



City of Sebastopol Planning Commission Staff Report

Meeting Date: June 25, 2024
Agenda Item: 6B
To: Planning Commission
From: John Jay, Associate Planner
Subject: Conditional Use Permit
Recommendation: Approval with conditions

Applicant/Owner: Jennifer Hawkins
File Number: 2024-017
Address: 6794 Depot Street
CEQA Status: Exempt
General Plan: Central Core (CC)
Zoning: Downtown Core (CD)

Introduction:

A conditional use permit application has been requested for the continued use of a nonconforming use within the Downtown Core at 6794 Depot Street. The site was previously the home of Bohemian Stone Works. Luma Optics is requesting the continuance of the “Light Industrial” use.

Project Description:

As noted above, the applicant Jen Hawkins, who is owner at Luma Optics is requesting the continued use of “Light Industrial” with the intention of utilizing the space for warehousing electronic equipment. The business will also include shipping and receiving of products. The primary business this operation serves is Data Center applications by providing essential networking equipment to support communication infrastructure. The hours of operations are requested 9am to 4pm, Monday through Friday.

Project Location and Surrounding Land Uses:

The project is located at 6794 Depot Street which was formerly Bohemian Stone Works. The surrounding uses of the area are Commercial Industrial to the North and East as part of the Barlow Campus. To the West is the site of the future Hotel Sebastopol and just South of the project site is the Napa Auto parts store and Goodwill thrift store.

General Plan Consistency:

This project is consistent with the following General Plan policies as shown below.

- *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.*
- *Policy EV 1-11 - Work with and support local business organizations in*

order to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses.

- *Policy EV 1-16 - Support the development and implementation of technological infrastructure to attract and retain businesses.*
- *Policy EV 5-2 - Encourage the rehabilitation and retrofit of existing commercial, office, and industrial buildings to meet current market needs and code requirements.*

Zoning Ordinance Consistency:

The applicant is requesting the Planning Commission to approve a use permit to allow for the expansion of a nonconforming use. Continuation of a nonconforming use is allowed under SMC 17.160.030 with the following findings:

17.160.030 Nonconforming Facility.

B. The nonconforming use of a building may be changed to a use of the same or more restricted nature; provided, that in each case a conditional use permit shall first be obtained. If a nonconforming use is replaced by a use of lesser intensity, the occupancy thereafter may not revert to a nonconforming use of greater intensity.

In this case, the applicant is requesting to repair and alter the existing building to be brought up to current code standards and given the expansion, while a similar but less intensive use, a use permit is required.

Analysis:

The project as described in the written statement is to increase the warehouse space at the site location to store Cat6 Ethernet cables and other accessories that Luma Optics produces. All activities will be held indoors and there will be no storage outside. Shipping and receiving of products will be handled within the space and will involve packaging materials and tables. Lastly, the daily hours of operation will be from 9am to 4pm Monday through Friday with no requested weekend hours.

Currently Bohemian Stone Works operates under the “Light Industrial” use and with the request from Luma Optics, staff finds that this use request is consistent with the previously allowed use as there is no manufacturing happening on the site. However, if the applicant were to request a more intense use on the site that request would be outside of the allowances for a non-conforming use and would not be allowed.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301 - Existing Facilities, Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

City Departmental Comments:

The Planning Department routed this application to the various City Departments and the following comments were received and additional conditions are included within the attached exhibits.

Public Comment:

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external

boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within vicinity of the subject property.

No public comments have been received as of the writing of this staff report.

Recommendation:

Staff believes the proposed use is compatible with the site, and recommends approval.

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 Exhibit C, the Standard Conditions of Approval, and any additional or modified conditions the Planning Commission determines is appropriate.

Attachments:

Exhibit A – Recommended Findings for Approval
Exhibit B - Recommended Conditions of Approval
Exhibit C – Standard Conditions of Approval
Application Materials

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Conditional Use Permit
6794 Depot Street
004-061-006, File 2024-017

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

1. The proposed project is categorically exempt from the requirements of CEQA under Section 15301(a), which exempts “interior or exterior alterations” to existing structures, as well as Section 15303(e), which exempts alterations of existing structures.
2. The project/use/proposal is consistent with the provisions of the General Plan as follow:
 - *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.*
 - *Policy EV 1-11 - Work with and support local business organizations in order to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses.*
 - *Policy EV 1-16 - Support the development and implementation of technological infrastructure to attract and retain businesses.*
 - *Policy EV 5-2 - Encourage the rehabilitation and retrofit of existing commercial, office, and industrial buildings to meet current market needs and code requirements.*
3. The use is consistent with Section 17.415.030 of the Sebastopol Zoning Ordinance, including the specific criteria of the following sections as described:
 - a. The proposed use is consistent with the General Plan and all applicable provisions of this title in that the use of a warehouse is a similar use to what is in current operation and meets the Gener Plan policies and goals listed above.
 - 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 in that the use would not be detrimental to the neighborhood as there are similar uses along the street and neighboring buildings and the building will be brought up to current building code.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit
6794 Depot Street
004-061-006, File 2024-017

1. Plans and elevations shall be in substantial conformance with plans prepared by Luma Optics, and stamped received on April 20, 2024, and on file at the City of Sebastopol Planning Department, except as modified herein:
2. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. 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.
4. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
5. 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.
6. Approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
7. The Use Permit shall be in effect unless it is abandoned or closed for 12 months or longer.
8. The applicant shall provide a current Backflow test report for all water connections to the property.
9. In accordance with Sebastopol Municipal Code, Section 12.28.030, no building permit shall be issued for improvements to the existing building or property unless plans include provisions for the replacement of existing curb, gutter, and sidewalk/driveway conforming to City standards.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL

Conditional Use Permit
6794 Depot Street
004-061-006, File 2024-017

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



6794 Depot Street, Sebastopol CA 95472
Use Permit

Confidential

6794 Depot Street, Sebastopol CA 95472



Approximately 9,600 SF warehouse with metal siding that sits on approximately 0.31 acres in downtown Sebastopol. Current zoning of CD (Downtown Core) provides for a range of uses, including office, retail, restaurant, service, and other commercial uses. This opportunity also allows for residential growth, including mixed-use and affordable housing development. The current tenant, Bohemian Stoneworks, creates custom handcrafted concrete counter tops, sinks, fireplaces, and other architectural elements. Their lease runs through March 31, 2024. The building has an existing fire sprinkler system and 3 phase electrical power. Additionally the front of the building has a grade level roll up door and the rear of the building has a sliding loading door.



6794 Depot Street, Sebastopol CA 95472



BUILDING SIZE

9,600 +/- SF

LOT SIZE

0.31+/- Acres (13,503 SF)

YEAR BUILT

1924

ZONING

CD (Downtown Core)

STORIES

Single

PARKING

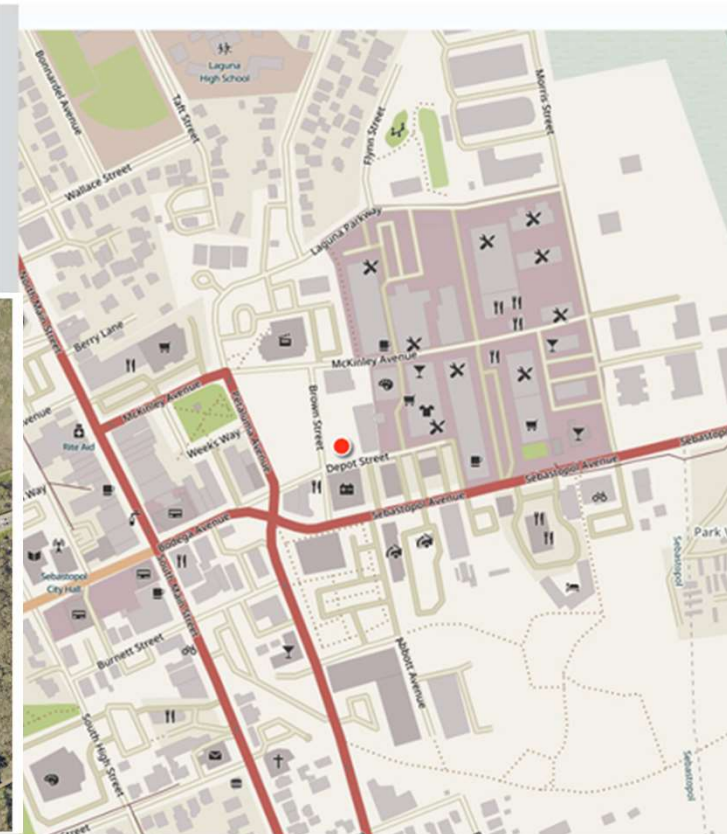
On-Site

6794 Depot Street, Sebastopol CA 95472



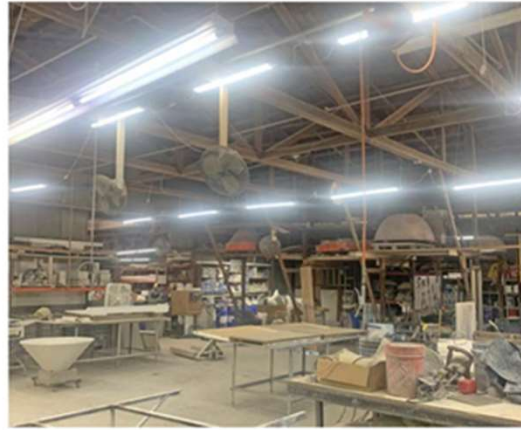
DESCRIPTION OF AREA

Property is located adjacent to the Barlow district on Depot Street, one block from Highway 12. CD (Downtown Core) Zoning district is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol.





When Luma commences lease, the warehouse will be completely cleaned and only pallets of cardboard boxes will be stored in the warehouse.





THANK
YOU



Luma Optics
105 Morris Street
Suite 160
Sebastopol CA 95472

City Of Sebastopol
7120 Bodega Ave
Sebastopol CA 95472

Subject: Use Permit - 6794 Depot Street, APN: 004-061-006

Building Size: 9600 +/- SF

Lot Size: 0.31 +/- Acres (13,503 SF)

Year Built: 1924

Zoning: CD (Downtown Core) – but w/ exception use permit as “Light Industrial”

Parking: On-Site

Dear Permit and Planning Office,

I am writing to provide a detailed statement regarding the intended use of the property located at 6794 Depot Street, APN: 004-061-006, as part of our USE permit application. It's my understanding that the property currently has a use permit for light industrial use, and this use permit application seeks to obtain a continuance of the same use permit as the previous tenant, Bohemian Stoneworks.

Our company, Luma Optics, Inc., intends to utilize the warehouse space at the aforementioned property for the purpose of warehousing Cat6 Ethernet cables and other accessories, as well as shipping and receiving operations. Our business primarily serves Data Center applications, providing essential networking equipment to support communication infrastructure.

The activities to be conducted within the warehouse space include:

1. Storage of Cat6 Ethernet cables and related accessories: The warehouse will house pallets of cardboard boxes containing Cat6 Ethernet cables and associated accessories. These items are non-hazardous and do not pose any risk to the surrounding environment.
2. Shipping and receiving operations: Our team will be responsible for processing incoming shipments of inventory and preparing outgoing orders for shipment

to our customers. This will involve the use of tables and packing materials to package products securely for transport.

Key points regarding our operations:

- No hazardous chemicals, noxious fumes, dust, or water will be used on-site.
- The number of personnel present in the space will vary from 0 to 3 individuals at any given time, depending on the operational requirements.
- Our activities will be limited to the indoor area designated for warehouse use. There will be no outdoor storage or operations.
- We are committed to maintaining a clean and organized workspace, adhering to all relevant health and safety regulations.

We believe that our intended use of the space aligns with the zoning regulations and will have a minimal impact on the surrounding area. Our operations are conducive to a warehouse environment and will contribute positively to the local economy by supporting the efficient distribution of essential networking equipment.

Thank you for considering our statement of intended use as part of our permit application. We are fully committed to complying with all requirements and regulations set forth by the Permit and Planning Office.

Should you require any further information or clarification, please do not hesitate to contact me at 650 996 7266, jen@lumaoptics.com

Sincerely,

Luma Optics

Jen Hawkins, CEO



Luma Optics
105 Morris Street
Suite 160
Sebastopol CA 95472

City Of Sebastopol
7120 Bodega Ave
Sebastopol CA 95472

Subject: Use Permit - 6794 Depot Street, APN: 004-061-006

Building Size: 9600 +/- SF

Lot Size: 0.31 +/- Acres (13,503 SF)

Year Built: 1924

Zoning: CD (Downtown Core) – but w/ exception use permit as “Light Industrial”

Parking: On-Site

Dear Permit and Planning Office,

I am writing to provide a detailed statement regarding the intended use of the property located at 6794 Depot Street, APN: 004-061-006, as part of our USE permit application. It's my understanding that the property currently has a use permit for light industrial use, and this use permit application seeks to obtain a continuance of the same use permit as the previous tenant, Bohemian Stoneworks.

Our company, Luma Optics, Inc., intends to utilize the warehouse space at the aforementioned property for the purpose of warehousing Cat6 Ethernet cables and other accessories, as well as shipping and receiving operations. Our business primarily serves Data Center applications, providing essential networking equipment to support communication infrastructure.

The activities to be conducted within the warehouse space include:

1. Storage of Cat6 Ethernet cables and related accessories: The warehouse will house pallets of cardboard boxes containing Cat6 Ethernet cables and associated accessories. These items are non-hazardous and do not pose any risk to the surrounding environment.
2. Shipping and receiving operations: Our team will be responsible for processing incoming shipments of inventory and preparing outgoing orders for shipment

to our customers. This will involve the use of tables and packing materials to package products securely for transport.

Key points regarding our operations:

- No hazardous chemicals, noxious fumes, dust, or water will be used on-site.
- The number of personnel present in the space will vary from 0 to 3 individuals at any given time, depending on the operational requirements.
- Our activities will be limited to the indoor area designated for warehouse use. There will be no outdoor storage or operations.
- We are committed to maintaining a clean and organized workspace, adhering to all relevant health and safety regulations.

We believe that our intended use of the space aligns with the zoning regulations and will have a minimal impact on the surrounding area. Our operations are conducive to a warehouse environment and will contribute positively to the local economy by supporting the efficient distribution of essential networking equipment.

Thank you for considering our statement of intended use as part of our permit application. We are fully committed to complying with all requirements and regulations set forth by the Permit and Planning Office.

Should you require any further information or clarification, please do not hesitate to contact me at 650 996 7266, jen@lumaoptics.com

Sincerely,

Luma Optics

Jen Hawkins, CEO



6794 Depot Street, Sebastopol CA 95472
Use Permit

6794 Depot Street, Sebastopol CA 95472

Approximately 9,600 SF warehouse with metal siding that sits on approximately 0.31 acres in downtown Sebastopol. Current zoning of CD (Downtown Core) provides for a range of uses, including office, retail, restaurant, service, and other commercial uses. This opportunity also allows for residential growth, including mixed-use and affordable housing development. The current tenant, Bohemian Stoneworks, creates custom handcrafted concrete counter tops, sinks, fireplaces, and other architectural elements. Their lease runs through March 31, 2024. The building has an existing fire sprinkler system and 3 phase electrical power. Additionally the front of the building has a grade level roll up door and the rear of the building has a sliding loading door.

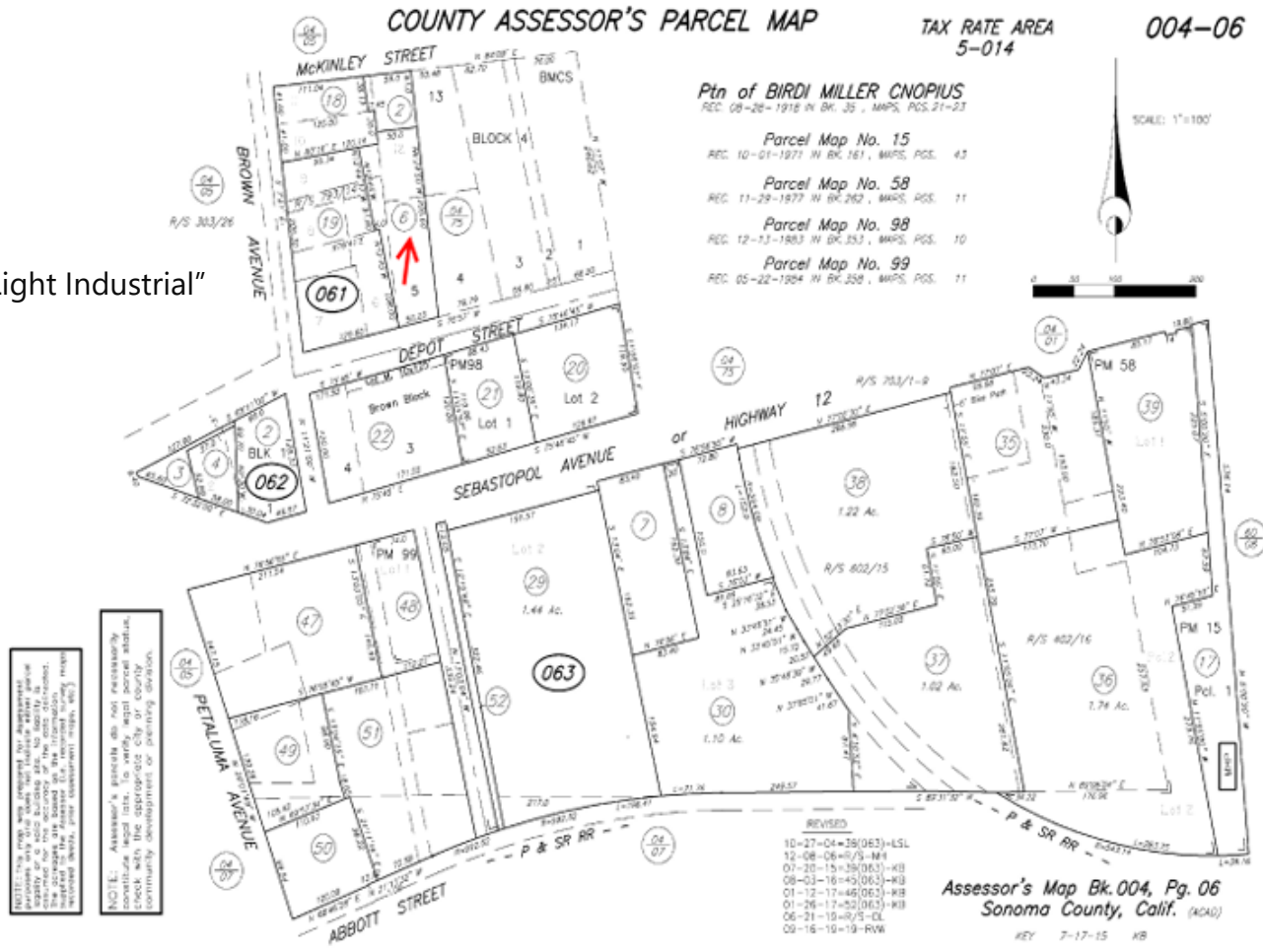


6794 Depot Street, Sebastopol CA 95472



Subject: Use Permit - 6794 Depot Street, APN: 004-061-006
 Building Size: 9600 +/- SF
 Lot Size: 0.31 +/- Acres (13,503 SF)
 Year Built: 1924
 Zoning: CD (Downtown Core) – but w/ exception use permit as “Light Industrial”
 Parking: On-Site

Depot Street - Closest Cross Street is Brown Street.



Order Number: 4909-7037044
 Page Number: 8



First American Title™

First American Title Company

400 E Street

Santa Rosa, CA 95404

California Department of Insurance License No. 2549-4

Escrow Officer: Deana Majcherek
Phone: (707)523-3902
Fax No.: (866)841-7108
E-Mail: dmajcherek@firstam.com

Title Officer: Deana Majcherek
Phone: (707)523-3902
Fax No.: (866)841-7108
E-Mail: dmajcherek@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer: Eric T. Litvin and Jennifer A. Hawkins
Owner: Howard J. Miller and Judy A. Miller
Property: 6794 Depot Street
Sebastopol, CA 95472

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this 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 below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations 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 Exhibit A attached. *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 Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A 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.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based

upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

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.

Dated as of September 12, 2023 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

HOWARD J. MILLER AND JUDY A. MILLER, HUSBAND AND WIFE AS JOINT TENANTS

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE AS TO PARCELS ONE AND TWO, AN EASEMENT AS TO PARCELS ONE-A AND TWO-A

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.
2. All taxes - secured, supplemental, defaulted, escaped and including bonds and assessments are not available at this time. Please verify any/all tax amounts and assessment information with the County Tax Collector prior to the close of the contemplated transaction.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. An easement for STREET AND PUBLIC UTILITY PURPOSES and incidental purposes, recorded APRIL 10, 1943 as [BOOK 576, PAGE 330](#) of Official Records.
In Favor of: EMMA C. BAKER
Affects: AS DESCRIBED THEREIN
5. An easement for SANITARY SEWER and incidental purposes, recorded APRIL 05, 1974 as [BOOK 2851, PAGE 664](#) of Official Records.
In Favor of: THE CITY OF SEBASTOPOL
Affects: AS DESCRIBED THEREIN

The location of the easement cannot be determined from record information.

6. A deed of trust to secure an original indebtedness of \$246,000.00 recorded AUGUST 30, 2011 as INSTRUMENT NO. [2011-73269](#) OF OFFICIAL RECORDS.
Dated: AUGUST 23, 2011
Trustor: HOWARD J MILLER AND/OR JUDY A MILLER, HUSBAND
AND WIFE AS JOINT TENANTS
Trustee: U. S. BANK TRUST COMPANY, N. A.
Beneficiary: U. S. BANK N. A.

A document recorded NOVEMBER 01, 2021 as INSTRUMENT NO. [2021-119140](#) OF OFFICIAL RECORDS provides that the deed of trust or the obligation secured thereby has been modified.

7. A deed of trust to secure an original indebtedness of \$34,000.00 recorded NOVEMBER 01, 2016 as INSTRUMENT NO. [2016-101430](#) OF OFFICIAL RECORDS.
Dated: AUGUST 30, 2016
Trustor: HOWARD J MILLER AND JUDY A MILLER (ALSO KNOWN AS
HOWARD J MILLER AND JUDY A MILLER HUSBAND AND
WIFE AS JOINT TENANTS)
Trustee: U. S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
Beneficiary: U. S. BANK NATIONAL ASSOCIATION

The effect of a document entitled "FULL RECONVEYANCE", recorded November 24, 2021 as INSTRUMENT NO. [2021-126875](#) of Official Records.

Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction.

8. The fact that the land lies within the boundaries of the SEBASTOPOL COMMUNITY DEVELOPMENT Redevelopment Project Area, as disclosed by various documents of record.
9. Any easements and/or servitudes affecting easement parcel(s) ONE-A AND TWO-A herein described.
10. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
11. Rights of parties in possession.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable 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. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 6794 DEPOT STREET, SEBASTOPOL, CALIFORNIA.

2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Sebastopol, County of Sonoma, State of California, described as follows:

PARCEL ONE: (APN: PORTION 004-061-006-000)

BEING LOT 5 AND A PORTION OF LOTS 6 AND 12, IN BLOCK 4, OF THE PROPERTY OF BIRDIE MILLER CNOPIUS AS SHOWN ON THE MAP OF SAID PROPERTY RECORDED IN [BOOK OF MAPS 35 AT PAGES 21, 22, AND 23](#), SONOMA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5; THENCE ALONG THE EAST LINE OF LOTS 5 AND 12 NORTH 7 DEGREES 21' WEST, 149.7 FEET TO A 3/4" PIPE; THENCE SOUTH 77 DEGREES 25' WEST, 70.4 FEET; THENCE SOUTH 12 DEGREES 45' EAST, 41.55 FEET; THENCE NORTH 76 DEGREES 41' EAST, 6.0 FEET; THENCE SOUTH 12 DEGREES 45' EAST 108.0 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH 76 DEGREES 57' EAST, 50.23 FEET TO THE POINT OF BEGINNING.

PARCEL ONE-A:

THE FOLLOWING DESCRIBED RIGHTS OF WAY FOR STREET AND PUBLIC UTILITY PURPOSES TO BE USED JOINTLY WITH THE OWNERS OF THE PREMISES ADJACENT THERETO.

1ST: A RIGHT OF WAY 20 FEET IN WIDTH BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE WESTERLY COMMON CORNER OF LOTS 9 AND 10 IN SAID BLOCK 4 AND RUNNING THENCE NORTH 80 DEGREES 16' EAST, 114.14 FEET TO A POINT.

2ND: A RIGHT OF WAY 18.8 FEET IN WIDTH BEING 9.4 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT A POINT ON THE LINE BETWEEN LOTS 9 AND 10 IN SAID BLOCK 4, DISTANT NORTH 80 DEGREES 16' EAST, 104.74 FEET FROM THE WESTERLY COMMON CORNER THEREOF; THENCE SOUTH 12 DEGREES 45' EAST, 49.65 FEET TO A POINT. EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL ONE.

PARCEL TWO: (APN: PORTION 004-061-006-000)

BEING A PORTION OF LOTS 6, 9 AND 12, IN BLOCK 4, AS SAID LOTS AND BLOCK ARE SHOWN ON THE MAP ENTITLED "MAP SHOWING PART OF THE PROPERTY OF BIRDIE MILLER CNOPIUS AND OTHERS, SITUATED IN NORTHEAST SEBASTOPOL, SONOMA COUNTY, CAL.", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY ON AUGUST 28, 1918 IN BOOK 35 OF MAPS, PAGES 21, 22 AND 23 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 12 WHICH POINT IS SOUTH 7 DEGREES 21' EAST A DISTANCE OF 61 FEET FROM THE NORTHEAST CORNER OF SAID LOT 12; THENCE CONTINUING SOUTH 7 DEGREES 21' EAST ALONG THE EASTERN LINE OF SAID LOT 12 A DISTANCE OF 55.9 FEET, MORE OR LESS, TO THE NORTHERN LINE OF THAT PARCEL OF LAND CONVEYED BY W.J. BARLOW AND WIFE, TO ASSUNTA TOCCHINI BY DEED DATED APRIL 8, 1943 AND RECORDED APRIL 10, 1943 UNDER RECORDER'S SERIAL NO. [B-58745](#); THENCE SOUTH 77 DEGREES 25' WEST ALONG SAID NORTHERN LINE A DISTANCE OF 70.4 FEET TO A 3/4" PIPE; THENCE NORTH 12 DEGREES 45' WEST A DISTANCE OF 50.15 FEET TO A POINT ON THE NORTH LINE OF LOT 9; THENCE ALONG THE LINE BETWEEN LOTS 9 AND 10 NORTH 80 DEGREES 16' EAST 24.8 FEET TO THE WEST LINE OF SAID LOT 12; THENCE NORTH 7 DEGREES 21' WEST A DISTANCE OF 12.86 FEET; THENCE NORTH 84 DEGREES

09' EAST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL TWO-A:

A RIGHT OF WAY OVER AND ALONG THE SOUTHERLY 10 FEET OF LOT NO. 10 IN SAID BLOCK 4.

ALSO A RIGHT OF WAY 10 FEET IN WIDTH THE NORTH LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY COMMON CORNER OF LOTS 9 AND 10 IN SAID BLOCK 4 AND
RUNNING THENCE NORTH 80 DEGREES 16' EAST A DISTANCE OF 114.14 FEET TO A POINT.

COUNTY ASSESSOR'S PARCEL MAP
TAX RATE AREA
5-014
004-06

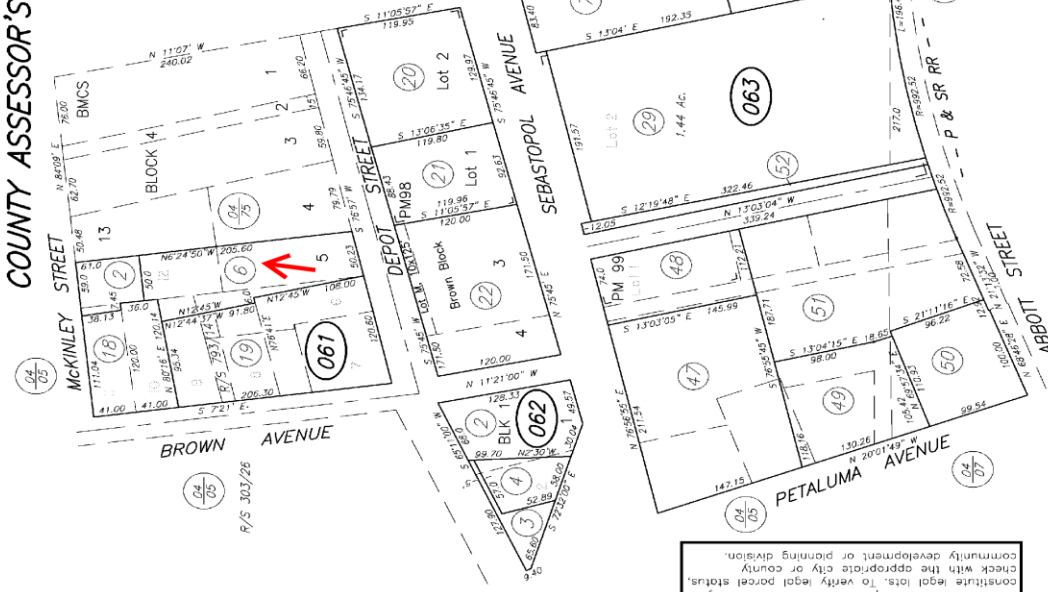
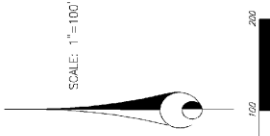
Ptn of BIRD, MILLER CNOPIUS
REC. 08-28-1978 IN BK. 35, MAPS, PGS. 21-23

Parcel Map No. 15
REC. 10-01-1971 IN BK. 161, MAPS, PGS. 43

Parcel Map No. 58
REC. 11-29-1977 IN BK. 262, MAPS, PGS. 11

Parcel Map No. 98
REC. 12-13-1983 IN BK. 353, MAPS, PGS. 10

Parcel Map No. 99
REC. 05-22-1984 IN BK. 358, MAPS, PGS. 11



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 location or a valid building site. No liability is assumed for the accuracy of the data delineated. The changes are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

- REVISED
- 10-27-04=38(063)-LSL
 - 12-08-06=R/S-MH
 - 07-20-15=35(063)-KB
 - 01-12-17=42(063)-KB
 - 01-26-17=52(063)-KB
 - 06-21-19=R/S-DL
 - 09-16-19=19-RW

Assessor's Map Bk. 004, Pg. 06
Sonoma County, Calif. (AC04)
KEY 7-17-15 KB

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)
CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, or regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or \$2,500 (whichever is less)	\$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the 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 the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

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 unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

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.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

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 in 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 that 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 unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

From: Eric Litvin <eric@lumaoptics.net>
Sent: Wednesday, May 22, 2024 10:44 AM
To: John Jay
Cc: Jen Hawkins
Subject: Re: 6794 Depot Use permit
Attachments: [Prelim 6794 Depot.pdf](#)

Hi John,

Thanks for reaching out. Attached is the title report.

1. Do you have a title report that would show any easements or other provisions on the property it seems that it wasn't captured during the permit intake. I specifically have some questions related to the parking on site and am curious as to if there's an off site parking agreement with a neighboring lot.

On pages 6-7 of title report, the legal description addresses the rights of way/and off-street parking & access to the 6794 Depot Street parking lot.

1. Are you able to provide operation hours and days of the week your proposed use would work under. This helps us inform the Commission on the proposed use.

9 am - 4:30pm Monday - Friday.

Thanks,

Eric Litvin

650 996 7270

On Wed, May 22, 2024 at 9:25 AM John Jay <jjay@cityofsebastopol.gov> wrote:

Hi Jen,

Thank you and I will be on the lookout for the Title report.

Thank you,

John Jay

Associate Planner

City of Sebastopol | Planning Department

7120 Bodega Avenue | Sebastopol, CA 95472

(707) 823-6167 phone

www.cityofsebastopol.gov



City offices are open Monday - Thursday, 7:00 am - 5:30 pm, Closed every Friday/and holidays

From: Jen Hawkins <jen@lumaoptics.com>

Sent: Tuesday, May 21, 2024 8:03 PM

To: John Jay <jjay@cityofsebastopol.gov>

Cc: Eric Litvin <eric@lumaoptics.net>

Subject: Re: 6794 Depot Use permit

Morning John,

I have included Eric Litvin on this email thread. He will be the one to respond to question number one.

Question 2

Hours of operation

9am-5pm M-F

Thanks again,

Jen

Sent from my iPhone

On May 21, 2024, at 3:40 PM, John Jay <jjay@cityofsebastopol.gov> wrote:

Hi Jen,

I am doing the review on your use permit application, and I have some questions for you.

1. Do you have a title report that would show any easements or other provisions on the property it seems that it wasn't captured during the permit intake. I specifically have some questions related to the parking on site and am curious as to if there's an off site parking agreement with a neighboring lot.
2. Are you able to provide operation hours and days of the week your proposed use would work under. This helps us inform the Commission on the proposed use.

Thank you,

John Jay

Associate Planner

City of Sebastopol | Planning Department

7120 Bodega Avenue | Sebastopol, CA 95472

(707) 823-6167 phone

www.cityofsebastopol.gov



City offices are open Monday - Thursday, 7:00 am - 5:30 pm, Closed every Friday/and holidays

--

Eric Litvin



President

eric@lumaoptics.net

Direct: (650)440-4382

Mobile: (650)996-7270
Fax: (650) 618-1870