

City Council

Mayor Patrick Slayter  
Vice Mayor Neysa Hilton  
Michael Carnacchi  
Sarah Glade Gurney  
Una Glass



Planning Director

Kenyon Webster

Assistant Planner

Dana Morrison

Administrative Assistant

Rebecca Mansour

## City of Sebastopol Planning Department

Meeting Date: January 3, 2018  
Agenda Item: 8A  
To: Design Review Board  
From: Dana Morrison, Assistant Planner  
Subject: Minor Design Review  
Recommendation: Approval with Conditions  
Applicant/Owner: The Nectary  
File Number: 2017-94  
Address: 6780 Depot Street, Suite #120  
CEQA Status: Categorical Exemption: Section 15301: Class 1  
General Plan: Light Industrial  
Zoning: M: Industrial

### **Introduction:**

This is a Minor Design Review application, requesting approval to develop a tapas restaurant and enclose the existing loading dock area to add useable square footage. The site for the proposed restaurant is 6780 Depot, suite #120, in The Barlow. The site is currently home to the Feed Sonoma (a produce distributor), and The Nectary. The tenant space is located within a larger building which contains a number of additional tenant spaces, such as: office space, a gym, and Woodfour Brewing Company.

### **Project Description:**

The project involves the reuse and expansion of the existing tenant space, site improvements, and the installation (reface) of an existing wall sign (which is in compliance with The Barlow's Master Sign Program and is therefore eligible for Administrative approval).

The tenant space is currently home to the Feed Sonoma (a produce distributor), and The Nectary. The kitchen and food storage facilities for the proposed restaurant will be located in Suite 130 (shared with The Nectary, which will also be providing elixirs and juices for the restaurant). This application, however, is only looking at the proposed addition to Suite 120 which will house the restaurant seating and bar. Suites 120 and 130 are connected. The proposed addition will add approximately 475 square feet to Suite 120 and the addition of 12 feet of planter area and 3 arched arbors on the exterior of the building. This proposal also includes the addition of an egress along the norther end of the building addition to create a 2<sup>nd</sup> ADA entrance.

**Restaurant:** The existing building has a floor area of 24,501 square feet, 1,486 of which makes up Suite 120's tenant space. With the addition of the 475 square feet of converted loading dock, the new square footage of the tenant space will be 1,961 square feet. The tenant space will be converted into a dining space with seating for up to 100 people. Suite 130 will house the kitchen, cold storage and a small brewing facility. Suite 120 will be the seating area and bar for the restaurant, which will offer a variety of seating options. The height of the addition is 13 feet 4 inches tall. This addition includes a 2<sup>nd</sup> ADA entrance along with a new egress, along the north end of the addition, to connect the 2<sup>nd</sup> entrance to the main entrance.

The addition will be painted to match the existing building and will be constructed of the same materials (including windows and doors).

**Site Improvements:** The existing surface driveway will be reconfigured to accommodate several site improvements. Approximately 475 square feet of asphalt and loading dock space will be removed and replaced with the extension of the proposed restaurant. In addition, the proposal includes extending the existing planting strip 12 feet to the northeast and adding in three arched arbors. The planter addition will mimic the existing plantings of *Lavandula x. intermedia* 'Provence', *Eschscholzia californica*, *Achillea x. 'Moonshine'*, and *Abutilon palmeri*; along with the addition of *Passiflora incarnate* for the three arched arbors, to help provide shading in the summer. There is the potential that one existing tree (a *Chiliopsis linearis*) may need to be removed for the addition. This is the tree located on the most southern edge of the addition, where it meets the main building. This tree is not large enough to trigger a Tree Removal Application.

A new egress pathway is also proposed to be added at the north portion of the tenant space to connect a 2<sup>nd</sup> ADA egress to the main entrance.

**Wall Sign:** The existing 'Produce Hub' sign is proposed to be replaced with a similar painted wall sign which will read "Laguna Libations" and will measure 75 square feet, which is in conformance with The Barlow's Master Sign Program, which allots 75 square feet of signage to Anchor Tenants. The applicant will be submitting an Administrative Sign Review upon receipt of their Use Permit Approval.

The applicant prepared a written statement that is attached to this staff report.

### **Environmental Review:**

**Restaurant and Site Improvements:** The proposed restaurant is categorically exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Section 15301 (e) (1) states the following: "Additions to existing structures provided that the addition will not result in an increase of more than: 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less." The project is consistent with this categorical exemption in that it involves the reuse and minor expansion of an existing structure, and the reconfiguration of an existing loading dock area in restaurant seating.

### **General Plan Consistency:**

The General Plan Land Use Designation for the site is Light Industrial. The General Plan states the following: "This designation provides for a wide variety of commercial, wholesale, service,

and processing uses which do not generate excessive adverse environmental impacts. Other uses allowed in this designation include office ancillary to industrial uses; warehousing and agricultural products sales and services; auto sales and repair; food and drink processing; construction yards; research and development, laboratories, light manufacturing; and similar uses. Residential uses are permitted as a secondary use to the primary light industrial uses allowed in this land use designation at a density of 12.1 to 25 units per acre. Maximum FAR shall not exceed 0.75 (not including residential use).” The restaurant, which also proposes to brew a small amount of beer on site, is consistent with the Light Industrial Land Use Designation in that it will be a restaurant establishment located in an area that contains an array of office, commercial and industrial use; in addition to food and retail services.

**Zoning Ordinance Consistency:**

The site is located in the M: Industrial District. The Zoning Ordinance states the following: "The purpose of the M District is to implement the ‘Industrial’ land use category of the General Plan and to provide areas for the manufacture, assembly, packaging, or storage of products which, in the opinion of the Planning Commission, are not harmful, injurious, or detrimental to property or the general welfare of the City and its residents; and other general commercial uses that are compatible with the industrial uses. This district is applicable to light and general industrial areas of the City.” The restaurant is consistent with the M District in that it involves the development of a ‘Food Sales’ use, which is classified as a permitted use in the M: District; and an Alcohol Use Permit will be reviewed by the Planning Commission on January 23, 2018 to permit the service of alcohol and on-site brewing of beer.

**Restaurant and Site Improvements:** The proposed restaurant is also subject to the following development standards of the M District:

Code Section	Development Standard		Project
Section 17.25-2	Building Height	35 Feet	13 feet- 1 4 inches
	Stories	2 Stories	1 Story
Section 17.25-2	Floor Area Ratio	0.75	0.64
Section 17.25-2	Setbacks	There is a 0 ft. setback for front, side and rear yards	

**Parking:** The Barlow is subject to the following parking requirement: One space per 400 square feet for all uses, except residential. The requirement applies to industrial, food, retail, and other uses. The number of parking spaces being provided at The Barlow meets the overall parking requirement in terms of building square footage. Parking is shared by the tenants via reciprocal easements. On a practical level, some of the approved uses at The Barlow will require more parking, such as a restaurants, while others will require less parking, such as industrial productions and warehousing facilities

The project involves the development of an indoor dining area that will have two entrances and adds a floor area of 475 square feet. This would require an additional approximately 1.2 parking spaces. The Barlow currently has a code-calculated surplus of approximately 32 parking spaces, which is more than ample to cover the needed the 1.2 additional spaces required. As such, the application is consistent with the parking requirements for The Barlow.

**Public Comment:**

The Planning Department has not received any comments on the application from the public as of writing this report.

### **City Departmental Comment:**

The following City departments reviewed the application: Building and Safety, Engineering, and Fire. The following comments were received from the Building and Safety Department:

“There are some significant flood zone construction requirements that will need to be addressed. The additional square footage will need to be structural adequate for the flood water loads. The interior space may need to be connected to the flood seepage system. The engineer of record for the project should be consulted on the proposed alterations to the structure to assure they are adequate and meets the flood construction design criteria.”

The following comments were received from the Fire Department:

- “Maintain Fire Sprinkler Suppression System. Add or move sprinkler heads as needed.
- Maintain Fire Alarm System. Add or move required Smoke and Heat Detectors, Manual Pull Stations, Horns/Strobes, Emergency Lighting, Fire Extinguishers, Kitchen Suppression System (if required).
- Second ADA Compliant Entrance and Egress.
- Full Fire Inspection required.”

These comments have been added as conditions to the end of this staff report. As of writing this report no comments have been received from the Engineering Department.

### **Required Findings:**

Design Review: Section 17.310.030.B.2 of the Zoning Ordinance states the following: “In considering an application for design review, the Design Review Board, or the Planning Director, as the case may be, shall determine whether the design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol; the design provides appropriate transitions and relationships to adjacent properties and the public right of way; it would not impair the desirability of investment or occupation in the neighborhood; the design is internally consistent and harmonious; and the design is in conformity with any guidelines and standards adopted pursuant to this Chapter.”

### **Analysis:**

Restaurant and Site Improvements: The project involves the reuse and expansion of a building that has been home to Feed Sonoma for several years. The intent of the project is to establish a tapas restaurant, which appears to be compatible with the neighborhood and greater Sebastopol in that there are a number of restaurants in proximity and throughout the community that contain dining areas of a similar size. In that the project utilizes the existing tenant space and will have a 13 foot and 4 inch tall addition, measuring approximately 475 square feet. The design does not impair the desirability of investment or occupation in the neighborhood in that removes approximately 475 square feet of loading dock area and asphalt to create an indoor restaurant seating area; and includes the addition of more vegetation and arches that help to soften the hardscape visual appearance of the site. The design appears to be compatible with the neighborhood and the general visual character of Sebastopol in that it is of similar scale to several buildings located in the Barlow, including the building to which the addition is attached.

The design provides appropriate transitions to adjacent properties in that the restaurant addition is not disproportionately shorter or taller than nearby buildings, and the existing trees and plantings (barring possibly 1 tree) will be retained and further vegetation is proposed to be

added. The design also provides appropriate transitions to the public right-of-way and adds a second egress for an ADA entrances. Finally, the design is internally consistent and harmonious in that it utilizes the same patterns, siding, windows, doors, and materials as the main building to which it is attached.

**Recommendation:**

If it is the consensus of the Board that the proposed restaurant and site improvements are compatible with the site, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

Alternatively, the Board may find that revisions are necessary and a continuance is appropriate. Staff recommends that the Board provide direction for redesign to the applicant in the event of a continuance or rationale in the event of a denial.

**Attachments:**

Master Planning Application Form  
Proposal Statement  
Site Photos  
Site Plan, Elevations, Landscaping and Floor Plan

**Findings for Approval  
Minor Design Review  
Application Number 2017-94  
Approval to reuse and expand the existing tenant space for use as a restaurant at  
6780 Depot Street, Suite 120:**

1. That project is categorically exempt from the requirements of CEQA under Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, in that the primary space is in use, and the expansion will be minor in scope.
2. That the project is consistent with the General Plan and Zoning Ordinance in that it involves the development of a commercial uses in an area that contains an array of commercial uses.
3. That the project is beneficial to the neighborhood and greater Sebastopol in that it improves and beautifies a tenant space.
4. That the design is compatible with the neighborhood and the general visual character of Sebastopol in that it is of similar scale to several buildings located within the Barlow, and throughout the City's industrial district.
5. That the design provides appropriate transitions to adjacent properties in that the restaurant is not disproportionately shorter or taller than nearby buildings, and existing trees will be retained and vegetation added.
6. That the design provides appropriate transitions to the public right-of-way and create a new ADA egress and entrance.
7. That the design does not impair the desirability of investment or occupation in the neighborhood in that removes approximately 475 square feet of loading dock space and asphalt to create an extension of the existing tenant space for restaurant seating and an outdoor area with an extended planter bed which will include vegetation to match the existing plantings.
8. That the design is internally consistent and harmonious in that it utilizes the same patterns, siding, windows, doors, and materials as the main building in which the tenant space is located.

**Conditions of Approval:**

1. Approval is granted for the Design Review submittal described in the application and plans date-stamped December 19, 2017. This 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 17.250.050 of the Zoning Ordinance.
2. All construction shall conform to the plans date-stamped December 19, 2017, unless the design is modified herein. The applicant must obtain a Building Permit prior to the commencement of construction activities.

3. The restaurant shall be CASP certified to the satisfaction of the Building Official.
4. Any rooftop equipment shall be screened to the satisfaction of the Planning Director.
5. No alcoholic beverages shall be sold or consumed on the premises without first obtaining approvals from the Department of Alcoholic Beverage Control and the Planning Director or Planning Commission, as may be required.
6. Flood zone construction requirements will need to be addressed to the satisfaction of the Building Official and the additional square footage will need to be structurally adequate for flood water loads.
7. Further review will be required by the Building Official to determine if the interior space needs to be connected to the flood seepage system.
8. The engineer of record for the project shall be consulted on the proposed alterations to the structure to assure they are adequate and meets the flood construction design criteria.
9. Maintain Fire Sprinkler Suppression System. Add or move sprinkler heads as needed.
10. Maintain Fire Alarm System. Add or move required Smoke and Heat Detectors, Manual Pull Stations, Horns/Strobes, Emergency Lighting, Fire Extinguishers, Kitchen Suppression System (if required).
11. Provide a second ADA Compliant Entrance and Egress.
12. A full Fire Inspection is required.



# 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](http://www.ci.sebastopol.ca.us)

## MASTER PLANNING APPLICATION FORM

### PROJECT INFORMATION:

ADDRESS:	6780 Depot St. #120 Sebastopol, CA 95472
PARCEL #:	
PARCEL AREA:	The Barlows

### FOR CITY USE ONLY

PLANNING FILE #:	2017194
DATE FILED:	12-18-17
TOTAL FEES PAID: \$	365
RECEIVED BY:	[Signature]
DATE APPLICATION DEEMED COMPLETE:	

### APPLICANT OR AGENT:

Name: Gia Baiocelin

Email Address: gia@thenectary.net

Mailing Address: 6760 McKinley St.

City/State/Zip: Sebastopol, CA #130

Phone: (808)652-4414

Fax: N/A

Business License #: \_\_\_\_\_

Signature: [Signature]

Date: \_\_\_\_\_

### OWNER OF PROPERTY

#### IF OTHER THAN APPLICANT:

Name: Barlow Star LLC

Email Address: \_\_\_\_\_

Mailing Address: 6780 Depot St. #110

City/State/Zip: Sebastopol, CA 95472

Phone: 707.824.5600

Fax: \_\_\_\_\_

Business License #: SEB0118

Signature: [Signature]

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

Date: 12/14/17

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

Name: MARIA DESANTO

GENERAL MGR, THE BARLOW

Email Address: MARIA@THEBARLOW.NET

Mailing Address: 6780 DEPOT ST 110

City/State/Zip: SEBASTOPOL, CA 95472

Phone: 707.824.5600

Fax: \_\_\_\_\_

Name: \_\_\_\_\_

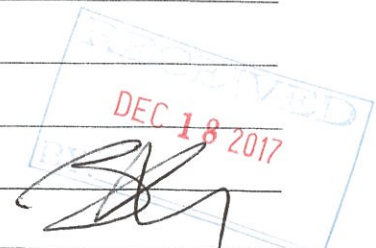
Email Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_



**PROJECT DESCRIPTION:**

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

The goal of this application is to create a casual tapas dining experience paired with unique libations which will include: on-site crafted beer, local wine, liquors, along with mixed drinks and non-alcoholic elixirs. We will be seating up to 100 people in an entirely indoor setting. We would also like the option for live entertainment, both acoustic and amplified.

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.):

Use permit for Type 75 ABC license and Design Review for alterations <sup>+ addition</sup> to exterior of existing building.

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

The space is currently a local produce distribution warehouse for FEED Sonoma

**DEVELOPMENT DATA:**

SQUARE FEET BUILDING EXISTING:	24,501	<input type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:	approx. 475	<input type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:	475	<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:	<b>Existing:</b> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A	<b>Proposed:</b> <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A

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EXISTING LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N/A
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 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.)

potential removal of trees for addition of new building and revisal of existing landscaping

Will Existing Landscaping be revised?

Yes

No

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

yes, please see attached submittal of landscape plan (minor change)

Will Signs be Changed or Added?

Yes

No

Business: Hours of Operation? Open: 11AM Close: 2AM

Is alcohol service proposed?

Yes

No

If yes, what type of State alcohol license is proposed? TYPE 75

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: 80

Is any live entertainment proposed?

Yes

No


If yes, please describe: Aconstic and amplified

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# 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.


 \_\_\_\_\_ 12.13.17 \_\_\_\_\_ 2017-94  
Applicant's Signature Date Signed 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  \_\_\_\_\_ Printed Name Gia Baiocchi

**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.

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# 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

No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

If we are approved for music, we will inform neighbors in residential areas that may be impacted.
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## 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

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CITY OF SEBASTOPOL

7100 Redwood Avenue, Sebastopol, California 94722 / 707-823-6167

**MWELo: California Model Water Efficient Landscape Ordinance**

Permit applicants are required to complete this form, or applications may be incomplete.

**MWELo PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST**

**Applicant Information:**

Name: Gia Baiocchi

Phone: 808.652.4414

Address: 6760 McKinley St. #130 Sebastopol, CA 95472

Email: gia@thenectary.net

**Project Information:**

Site Address: 6780 Depot St. #120, Sebastopol, CA 95472

Project Type (new dwelling, commercial, remodel, etc.): \_\_\_\_\_

- A.  Currently, this project **does not include new or rehabilitated landscaping**. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELo) requirements per California Code of Regulations, Municipal code 15.36 Title 23, Division 2, Chapter 2.7.
- B.  This project is **not** a homeowner project and will include new or rehabilitated landscaping of **2,500 sq. ft. or greater in area**.
- C.  This project is for a **homeowner-provided or homeowner hired single-family or multi-family residential project** with new or rehabilitated landscaping of **more than 5,000 sq. ft.**

*If you checked Item B. or C. above, please provide the information below specific to the new or rehabilitated landscape area which will be completed as part of this project and specify the compliance method to be used (ask Planning staff for compliance options, if you have questions):*

Total Landscape Area (sq. ft.): \_\_\_\_\_ Turf Area (sq. ft.): \_\_\_\_\_

Non-Turf Plan Area (sq. ft.): \_\_\_\_\_ Special Landscape Area (sq. ft.): \_\_\_\_\_

Water Type (potable, recycled, well): \_\_\_\_\_

Name of water purveyor (If not served by private well): \_\_\_\_\_

**Compliance Method (anticipated):**

- Performance (Items required in Performance Checklist to be included on final plans)
- Prescriptive (Items required in Prescriptive Checklist to be included on final plans)

Signature: [Signature] Date: 12.13.17

I certify the above information is correct and agree to comply with the applicable requirements of the MWELo.

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[Signature]

Dear DRB and Planning Commission,

We are proposing a Tapas Restaurant with a full service food program. The proposed use will offer Sebastopol its first premier location for enjoyment of beverages of all levels of ABV (% of alcohol) with the use of a Type 75 full liquor license. Working with Gia at The Nectary, we will curate an experience that fits perfectly into the culture of Sebastopol. As two natives we are uniquely attuned the needs of our local community. We will offer non-alcoholic beverages with design and intent alongside classic cocktails, craft beer, local wines and great food.

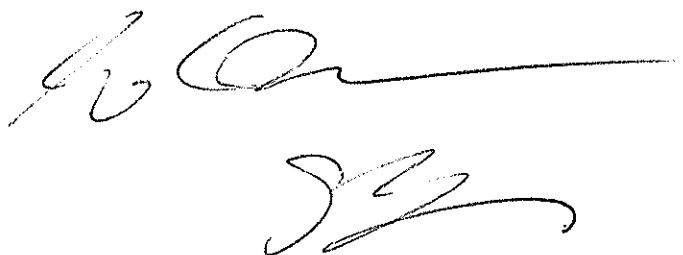
Our main intent with the space is to create a social gathering space for people looking for casual and thoughtful beverages and food. As a social gathering space we look to offer a variety of entertainment, including amplified music.

The seating capacity in suite 120 will be up to 100 people, all indoor. The kitchen and fermentation brewing equipment area will be constructed across the hall in suite 130 (current site of production kitchen for The Nectary). The Nectary holds the lease for this entire space (2440 sq. ft.) and will sublet approximately 1000 sq. ft. for this project to allow for maximum capacity of seating in the suite 120.

Our hours of operation will be from 12pm-2am 7 days a week. The restaurant proposes to sell beer, wine, and distilled spirits, as well as brew a limited amount of beer under a Type 75 ABC license and will be on premises only for all beverages.

Thank you for considering our request for a use permit for our business.

Sincerely,  
Lowell Sheldon and Gia Baiocchi

The image shows two handwritten signatures in black ink. The top signature is a long, flowing cursive line, likely belonging to Lowell Sheldon. The bottom signature is shorter and more compact, likely belonging to Gia Baiocchi.

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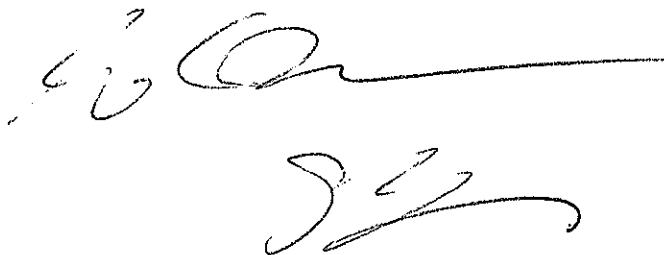
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The seating capacity in suite 120 will be up to 100 people, all indoor. The kitchen and fermentation brewing equipment area will be constructed across the hall in suite 130 (current site of production kitchen for The Nectary). The Nectary holds the lease for this entire space (2440 sq. ft.) and will sublet approximately 1000 sq. ft. for this project to allow for maximum capacity of seating in the suite 120.

Our hours of operation will be from 12pm-2am 7 days a week. The restaurant proposes to sell beer, wine, and distilled spirits, as well as brew a limited amount of beer under a Type 75 ABC license and will be on premises only for all beverages.

Thank you for considering our request for a use permit for our business.

Sincerely,  
Lowell Sheldon and Gia Baiocchi

The image shows two handwritten signatures in black ink. The top signature is a long, flowing cursive line, likely belonging to Lowell Sheldon. The bottom signature is shorter and more compact, likely belonging to Gia Baiocchi.

DEC 18 2017

# 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:**

6780 Depot St. #120, Sebastopol, CA 95472

**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

Gia Baiocchi  
\_\_\_\_\_  
PRINTED NAME

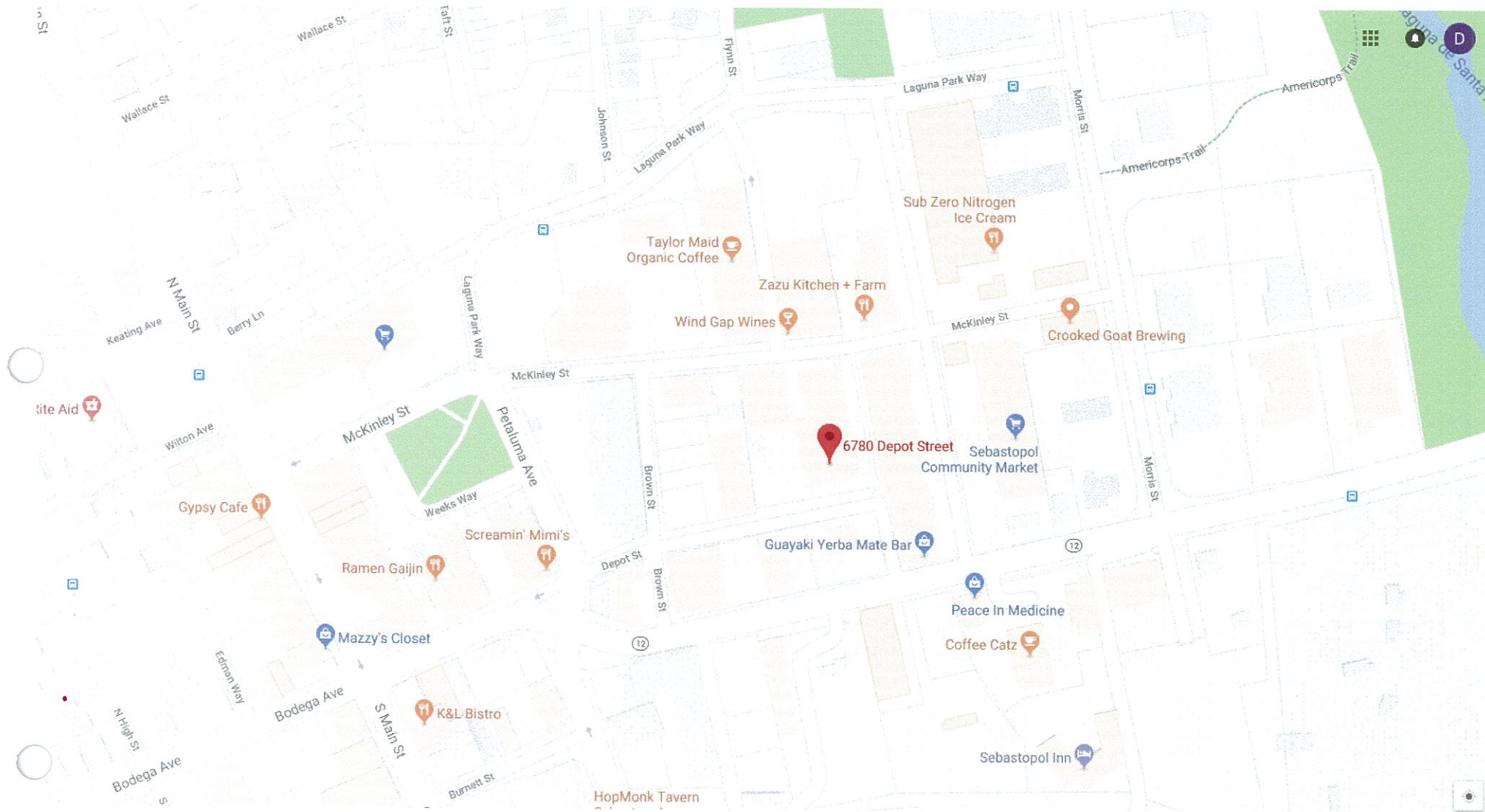
12.13.17  
\_\_\_\_\_  
DATE

DEC 18 2017





COPIED  
DEC 21 2017



DEC 21 2017



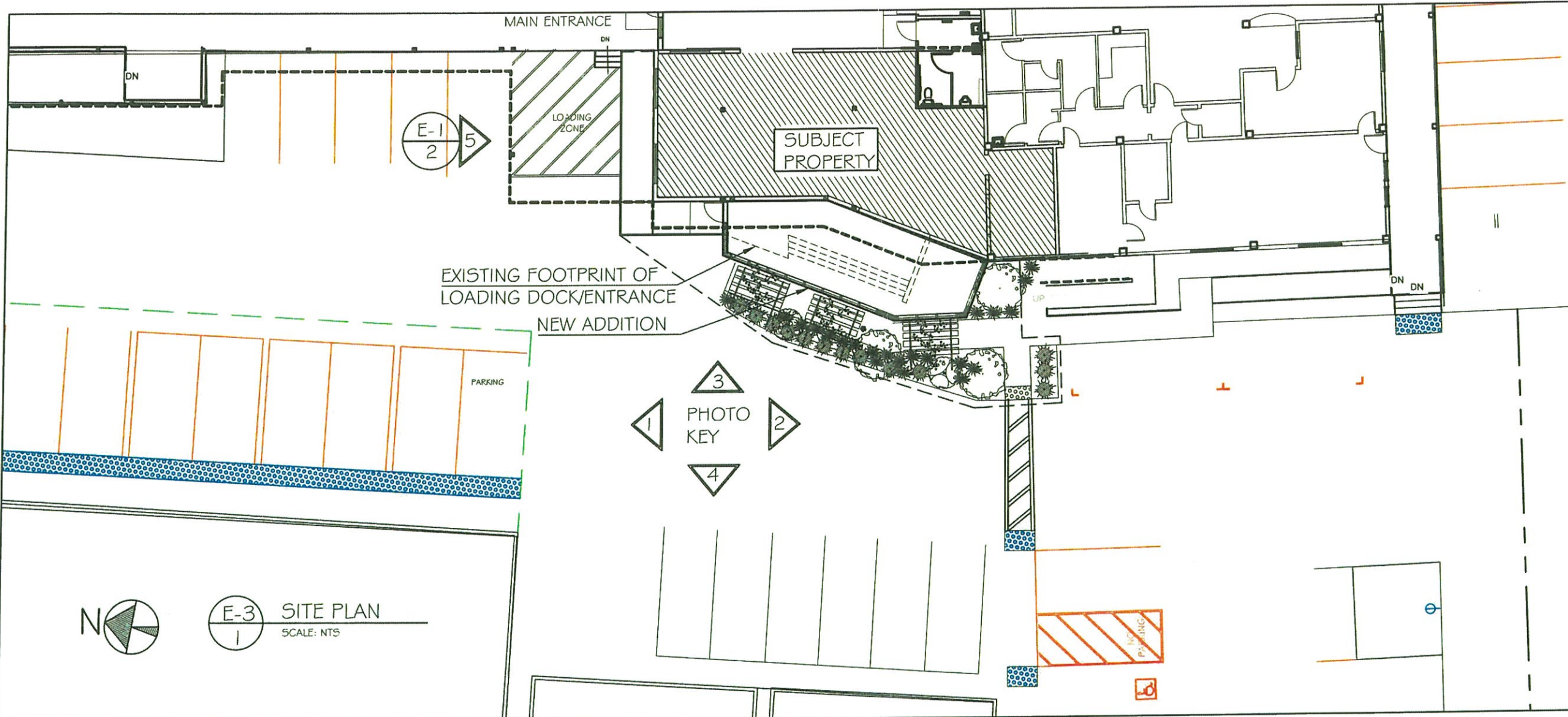
DEC 21 2017





# PRODUCE HUB





Depot St.

FINEROOT DESIGN, LLC  
 1212 LITTLE LN  
 MILL VALLEY, CA 94541  
 WWW.FINEROOTSF.COM  
 415.655.3096

PLAN AND PHOTO ORIENTATION  
 6780 DEPOT ST, 120

(E-3) 2 LOOKING NORTH, PHOTO #1  
 SCALE: NTS



(E-3) 3 LOOKING SOUTH, PHOTO #2  
 SCALE: NTS



(E-3) 4 LOOKING EAST, PHOTO #3  
 SCALE: NTS



(E-3) 5 LOOKING WEST, PHOTO #4  
 SCALE: NTS



DATE 12/4/17  
 SCALE NTS  
 JOB B-LCIV  
 CDR/ARTY TM

SHEET  
**E-3**

RECEIVED  
 DEC 18 2017  
 PA



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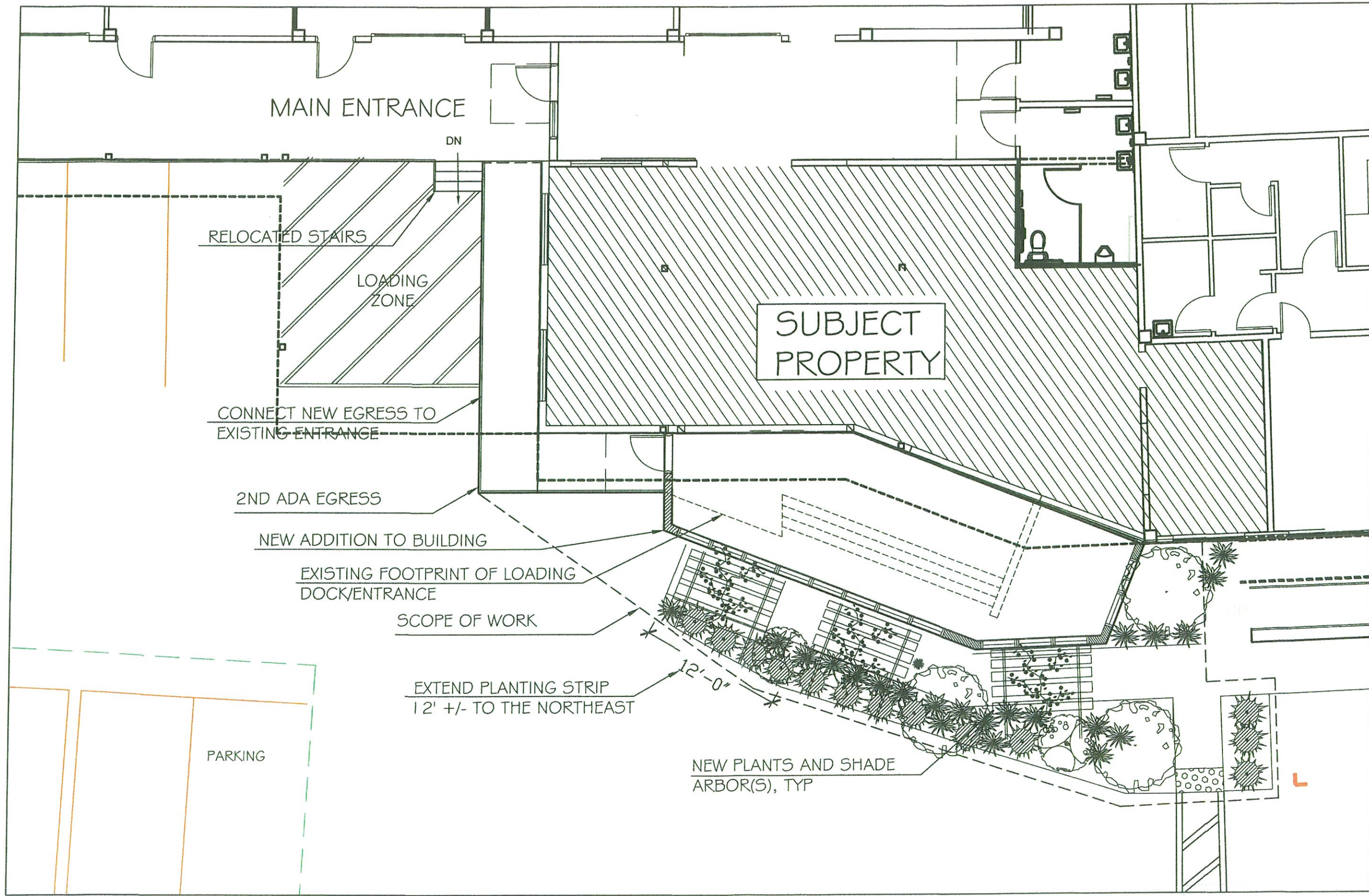


VICINITY MAP  
 6780 DEPOT ST, 120

DATE 12/14/17  
 SCALE 1/2" = 1'-0"  
 JOB B-LOW  
 DRAWN BY TM

SHEET  
 S-1

DEC 18 2017  
*AA*



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DETAILED SITE PLAN  
 6780 DEPOT ST, 120

DATE	12/14/17
SCALE	1/8" = 1'-0"
REV	B-LOW
DRAWN BY	TM

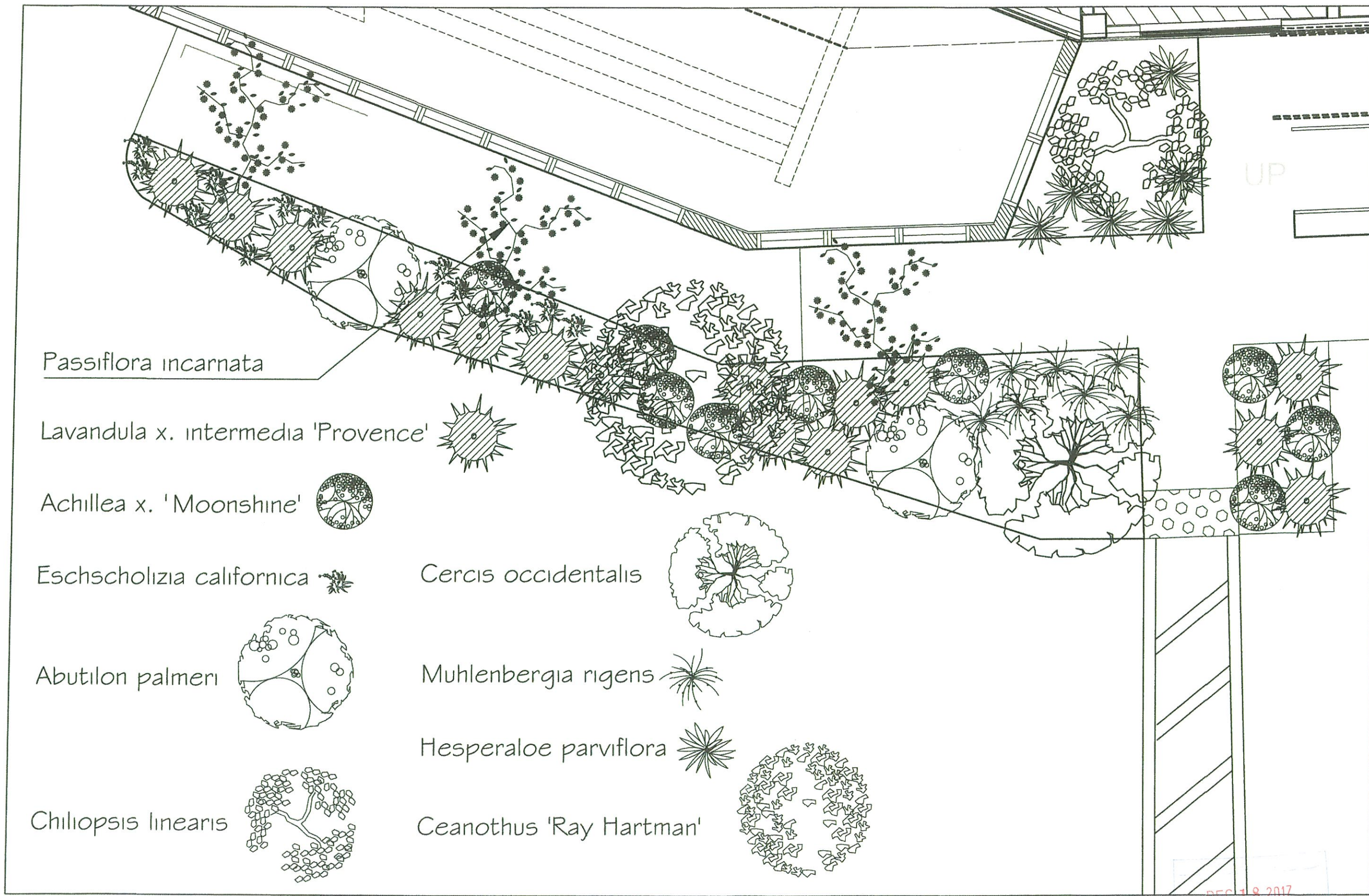
SHEET  
**S-3**

DEC 18 2017

PROPOSED PLANTING PLAN  
 6780 DEPOT ST, 120

DATE	12/14/17
SCALE	1/8" = 1'-0"
TYPE	B-LOW
DESIGN BY	TM

SHEET  
P-1



*Passiflora incarnata*

*Lavandula x. intermedia* 'Provence'

*Achillea x.* 'Moonshine'

*Eschscholzia californica*

*Abutilon palmeri*

*Chilopsis linearis*

*Cercis occidentalis*

*Muhlenbergia rigens*

*Hesperaloe parviflora*

*Ceanothus* 'Ray Hartman'

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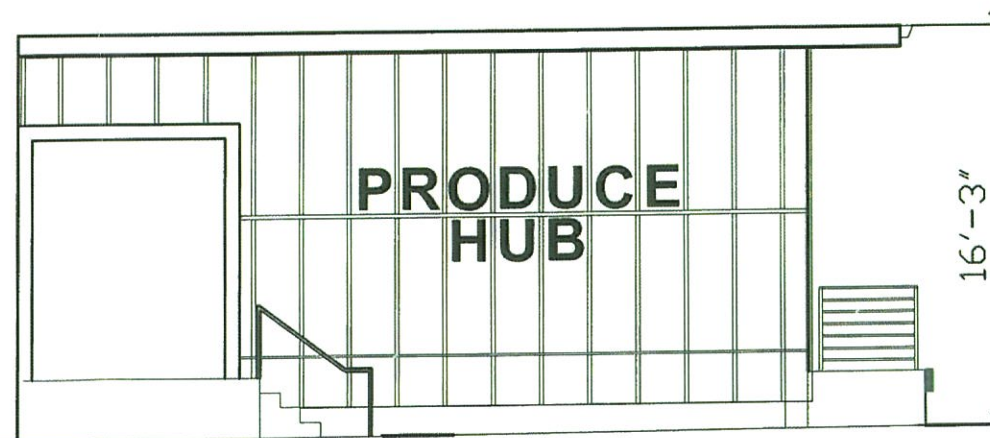


**E-1**  
1 EXISTING 'WEST' ELEVATION FROM STREET  
SCALE:  $\frac{1}{8}'' = 1'-0''$



**E-1**  
2 LOOKING SOUTH FROM LOADING ZONE, PHOTO #5  
SEE. SHT E-3, DTL 1

SCALE: NTS



**E-1**  
3 EXISTING 'NORTH' ELEVATION  
SCALE:  $\frac{1}{8}'' = 1'-0''$

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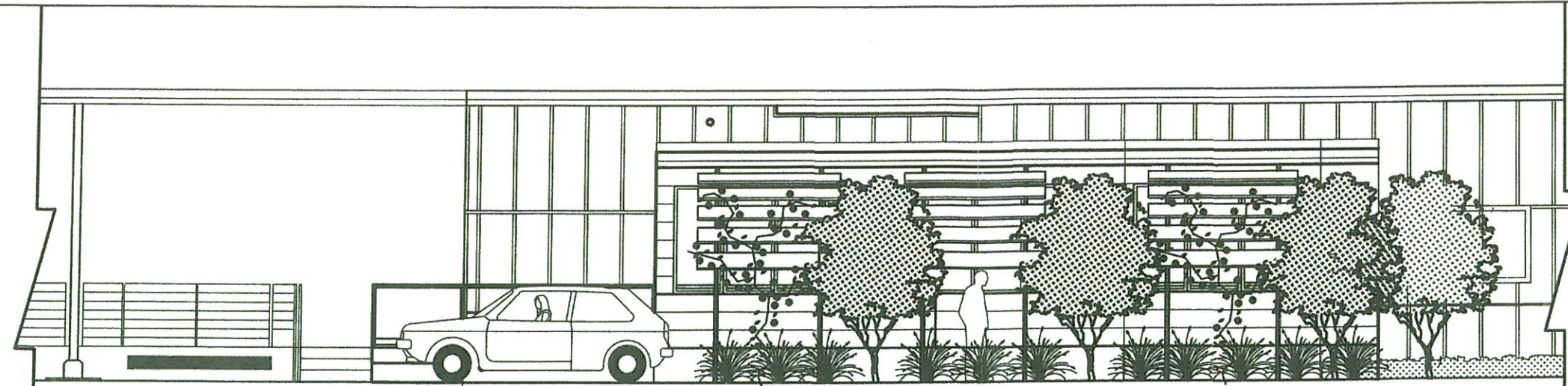


EXISTING ELEVATIONS  
6780 DEPOT ST, 120

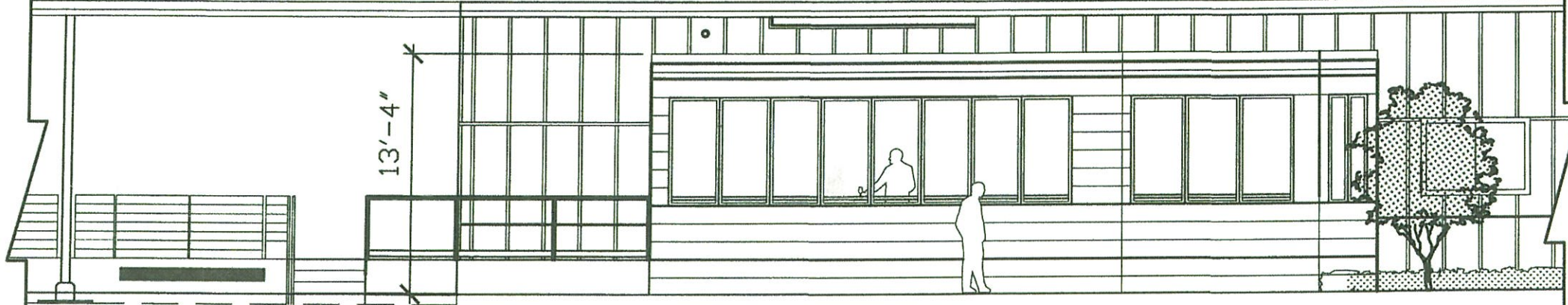
DATE	12/14/17
SCALE	$\frac{1}{8}'' = 1'-0''$
DR	B-LOW
DATE BY	TM

SHEET  
**E-1**

DEC 18 2017

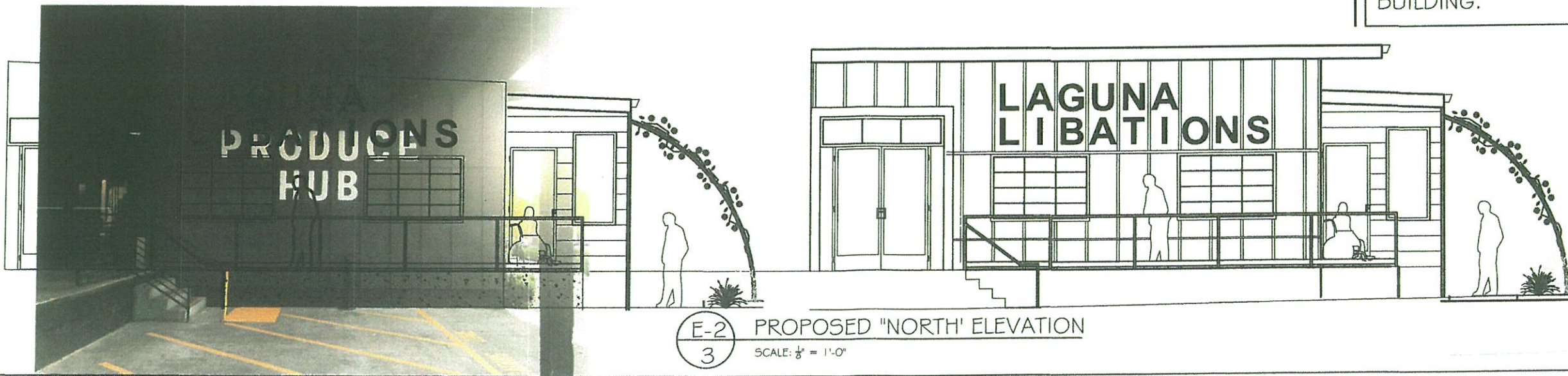


E-2  
1 PROPOSED 'WEST' ELEVATION FROM SIDEWALK  
SCALE: 1/8" = 1'-0"



E-2  
2 PROPOSED 'WEST' ELEVATION FROM STREET  
SCALE: 1/8" = 1'-0"

NOTE:  
NEW SIDING TO BE PAINTED  
TO MATCH EXISTING  
BUILDING.



E-2  
3 PROPOSED "NORTH" ELEVATION  
SCALE: 1/8" = 1'-0"

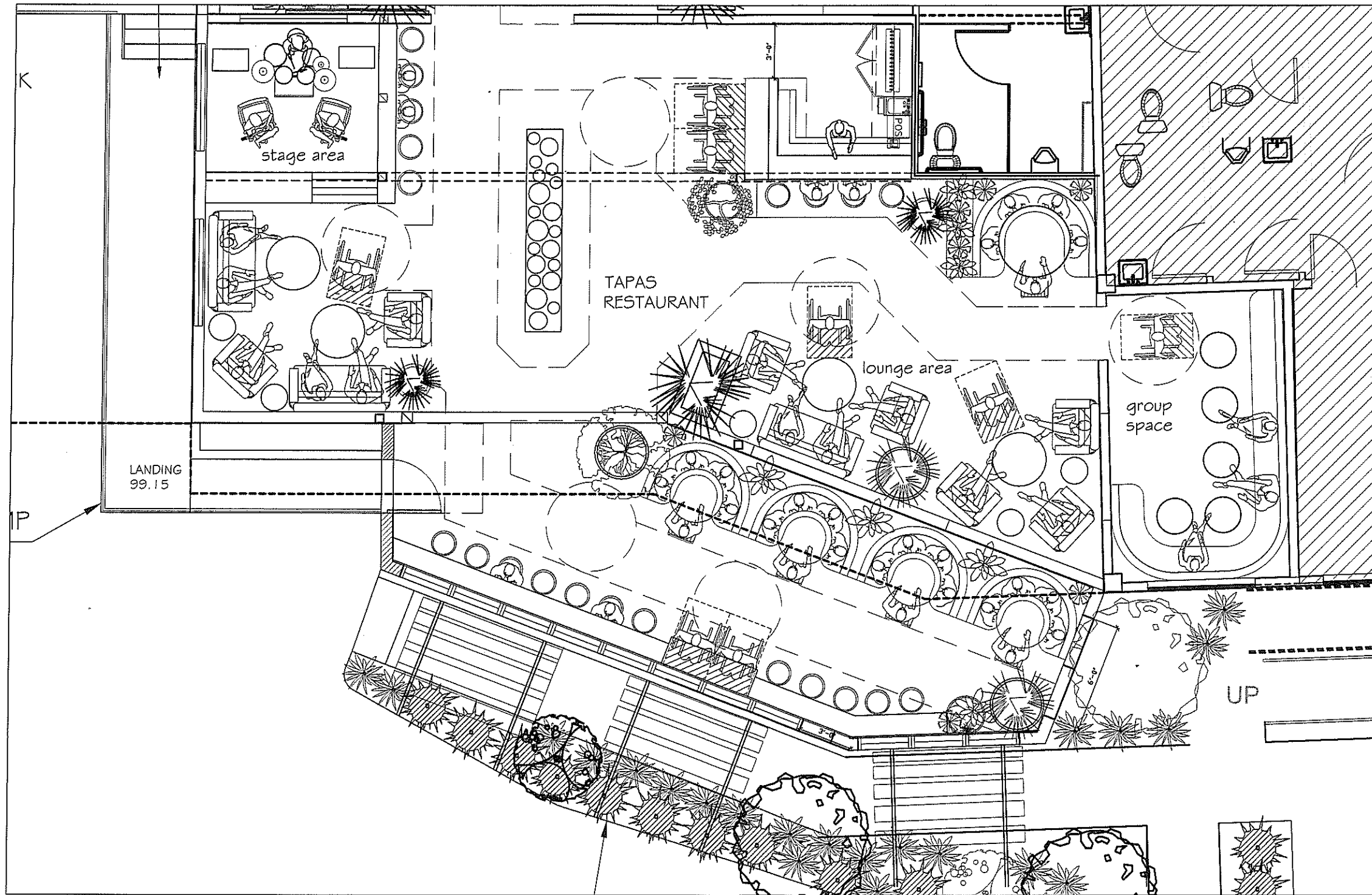
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PROPOSED ELEVATIONS  
6780 DEPOT ST, 120

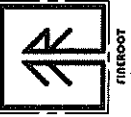
DATE: 12/4/17  
SCALE: 1/8" = 1'-0"  
JOB: B-LOW  
DRAWN BY: TM

SHEET  
E-2

DEC 18 2017



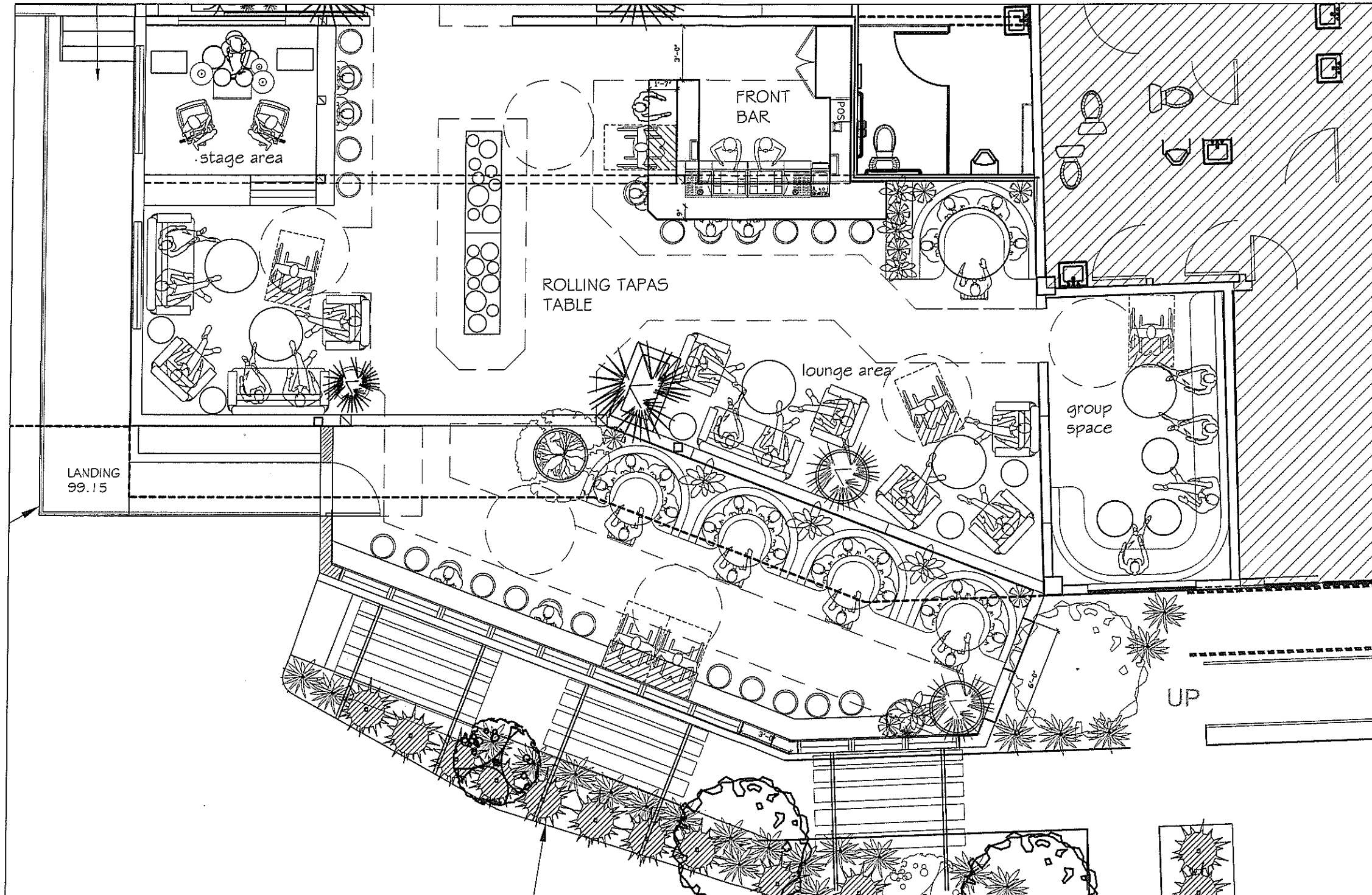
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 MILL VALLEY, CA 94541  
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CONCEPTUAL INTERIOR LAYOUT  
 W/ BOOTHS & SMALLER BAR  
 6780 DEPOT ST, 120

DATE	11/30/17
REVISED	12/20/17
SCALE	3/4" = 1'-0"
JOB	BLOW
DESIGN BY	TM

SHEET  
 L-7



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CONCEPTUAL INTERIOR LAYOUT  
 W/ BOOTHS & SMALLER BAR  
 WITH RETAIL SHELVES  
 6780 DEPOT ST, 120

DATE 11/30/17  
 SCALE 1/8" = 1'-0"  
 JOB BLOW  
 DRAWN BY TM

SHEET  
 L-8