, July 2, 2023 8:39 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear Planning Commission,

I am in support of the Ruby Pilates Project at 124 North Main Street because it will enhance our Main Street by offering affordable, intelligent group exercise classes with an incredibly qualified instructor with many years of experience teaching students of various fitness levels.

We will be lucky to have Ruby Pilates on Main Street.

My studio, Pilates Collective, was a thriving Pilates studio on the plaza in Sebastopol for 11 years. We closed 6 years ago and there has been a lack of options for our population since then. I know many of my past clients are excited about the idea of joining Ruby Pilates studio's membership and feel like they've been missing a local place in Sebastopol to get high level instruction.

I met Gayle years ago at Pilates Collective and know her to be an ethical, kind, visionary entrepreneur who embraces diversity and is welcoming to all. She has a solid track record as a studio owner with 2 previously successful businesses.

She is a beloved member of the community and plans to work with other shop owners to enhance the downtown area.

Personally, I can't wait to workout at Ruby Pilates.

Thank you,
Kristen

--

[REDACTED]
[REDACTED]
[REDACTED]

From: Leah Goldberg Kenzy [REDACTED]
Sent: Monday, July 3, 2023 1:15 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear Planning Commission,

I am in support of the Ruby Pilates Project at 125 North Main St.

I have had a horrible year. I have two babies, and due to complications, I've been in and out of the hospital. I tragically lost my father, Mr. Goldberg, the beloved Analy teacher to cancer, suddenly and dramatically. My young family has been sick all year long with virus after virus, RSV, etc, and I have been holding on to dear life to stay sane and stable. I have been dealing with postpartum, grief, medical issues and depression.

I stumbled upon Ruby Pilates and I have no affiliation. I did not know the owner previously nor do we have any mutual friends. After one class, I fell into a deep love with this studio. The owner, Gayle, is truly gifted in both instruction and community building. Every time I have come to the studio, she introduces the members and connects us. I leave with new friends. One day there were three people who were grieving a death. There we were together, moving our bodies and discussing. Gayle treats each client as a friend and develops a closeness to each person who walks into her space. I don't just want this studio to exist on main street, I *need* it to exist. It is my one hour of peace during the week. My newly widowed mother insists on watching my two babies once a week so that I can go see Gayle. Everytime I leave, I am noticeably happier and less stressed. To say that Gayle saved me is a bit of an overstatement, but not completely far off. Please let this studio exist on Main street. I was born and raised in Sebastopol with a wide family and network in the community, mostly educators. I have seen the street go through its evolution, when the candy store was across the street (Alley Oop) and Rite Aid was Sproutz Ritz. I've shovelled horse poop in the Apple Blossom Parade and was the President of Analy High School as a Senior. I know Sebastopol and I know this studio is an important addition to our home.

Thank you, Leah Goldberg Kenzy

--

Leah G Kenzy
Teacher, MA Education

From: Mariah Clifton [REDACTED]
Sent: Tuesday, July 4, 2023 8:36 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear Planning Commission,

I am writing to express my support for the Ruby Pilates Project, located at 125 North Main Street. This business is one that I've eagerly anticipated in Sebastopol, and it fills a specific niche that other local studios don't. I have long sought a studio like this one that doesn't require an extensive commute. I am fortunate enough to live just a brief bike ride away off Bodega Ave, and I look forward to the enjoyable journey to Main Street.

Gayle, the proprietor, is an all-around exceptional individual. Her energy and spirit will greatly enhance our community. It's inspiring to witness her pursuit of this dream. Welcoming Gayle and her new business to Main Street would be a significant contribution to the many remarkable additions our town has enjoyed over the past year.

Furthermore, despite the existing Pilates studios in town, Gayle's unique approach stands out. Her studio can contribute to the diversity of wellness options in Sebastopol, offering a unique perspective and fresh energy. This aligns with the values of our town, which promotes a diversity of offerings for our residents to choose from. The Ruby Pilates Project, under Gayle's guidance, promises to add a fresh facet to our community, fostering a sense of vibrancy on Main Street.

--

Thank you,
Mariah Clifton

From: Rose Fuchs <[REDACTED]>
Sent: Monday, July 3, 2023 8:26 PM
To: John Jay
Cc: gayle@rubypilates.com
Subject: Letter in Support of Ruby Pilates Project

To the Planning Commission,

I am writing in support of the Ruby Pilates Project at 125 North Main Street. This business has been hugely impactful to the Sebastopol community in its short time of operation so far, and with approval for fitness zoning by the Commission, will continue to do so for many years to come.

I live in Santa Rosa, and these classes bring me to Sebastopol. Whenever I arrive downtown for a class, I notice different restaurants, shops and other businesses I want to explore and wouldn't have known about otherwise. I noticed the new restaurant Lunch Box across the street when waiting for a class one morning, and now I plan to eat there.

In each of the classes I have taken, I have been among students that ranged in age, ability and body type. This diversity is a testament to the welcoming and pressure-free environment of this studio. In other fitness centers or pilates studios in the area, I have not felt this comfortable or supported. Gail provides personalized instruction to each student without "singling out" anyone, ensuring each student is encouraged and successful.

Closing this studio would push customers to other studios outside of Sebastopol, likely to one of the many nation-wide chain studios. Ruby Pilates is a local business that our community can feel good about supporting.

I have found a training environment that suits me, and I know there are many others that feel the same way. Please vote in favor of zoning this location for fitness and keeping this Sebastopol business thriving.

Many thanks,
Rose Fuchs

From: Sarah Tendall [REDACTED]
Sent: Sunday, July 2, 2023 6:49 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Good Evening, Planning Commission

I wanted to write in to show my support for Ruby Pilates to be approved for the special use permit.

I have been looking forward to the opening of Ruby Pilates, and am so excited that it is doing well, and bringing so many people together!

Personally, I have attended and cannot say enough positive things about it. With things opening up after COVID, I feel like more than ever Sebastopol needs a spot like this for people to connect and do something that revives your soul and is so good for your whole body. I've talked with many folks who are so excited to have a Pilates studio open that is so convenient to town. I agree!

I live near Ives, and this location and studio provide an opportunity and reason for me to walk into town, get a good workout and connect, and grab a coffee or shop afterwards.

Gayle is an incredibly friendly owner, who is not all business- you can tell she is truly passionate about all aspects of the studio and the community, and strives to create a warm environment and make everyone feel welcome, whether they are a novice like me, or a veteran Pilates pro!

Thank you for taking the time to hear my thoughts, and please reach out if you would like to follow up.

Sarah Tendall

Sent from my iPhone

From: Yvette Asenjo [REDACTED]
Sent: Monday, July 3, 2023 12:31 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear planning commission,

My name is Yvette Hartley. I have lived in Sebastopol for three years now. I am a registered nurse of ten years and have to commute to Santa Rosa for work 3 times a week. I have attended gyms in Santa Rosa for years and have recently changed my membership to Coaches Corner. I recently found out I was pregnant and have been interested in a more gentle workout instruction. I absolutely love not having to drive to Santa Rosa on my days off and would much rather spend my money on local business' in Sebastopol.

I am in complete support of the Ruby Pilates Project at 125 N Main Street. I love Gayle's passion for her community and her instruction has given me peace of mind for my first pregnancy. I appreciate not having to commute out of town and love seeing all the new business open up as I fear I would have never heard about the new shops that have recently opened up on Main Street.

Kindly consider letting Gayle continue on with her grand opening as I feel this would be a wonderful business to keep right in the heart of town.

Thank you for your time and consideration,

Yvette Hartley
[REDACTED]
[REDACTED]

From: Barbara Marland [REDACTED]
Sent: Tuesday, July 4, 2023 1:44 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project.

To the Sebastopol Planning Commission,

I am writing in support of your commission granting the special use permit for fitness for Ruby Pilates. This business is a wonderful addition to our downtown area, especially since we lost so many other options during the pandemic. Ruby Pilates is a welcoming and supportive studio for getting strong, fit and balanced. Unlike some of the other options, it's easy to get personalized attention as the class sizes are small, and the owner, Gayle, is attentive and highly skilled. Nothing gets past her eagle eye! Whenever I go to a session, I leave feeling stronger and empowered to continue. I really have not found anything else like it, and I'm already reaping the benefits in my body and how I feel in the short time I've been at Ruby Pilates. I regularly frequent other downtown businesses before and after a session, and I'm happy that I'm keeping my money in our local community where it belongs.

I implore you to do everything in your power to allow this beautiful space for building healthy habits to continue to be downtown and to thrive. Ruby Pilates is a part of Sebastopol and should continue to be so for years to come!

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]

From: Caitlin O'Neill [REDACTED]
Sent: Sunday, July 2, 2023 3:46 PM
To: John Jay
Subject: Letter in support of Ruby Pilates Project

Dear Planning Commission,

I am strongly in support of the new Ruby Pilates Project at 125 North Main St. in downtown Sebastopol. I have really benefited from having a space to exercise, with expert guidance, right downtown. I feel happier and stronger since I've started taking Pilates classes with Gayle at Ruby Pilates. Her classes are small, targeted towards my needs, and I feel safe in her hands. It is a warm, inviting, well-kept, family friendly, positive space where ALL are welcome. I save time and fuel by being able to walk to my classes, and then am happy to support local businesses before and after class. Just last week, after my workout with Gayle, I went to Copperfields and bought a new book, then met a friend for breakfast at Sunshine Cafe, AND bought a gift for my mom at Silk Moon. All in one morning!

Ruby Pilates is SUCH a positive addition to downtown Sebastopol, especially from the perspective of a busy mom who wants to squeeze in a couple classes each week in this convenient location. Gayle is a wonderful member of our community and I hope you will consider all these factors and allow a permit for Ruby Pilates to obtain their special use permit.

Respectfully, in community,

Caitlin O'Neill (Nurse, Mother, Coach)

From: Tara Loch [REDACTED]
Sent: Monday, July 3, 2023 3:24 PM
To: John Jay
Subject: Letter in Support of Ruby Pilates

Hi there-

I would like to express my support for Ruby Pilates in Sebastopol. I have been a resident of Sebastopol for 20 years.

I am a very active community member and support local business.

I have searched and supported local yoga, pilates and local gyms. I never could get the correct connection that I was needing and or looking for. I have defiantly tried!

My husband passed away 3 years ago. I was feeling lost and incredibly detached from anything and or anyone. Very alone. Trying to support my two children and the death of their father.

I met Gayle and we connected through speaking about both of us losing a family member to cancer. I admit I felt an instant, " Gayle gets it. She understands what I and my family have been grieving".

Meeting Gayle and Ruby Pilates I once again felt connected to Sebastopol. The love and support I have gained has been my healing. My families healing. I want to continue healing and want people to understand the importance that Gayle brings to our community.

Thank you,
Tara Price

From: Jamie McKenna <[REDACTED]>
Sent: Sunday, July 2, 2023 6:02 PM
To: John Jay
Subject: Letter in Support of Ruby Pilates

Dear Planning Commission,

My name is Jamie McKenna and I'm a Sebastopol mom of four and client of Ruby Pilates. I am writing this letter in strong support of the Ruby Pilates Project at 125 North Main Street for various community and personal reasons.

On a community level, Ruby Pilates is such a wonderful, innovative addition to Main Street commerce and community. Gayle is a firecracker of knowledge, creativity, community love and innovation. She always promotes neighboring businesses, encouraging Pilates clients to shop and eat local before and after classes and casually connecting folks within the classes to build relationships, community and neighborly recognition. Her studio has already promoted sales and foot traffic for neighboring stores, and I frequently find myself with extra time before or after classes, enjoying unfamiliar corners of local shops and purchasing local instead of in Santa Rosa or online. Gayle also has all sorts of beautiful ideas about how to support local sports teams, school communities and businesses, and I'm excited to see how she will continue to expand her wings and ripple even deeper into the community.

Personally, when I train with Gayle, I leave feeling more connected with myself, my body and my community. I feel a personal desire to support her business and ethos, as I trust her professional strength training knowledge more than anyone I know in the area. I've been seeking someone with her knowledge, training and professionalism since before the pandemic, and feel stronger than ever. Her store is incredibly convenient and compliments the other health conscious shops downtown. She's also a local mom and, as our boys play together on a soccer team, I know her commitment to her friends, community and family are truly a force for good.

Gayle and her business are true assets to Sebastopol and I'm grateful for her business and choice to create a studio downtown. Please accept this strong letter of enthusiastic support for her business, and contact me with any questions.

Respectfully,

Jamie McKenna

From: Jaime Wilson [REDACTED]
Sent: Sunday, July 2, 2023 6:04 PM
To: John Jay
Subject: Letter to Support of Ruby Pilates Project

Dear Planning Commission,

I am a supporter of the Ruby Pilates Project at 125 North Main Street.

I've been dealing with health issues and depression since I lost my Brother Father & Grandparents within a few years. I was care taker to them on top of my 3 kids. Then my Mother had multiple strokes.

Between menopause to will power & lack of core strength and my mental state of my mind I have been looking for a class just like Gayles for awhile now. The gym, no thank you and a large class, no thank you. I just didn't have the confidence for that. Every small class I looked into was either full or too far of a drive for where I work and live. Gayle has no more than 5 folks in there at a time. Its perfect!

I've been taking Gayles class 2 days week now for almost 3 months. She is truly a wonderful teacher & I feel safe with here. She has already helped me build by strength & confidence. I love her class so much. Gayle is intuitive and listens to me and my body. I really don't know what I would of done these last 3 months without her classes. Truly life charging for me.

I believe this will increase sales and foot traffic for neighboring stores

Need a pilates studio that offers small classes with morning, midday and evening classes to choose from.

Safe place to be with safe hands

Beautiful, well kept, inviting space

Welcoming Owner and space:)

Thank You so much and please feel free to reach out to me for more info on how this benefits me, my well-being & our community

Cheers, Jaime Jean

From: [REDACTED]
Sent: Saturday, July 1, 2023 9:32 AM
To: John Jay
Subject: On behalf of Gayle Russell - Ruby Pilates

Good morning, John,

I had the opportunity of meeting Gayle Russell November of 2022 when she first reached out regarding available space for lease for her new Pilates studio. I was impressed by her knowledge of all the businesses and owners in our small town. She became a student of our town. She made a point to introduce herself in such a healthy professional manner to everyone she meets. She takes the time to visit with you...a better listener than a talker. I have the privilege of running my families, real estate – property management business on Main Street. A service that goes back 70 years. Small town built on relationships. We manage 9 commercial spaces on the 100 block of North Main street. In the past 24 months, we all watched People’s Music, East West Café and Boho Bungalow close their doors permanently. Business and families who have been apart of our community for a long time. Businesses in Sebastopol on Main Street are struggling. We’ve had to work closely with business owners to provide relief on rent and forgive pass due balances. In my opinion, we must applaud Gayle for being bold enough, in this season, to invest financially back into our community. Providing a service that not only improves health and well being for residents of our community but for a space where individuals can come together to build new relationships in these difficult times. Gayle and her family add tremendous value to Sebastopol as residents and business owners.

Sincerely,

Craig Goldstein

[REDACTED]
[REDACTED]
[REDACTED]



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Jordan Libby

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

7.3.23

Sebastopol City Council

7120 Bodega Ave.

Sebastopol, CA 95473

Subject: Support for Ruby Pilates Studio, 125 N. Main Street, Sebastopol

Dear Planning Commission,

I hope this letter finds you in good health and high spirits. I am writing to express my unwavering support for the establishment of Ruby Pilates Studio on Main Street in Sebastopol and to share the invaluable benefits it brings to individuals like myself.

As a resident of Sebastopol, I have personally experienced the positive impact of attending Ruby Pilates Studio for about a month and a half now, which offers small classes with morning, midday, and evening options. The availability of these flexible class schedules has allowed me to incorporate pilates into my weekly routine, regardless of my other commitments and responsibilities. Having the freedom to choose from a variety of class times ensures that everyone in our community can benefit from this fantastic form of exercise, regardless of their busy schedules.

In addition to the convenient class schedules, the location of Ruby Pilates Studio on Main Street is a great advantage. Being able to walk to the studio not only promotes a healthy and active lifestyle but also saves me money on transportation costs. It eliminates the need for driving or relying on other modes of transportation, contributing to a more sustainable and eco-friendly community. This convenient location encourages more individuals to participate in pilates classes, as it removes barriers related to transportation and associated expenses.

Furthermore, Ruby Pilates Studio serves as a safe haven, fostering a supportive and inclusive environment for its members. Gayle, the owner, has done a remarkable job creating a welcoming space that embraces individuals of all abilities and backgrounds. Her dedication to providing personalized attention and guidance to each member is truly commendable. By supporting the establishment of Ruby Pilates Studio, we not only promote physical well-being but also invest in a business that values the health and happiness of our community members.

In conclusion, I urge you to consider the significant positive impact Gayle's Pilates Studio can have on our community. It will provide a convenient and flexible fitness option for residents of Sebastopol, ensuring that we can prioritize our health without sacrificing other commitments. Moreover, its location on Main Street allows for walking to the studio, saving money on transportation costs and contributing to a more sustainable community. Additionally, Ruby Pilates will create a supportive and inclusive space, fostering a sense of belonging and connection among our community members.

Thank you for your time and consideration. I kindly request that you support the establishment of Ruby Pilates Studio on Main Street in Sebastopol. Together, we can take a step towards a healthier, more sustainable, and more united community.

Yours sincerely,

Jordan Libby

Sebastopol Resident for 31 years (my entire life)

From: Lillian Dei [REDACTED]
Sent: Monday, July 3, 2023 1:34 PM
To: John Jay
Subject: Ruby Pilates

Dear Planning Commission,

I am in support of Ruby Pilate Project at 125 North Main Street.

I recently began taking Pilate classes with Gayle. Prior to that I was considering driving to Rohnert Park, Petaluma or Santa Rosa which I wasn't looking forward to. The location of Ruby Pilates is PERFECT!! I can walk to class get my workout, then walk through town and window shop, plus I can stop at Safeway or Whole Foods to pick up a couple of things before walking home.

I recently rented an office space in town which also makes it convenient for me to walk to class from there. By walking to class, I am able to get more exercise, save gas and help the environment by not driving.

As a Senior Citizen, working with Gayle has helped me immensely!! She is very supportive and knowledgeable in her field. She helps her clients feel better about themselves and does everything she can to help us achieve our goals. I leave class feeling HAPPIER & STRONGER!!

Ruby Pilates is a wonderful and positive addition to downtown Sebastopol!

I am Always thrilled to support small businesses and to do my part in helping them succeed.

Kindest Regards,
Lillian Dei

[REDACTED]
[REDACTED]

From: Carrie Caillouette [REDACTED]
Sent: Monday, July 3, 2023 10:35 PM
To: John Jay
Subject: Ruby Pilates Must Stay

Dear Planning Commission,

I am in support of the Ruby Pilates Project at 125 North Main St. because I love to meet my friend there once a week. You see my good friend just suffered a **very** massive personal loss that was very physical and devastating. Together we can go to Ruby and enjoy JOY and fitness and to forget about everything.

Ruby is a representation of a courageous vision of a pilates studio inspired by Gayle's child Ruby who has passed. In her unique space Gayle comforts her patrons and guides them on a journey to strength. It's not just physical strength it's mental too.

The space supports me and my good friend to enjoy a weekly time together, laugh and work and push ourselves. Gayle is a positive person who has contagious energy. Her space is in a very central location that is easy to get to and close proximity to other things I am already doing so it HAS to be there.

—Thank you for your kind consideration,

Carrie Caillouette BA, M. Ed., IBCLC

From: Luz Aguilera [REDACTED]
Sent: Tuesday, July 4, 2023 2:55 PM
To: John Jay
Subject: Ruby Pilates Project

Dear Planning Commission,

I am in support of the Ruby Pilates Project at 125 North Main St.

It has already made a difference in my health as I am a remote worker and do not have many opportunities to stay active.

I have been looking for a fitness studio specifically in Sebastopol because it is a more walkable and safe city.

The studio offers a great opportunity for the community to get together, get healthy, and increase foot traffic on Main Street. It also creates a very personal experience in which each person feels guided and supported in their fitness journey.

Thank you for your time. I hope this message helps assist you in your decision.

Sincerely,

--

Luz Aguilera
[REDACTED]

From: rachel [REDACTED]
Sent: Tuesday, July 4, 2023 1:59 PM
To: John Jay
Subject: Ruby Pilates Project

Dear Planning Commission,

I am in support of the Ruby Pilates Project at 125 North Main Street in Sebastopol for myriad reasons. First of all, Gayle is an exemplary member of the community; a shining example of a person who is making lemonade out of lemons, opening Ruby Pilates after the loss of her daughter. Secondly, she has created a beautiful space to work out in, & quite frankly, I have spent more time on Main Street ever since she opened her doors. Lastly, I am not the only one who finds her classes wonderfully beneficial; in a short period of time, her classes are now full & the community she has created is inspired & inspiring.

Gayle & Ruby Pilates are quintessential examples of what Sebastopol needs & deserves as a community. Please reconsider a special use permit for this special business.

Best regards,
Rachel Behar

--
[REDACTED]

From: Suzanne Bontempo [REDACTED]
Sent: Monday, July 3, 2023 9:16 AM
To: John Jay
Subject: Ruby Pilates Project

Dear Planning Commission,

I am in support of the Ruby Pilates Project at 125 North Main St, Sebastopol because I am familiar with the studio she had in Los Angeles. There, she provided an extensive list of class times that accommodate everyone's schedules. She offered classes from pretty much sunrise to sunset and all throughout the day. I never considered how important this was until my move to Sebastopol 8 years ago when I found it impossible to find a studio that offered a range of classes at times that fit with my schedule as a full time worker.

I also know that Gayle is a community supporter, bringing people and businesses together, which I appreciate. It seems that having Ruby Pilates in Sebastopol would enhance the town and the community. I will also add that Gayle is such a positive force. Life can be stressful at times. Any class I ever took in the past, I felt supported, included, and lifted up. The atmosphere that Gayle creates supports and encourages well being, which is vital for a well rounded community. It seems to me that Sebastopol would want a business and business owner who brings so much positivity.

Thank you for reading my email.

Enjoy your day,

Suzanne Bontempo

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Teara Smith [REDACTED]
Sent: Monday, July 3, 2023 4:15 PM
To: John Jay
Subject: Ruby Pilates Studio Support

Hello,

I attached a letter of support for Ruby Pilates Studio Project located at 125 N Main street. I will send Gayle the Owner a copy incase you don't get it. I appreciate you taking the time to read my letter.

Have a great day,

Teara L. Smith

Teara L. Smith

July 2007

John Jay
Planning Commission
7120 Bodega Ave
Sebastopol, CA 95472

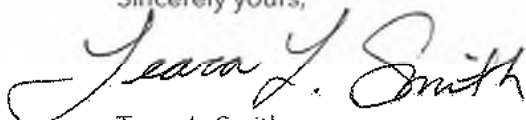
Dear Planning Commission,

I am in support of the Ruby Pilates Studio Project located at 125 North Main Street. I was raised in Sebastopol and I intend to raise my children in our beautifully peaceful town. It surprised me when I realized how little time I've spent downtown until I started taking my 2x week classes at Ruby's Pilates Studio. I tried Retrograde for coffee and breakfast for the first time, and I fell in love with retrograde and began to notice the new Lunch box across the street and gave that a try and now my entire extended family is hooked on their burgers too. Gayle told me about the new Goldfinch restaurant, so that is next on my family's dinner list. Her classes facilitated the time for me to visit and shop at all the neighboring boutiques for the first time because I usually don't make the time to park and walk around, but having those few extra minutes after class has given me that new opportunity.

Gayle at Ruby's Pilates Studio has transformed the way I feel on a daily basis, her kindness and patient teaching allows me to feel comfortable enough to stay with a workout that makes me feel beautiful and strong for the first time since having my children. She has given me the guidance through her classes to leave feeling confident and seeing my health as more than just physical fitness. Every morning I wake up and tell my husband how great I feel from my pilates classes. I tell all of my friends and family, some who joined her membership classes and are equally as grateful as I am for Gayle at Ruby Pilates. I've had family take classes while they visiting on vacation, and they are sad they don't have a studio like Ruby's Pilates where they live. I have met realtors, teachers, doctors, business owners, hair stylist, lawyers, and new friends all thanks to this amazing pilates sanctuary. I have never felt such a strong sense of community than I have since starting my journey with Ruby Pilates.

Gayle has given our little town such a blessing by opening her doors, sharing her story, strength, knowledge and kindness with our community and I am deeply saddened to see this not work in her favored but also in the favor of our community. She has experienced the worst pain any mother could ever endure. I have never met such a strong and deserving person, so please deeply consider allowing her business to stay put and operate to allow more community members to experience what I have in the last 2 short months.

Sincerely yours,


Teara L. Smith

From: lorna loch [REDACTED]
Sent: Sunday, July 2, 2023 11:58 AM
To: John Jay
Subject: Ruby Pilates

To Whom it May Concern,

The City of Sebastopol would be amiss to deny its residents the opportunity for connection and community that Ruby Pilates and Gayle Russel provide.

Having grown up in Sebastopol all my life, I can confidently say that Ruby Pilates satisfies a much needed space in the fitness and wellness businesses in our town. Not only is Gayle a phenomenal instructor with the kind of precision and skill that only comes from years of experience, but the culture cultivated by her dedication to our Sebastopol community would create a space full of love, acceptance, compassion, and joy in all of our lives. The convenient location of Ruby Pilates on our main downtown strip only adds to its effectiveness as a space for the residents of our community to gather.

Ruby Pilates is truly one of a kind, and it would be an incredible loss to not have this space available. I truly believe that Gayle Russell and Ruby Pilates will become a true heartbeat in the epicenter of Sebastopol's main downtown.

Sincerely,

Lorna Loch

From: Papas and Pollo Seb-Mex [REDACTED]
Sent: Tuesday, July 4, 2023 8:10 AM
To: John Jay
Subject: Support for Ruby Pilates

Dear City of Sebastopol Planning Commission,

We are writing to express our highest level of support and excitement for Sebastopol's newest vibrant and woman-owned business, Ruby Pilates.

We both grew up in Sebastopol and west Sonoma County, graduated from Analy, and now own a small business in Sebastopol. Our children will be attending Analy in the coming years.

We're invested in our community, and we want to see our town and our down town thrive!

Ruby Pilates' owner Gayle is not only an incredibly gifted pilates instructor and coach, but she is also a beloved and interconnected member of the broader Sebastopol community. Among our social and business networks the "buzz" and excitement we feel and hear from others about her opening tells us Ruby Pilates will be a vibrant and successful business. Her success can only bring a positive impact to the businesses around her.

Ruby Pilates will be the kind of business that brings people to down town for maybe the first time...But then they might stay to eat, sip, shop, or explore the other lovely businesses in town.

We ask you to please approve any and all use permits needed so that Sebastopol (and we!) can enjoy the benefits of this highly anticipated woman-owned business in our town.

With warm regards,
Maureen and Nicholas Tappan
Owners, Papas and Pollo

--

Warm Regards,
Nick & Maureen Tappan

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: joe stumpf [REDACTED]
Sent: Sunday, July 2, 2023 11:08 PM
To: John Jay
Subject: Urgent Appeal Regarding Ruby's Pilates Studio's Future

Dear Planning Committee,

I trust this message finds you well. I am writing to express my concern and support for Ruby's Pilates Studio, which I understand is currently under review due to perceived non-compliance with our neighborhood's planning guidelines.

As a patron of Ruby's Pilates Studio, I can personally attest to its unique and valuable contributions to our community.

The proprietor, Gayle, is a professional of the highest caliber.

Her work transcends the mere practice of Pilates; she seamlessly integrates her deep understanding of mental well-being into her work, enabling a holistic approach that is truly transformative.

Three times a week, I drive into town and park my car on Main Street to visit this studio.

Gayles expertise in Pilates, coupled with her commitment to promoting mental health, has significantly impacted my life. I have experienced considerable improvements in both my physical and mental well-being under her guidance, which is a testament to her profound understanding of the human body and mind, and the intricate relationship between the two.

Gayle work is not merely an exercise routine; it is a vital lifeline for many of us, an avenue through which we find balance in our lives amidst the rigors and stresses of modern living.

Ruby's Pilates Studio has become an integral part of our community, providing invaluable service and enriching the lives of its members in a way few other local businesses do.

I am aware that the Planning Committee's role is to ensure that businesses within our community adhere to certain standards and guidelines.

However, I believe that it is equally important to consider the significant positive impacts a business like Ruby's Pilates Studio has on the well-being of its residents.

I sincerely urge you to reconsider the potential action to remove Ruby's Pilates Studio. Rather, let's engage in a productive dialogue about how we can address the compliance issues while preserving the significant contributions of Gayle and her studio to our community's physical and mental health.

Thank you for your understanding and consideration. I am confident that the Planning Committee values the wellness and sentiments of our community as much as I do, and I trust that we can reach a beneficial solution for all parties involved.

Best regards,

Joe Stumpf

