



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

★ \$110- paid
on 3.29.17
for 2017-18
which
was
with-

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

| | |
|--------------|--|
| ADDRESS: | 100 Brown St Suite 110 Sebastopol, Ca 95472 |
| PARCEL #: | |
| PARCEL AREA: | |

FOR CITY USE ONLY

PLANNING FILE #: 2017 / 41
DATE FILED: 06.06.17
TOTAL FEES PAID: \$ 145- (\$35+)
RECEIVED BY: [Signature]
DATE APPLICATION
DEEMED COMPLETE: _____

APPLICANT OR AGENT:

Name: Tyler Meene

Email Address: GryphonsNestGaming@gmail.com

Mailing Address: 100 Brown St Suite 110

City/State/Zip: Sebastopol, Ca 95472

Phone: (707) 634-6541

Fax: (707) 634-6546

Business License #: GRY001

Signature: [Signature]

Date: 4-26-17

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: Milad Sabatimani

Email Address: _____

Mailing Address: 80 Poplar Street

City/State/Zip: Berkeley, CA 94708

Phone: (510) 847-6916

Fax: _____

Business License #: _____

Signature: Milad Sabatimani

I certify that this application is being made with my consent.

Date: 4-26-17

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: _____

Email Address: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Name: _____

Email Address: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

JUN 6 2017

[Signature]

PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

~~##~~ I would like to request the Removal of the current and very outdated sign program attached to 100 Brown St. This would allow tenants to conform to ^{building} Owner requirements and city sign sizing and quantity limits.

This application includes the checklist for the type of application requested: ☒ Yes ☐ No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

Sign Program Revision

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

King Felafel (Restaurant), I Dream of Henna, and other non-Residential tenant Signage.

DEVELOPMENT DATA:

| | | |
|-------------------------------------|--|--|
| SQUARE FEET BUILDING EXISTING: | | <input type="checkbox"/> N / A |
| SQUARE FEET BUILDING DEMOLISHED: | | <input checked="" type="checkbox"/> N / A |
| SQUARE FEET BUILDING NEW: | | <input checked="" type="checkbox"/> N / A |
| NET CHANGE IN BUILDING SQUARE FEET: | | <input checked="" type="checkbox"/> N / A |
| NUMBER OF DWELLING UNITS EXISTING: | <input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms | <input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N / A |
| NUMBER OF DWELLING UNITS PROPOSED: | <input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms | <input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N / A |
| NET CHANGE IN DWELLING UNITS: | | <input checked="" type="checkbox"/> N / A |
| SETBACKS: | <u>Existing:</u> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N / A | <u>Proposed:</u> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N / A |

| | | | |
|---------------------------------|-------------------|-----------------|--|
| EXISTING LOT DIMENSIONS: | Front: _____ | Rear: _____ | <input checked="" type="checkbox"/> N / A |
| | Left: _____ | Right: _____ | |
| PROPOSED LOT DIMENSIONS: | Front: _____ | Rear: _____ | <input checked="" type="checkbox"/> N / A |
| | Left: _____ | Right: _____ | |
| EXISTING LOT AREA: | _____ Square Feet | | <input checked="" type="checkbox"/> N / A |
| PROPOSED LOT AREA: | _____ Square Feet | | <input checked="" type="checkbox"/> N / A |
| BUILDING HEIGHT: | Existing: _____ | Proposed: _____ | <input checked="" type="checkbox"/> N / A |
| NUMBER OF STORIES: | Existing: _____ | Proposed: _____ | <input checked="" type="checkbox"/> N / A |
| PARKING SPACE (S): | Existing: _____ | Proposed: _____ | <input checked="" type="checkbox"/> N / A |
| ZONING | Existing: _____ | Proposed: _____ | <input checked="" type="checkbox"/> N / A |

Will the project involve a new curb cut or driveway?

☐ Yes

☒ No

Are there existing easements on the property?

☐ Yes

☒ No

Will Trees be removed?

☐ Yes

☒ No

If yes, please describe (**Example:** Type, Size, Location on property, etc.)

| |
|--|
| |
| |

Will Existing Landscaping be revised?

☐ Yes

☒ No

If yes, what is square footage of new or revised landscaping?

| |
|--|
| |
| |

Will Signs be Changed or Added?

☒ Yes

☐ No

Business: Hours of Operation? Open: 11am Close: 7pm

Is alcohol service proposed?

☐ Yes

☒ No

If yes, what type of State alcohol license is proposed? _____

If yes, have you applied to the State Alcoholic Beverage Control for a license?

☐ Yes

☒ No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: _____

Is any live entertainment proposed?

☐ Yes


☒ No

If yes, please describe: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards 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.



Applicant's Signature

4-26-17

Date Signed

2017-41


Planning File Number

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.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.



Signature

Tyler Menne

Printed Name

NOTE: It is the responsibility of the applicant and their representative 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, resident 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:

| |
|--|
| I have spoken with my neighboring businesses in person about all proposed signs and changes. |
| |

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), 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's, 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

Exemption Questionnaire

STORM WATER LOW IMPACT DEVELOPMENT

PURPOSE: This questionnaire will determine *whether* or *not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

PROJECT ADDRESS:

100 Brown St.

TYPE OF APPLICATION

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- ☐ Administrative Review (Interior Improvements or Use)
- ☒ Sign Review
- ☐ Temporary Use Permit
- ☐ Time Extension Request
- ☐ Tree Removal Permit
- ☐ Zoning Determination or Interpretation

The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.

I certify this information:



APPLICANT SIGNATURE

Tyler Menne

PRINTED NAME

4-26-17

DATE

Location Map



