

City Council
Mayor Patrick Slayter
Vice Mayor Una Glass
Michael Carnacchi
Sarah Glade Gurney
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Planning Director
Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol Design Review Board Staff Report

Meeting Date: June 17, 2020
Agenda Item: 8A
To: Design Review Board
From: Alan Montes, Associate Planner
Kari Svanstrom, Planning Director
Subject: Outdoor Patio for Crooked Goat Brewery
Recommendation: Approve with Conditions
Applicant/Owner: Chuck Gangnath/Barlow (Barney Aldridge)
File Number: 2020-029
Address: 120 Morris Street, Suite 120
CEQA Status: Categorical Exemption: Section 15303: Class 3
General Plan: LI: Light Industrial
Zoning: CM: Commercial Industrial

Introduction:

This is a Design Review application requesting approval for the design of an outdoor patio within the Barlow. The proposal will eliminate three (3) parking spaces in the Barlow.

Background:

In 2017, Crooked Goat Brewery received an Administrative Permit (2017-26) to build an approximate 753 sq. ft. outdoor patio with a maximum seating capacity of 64 seats. This approval eliminated five (5) parking spaces, in the Golden Delicious Court parking lot (the parking lot between 120 Morris St., Crooked Goat Brewing, and 100 Morris St., Vacant.), Figure 1.

The applicant applied for a Conditional Use Permit (2020-035) to intensify the Crooked Goat Brewing by expanding the outdoor patio area and to eliminate three (3) additional parking spaces for an expansion to the outdoor patio. The Planning Commission approved the request on May 20, 2020, as proposed and conditioned.

The Planning Commission did not review the design of the patio, as the design requires approval from the Design Review Board.

Project Description:

The project proposes to create a 490 sq. ft. outdoor patio with a maximum seating capacity of 32 seats within Golden Delicious Court (parking lot), eliminating three (3) parking spaces. The patio is designed to match the Crooked Goat's existing patio area. The project will relocate the existing ADA parking space and ADA access ramp over a parking space to the west. The patio will be constructed of concrete and rebar on a 15 mil. yellow guard vapor barrier with sand over the existing asphalt. The patio will utilize the existing planter along the east end of the patio and

add two (2) new planters along the south end of the patio to provide a barrier between the parking lot and the seating area.

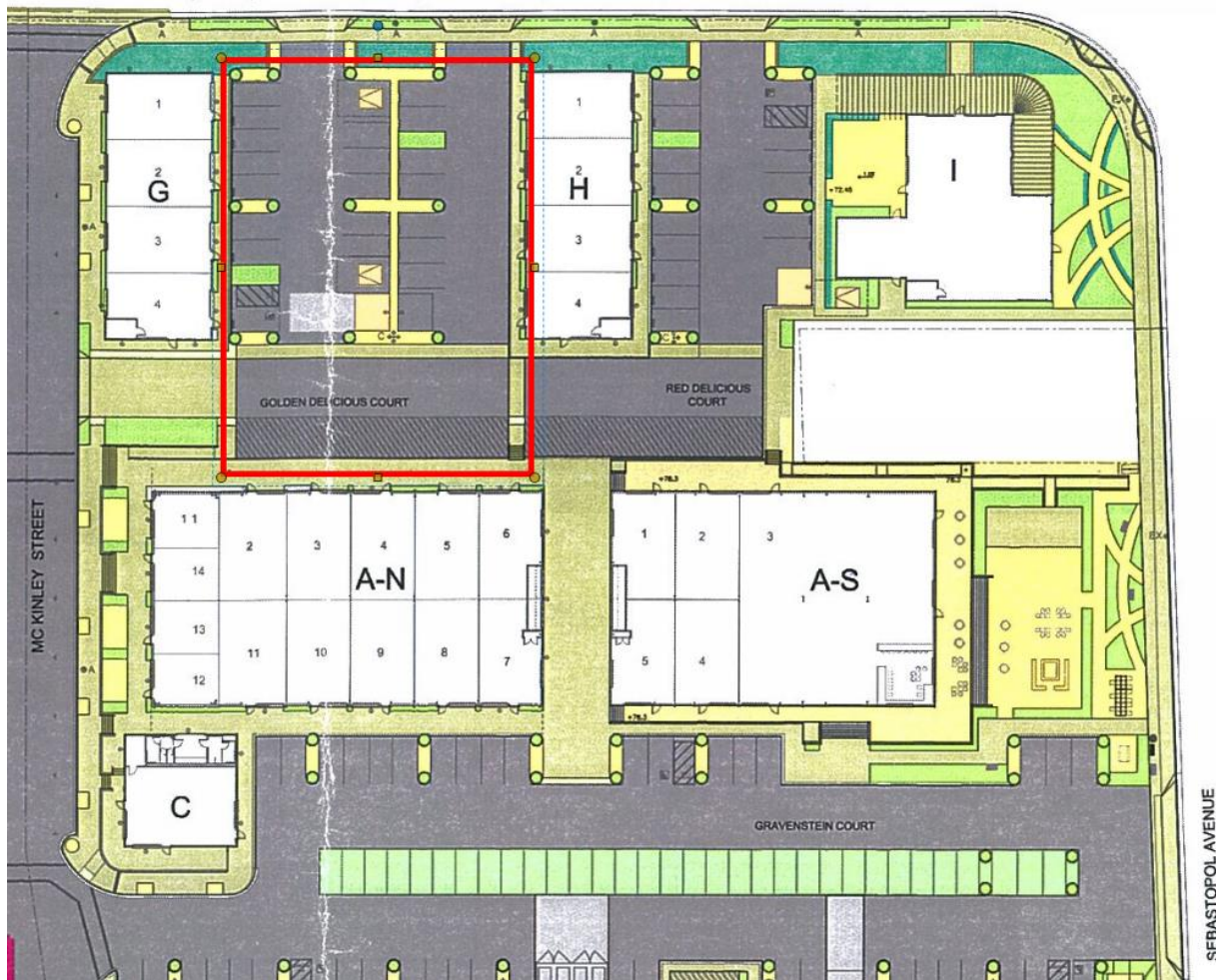


Figure 1 - Golden Delicious Court Identified in Red (Please note that this image is for demonstrational purposes only and does not accurately reflect the existing parking)

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15303, Class 3, which includes construction of accessory structures such as garages, carports, patios, and fences. The patio would be considered an accessory structure and will not create any new environmental impacts as it will be in an already developed area.

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." The alterations to the courtyard/parking lot are minor and do not change the existing use. The minor changes are consistent with the Light Industrial Land Use Designation in that it will be a gathering area 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 in the CM: Commercial Industrial District. The Zoning Ordinance states the following: "The CM District is intended to encourage local production, innovation, and sales of local art, textile, food, beverage, and other tangible goods by allowing a range of complementary, community-oriented building types and spaces that accommodate small- and mid-size makers, fabricators, producers, and manufacturers, as well as specified commercial, residential, and other uses. (Ord. 1111, 2018)." The Planning Commission has determined that the expanded patio area for the brewing facility is appropriate and consistent use within the Zoning District.

Parking: Uses in the CM District are subject to the following parking requirement (per SMC 17.110-2: Central Core District and Commercial-Industrial District): One space per 500 square feet for all uses, except residential. The requirement applies to industrial, food, retail, and other uses. The Barlow currently has a surplus of parking spaces throughout the campus. Accounting for the approved use permit (2020-035), associated with this design review, the Barlow has surplus of between 42 and 67 parking spaces (depending on how the Kosta Browne private parking lot containing 25 parking spaces is accounted for).

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, Fire, Engineering, Public Works, and City Manager. No comments were received.

Required Findings:

Design Review: Section 17.450.030(B) 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:

- 1) The design of the proposal would be compatible with the neighborhood and with the general visual character of Sebastopol;
- 2) The design provides appropriate transitions and relationships to adjacent properties and the public right of way;
- 3) It would not impair the desirability of investment or occupation in the neighborhood;
- 4) The design is internally consistent and harmonious; and
- 5) 5) The design is in conformity with any guidelines and standards adopted pursuant to this Chapter."

Analysis:

The project appears to be compatible with the site as it enhances the location by providing additional seating area and creates a more engaging area within The Barlow. The design will match the existing patio, utilizing metal planters, wood tables and benches. The project will eliminate three (3) parking spaces; however, The Barlow has surplus parking to absorb the lost spaces, and the review of parking, including distribution of the spaces and additional required spaces, which was approved by Planning Commission. The Commission did require one (1) additional space (provided out of the 'surplus' parking at The Barlow) to support the additional outdoor seating due to its size relative to the indoor seating, as the outdoor seating will be comparable in size to the indoor seating (outdoor seating area: 1,243 sq. ft. and 96 seats vs. indoor seating area: 1338 sq. ft. and 112 seats). The Use Permit approved by the Planning

Commission required that the patio be easily removable and tied the patio to Use Permit (2020-035), stating that it would need to be removed or reapproved by the Planning Commission should a new use, not conforming to the use permit, move in. The patio will be constructed of concrete and rebar on a 15 mil. yellow guard vapor barrier with sand over the existing asphalt. The foundation is very similar to Vineshift's proposal, the main difference is that the Vineshift proposed a 40 mil. high strength membrane placed over the asphalt.

Staff believes that the proposed project is compatible with the neighborhood and greater Sebastopol in that it expands the existing amenities, and with the existing development, as it is in the same style as the existing patio and Barlow buildings.

Recommendation:

Staff recommends that the Board approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report and Exhibits A and B, which any modifications the Board feels are appropriate, and if there is a consensus that the design of the project appropriate.

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

Exhibits:

- A. Recommended Findings of Approval
- B. Recommended Conditions of Approval

Attachments:

- Master Planning Application
- Submitted Plans
- Staff Report and Approval for Crooked Goat Brewing Use Permit 2020-035

Exhibit A
DESIGN REVIEW: 2020-029
CROOKED GOAT BREWERY – OUTDOOR PATIO EXPANSION
120 Morris Street, Suite 120

Recommended Findings of Approval:

1. The proposed use is categorically exempt from the requirements of CEQA, pursuant to Section 15303, Class 3, which includes construction of accessory structures such as garages, carports, patios, and fences, as the proposed patio is located in an already developed area and is a small structure it is exempt from CEQA.
2. That the proposed project is consistent with the General Plan policies Community Design (CD) 1-9, which states the City should “promote an attractive system of public and quasi-public spaces throughout the community that support public gatherings and social interaction. Encourage new development to include accessible and attractive common areas including unique courtyards, pocket parks and plazas.” This project is consistent in that the outdoor patio will create an attractive outdoor patio area that is accessible and will foster social interaction.
3. The project is consistent with the Zoning Ordinance, in that the project is proposing an accessory structure in the CM district and complies with the findings in the Sebastopol Municipal Code Section 17.450.030B, identified below.
4. That the proposed project is consistent with Section 17.450.030.B of the Zoning Ordinance in that the project is compatible with the site because it beautifies and creates a more engaging patio area within The Barlow, which will enhance the facility. The design of the project provides an appropriate transition and relationship to the area in that it continues to utilize the existing landscaping, utilizes the footprint of three surplus parking spaces (converts it to a patio). The project will comply with ADA accessibility requirements. The Barlow has surplus parking to absorb said loss and the Planning Commission has approved the reduction of three parking spaces on their May 26, 2020 meeting. The seating will be located out of the public right-of-way and will help create a gathering space which is aesthetically pleasing and inviting. The proposed project is also compatible with the neighborhood and greater Sebastopol in that it expands amenities and enhances The Barlow.

Exhibit B
DESIGN REVIEW: 2020-029
CROOKED GOAT BREWERY – OUTDOOR PATIO EXPANSION
120 Morris Street, Suite 120

Recommended Conditions of Approval:

1. Approval is granted for the patio described in the application materials initially date-stamped May 11, 2020 and as resubmitted on May 13, 2020, except as modified by the conditions of approval.
2. This approval allows for the installation of an outdoor patio over three (3) existing parking spaces, as identified on the plans. The use of the parking spaces may remain in effect for the duration of the Use Permit (2020-035). Upon expiration of the Use Permit (2020-035) the three (3) parking spaces shall be restored to their original function unless approved otherwise by the Planning Commission.
3. It is the applicant's responsibility to ensure that the improvements will not impact the ability to install the flood logs.
4. Hours of operation for the patio shall be the same as the business.
5. The business owner and/or property owner shall maintain the deck and keep it in sound condition.
6. The business owner/or property owner shall be responsible for removing any graffiti on the patio within 48 hours.
7. A building permit is required for the construction of the patio.
8. The project shall comply with the 2019 Building and Fire Codes.
9. The patio shall be "open-air". Enclosures are not allowed without obtaining all required permits.
10. No umbrellas are approved as part of this application. Should the applicant desire to add umbrellas or other minor temporary items an administrative design review is required.
11. Should the applicant desire to add permanent improvements to the patio the improvements shall be reviewed and acted on by the Design Review Board.
12. Fire appliances shall be UL approved.
13. Any work within a City Easement will require an encroachment permit.
14. Stormwater protection shall be in place during construction.
15. The 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 Design Review Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.

- 16.** 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.
- 17.** The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

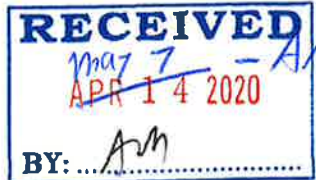


City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

(707) 823-6167 (Phone) or (707) 823-1135 (Fax)

www.ci.sebastopol.ca.us



Design Review - Use Permit

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	120 Morris St. #120 Sebastopol, Ca 95472
PARCEL #:	004-750-023
PARCEL AREA:	

FOR CITY USE ONLY

PLANNING FILE #:	2020 1035 and 2020-029 -AM4/28/2020
DATE FILED:	4/14/2020
TOTAL FEES PAID:	\$ Billing to existing deposit acct
RECEIVED BY:	AM
DATE APPLICATION DEEMED COMPLETE:	5/12/2020

APPLICANT OR AGENT:

Name: Chuck Gangnath

Email Address: Chuck@crookalgatbawing.com

Mailing Address: 1120 Industrial Ave #5

City/State/Zip: Petaluma, Ca 94952

Phone: 707-888-3186

Fax: _____

Business License #: _____

Signature: [Signature]

Date: _____

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: Barney Aldridge

Email Address: Barney@aldrigdevelopment.net

Mailing Address: 6780 Depot St #110

City/State/Zip: Sebastopol, Ca 95472

Phone: 707-824-5600

Fax: _____

Business License #: _____

Signature: [Signature]

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

Date: _____

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

Name: Rich Allen

Email Address: rich@pioneerfireinc.com

Mailing Address: _____

City/State/Zip: _____

Phone: 707-318-9767

Fax: _____

Name: Yolanda Mathew

Email Address: Yolanda@thebarbar.net

Mailing Address: _____

City/State/Zip: _____

Phone: 707-824-5600

Fax: _____

PROJECT DESCRIPTION:

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

See attached written description

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.):

Design Review + Use Permit

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

Parking Spaces

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		☒ N / A
SQUARE FEET BUILDING DEMOLISHED:		☒ N / A
SQUARE FEET BUILDING NEW:		☒ N / A
NET CHANGE IN BUILDING SQUARE FEET:		☒ N / A
NUMBER OF DWELLING UNITS EXISTING:	☐ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☒ N / A
NUMBER OF DWELLING UNITS PROPOSED:	☐ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☒ N / A
NET CHANGE IN DWELLING UNITS:		☒ N / A
SETBACKS:	Existing: ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☐ N / A	Proposed: ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☒ N / A



EXISTING LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	☒ N / A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	☒ N / A
EXISTING LOT AREA:	_____ Square Feet		☒ N / A
PROPOSED LOT AREA:	_____ Square Feet		☒ N / A
BUILDING HEIGHT:	Existing: _____	Proposed: _____	☒ N / A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	☒ N / A
PARKING SPACE (S):	Existing: _____	Proposed: _____	☐ N / A
ZONING	Existing: _____	Proposed: _____	☐ 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?

landscape planter to be removed 40 square ft.

Will Signs be Changed or Added? ☐ Yes ☒ No

Business: Hours of Operation? Open: 11:30 am Close: 9:00 pm

Is alcohol service proposed? ☒ Yes ☐ No

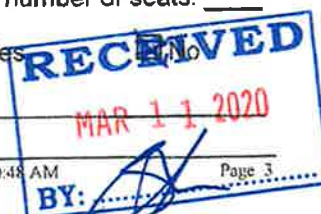
If yes, what type of State alcohol license is proposed? 23

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

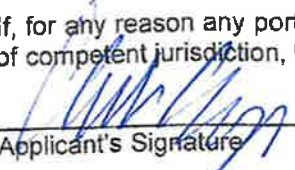
If yes, please describe: _____



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

3-3-2020
Date Signed

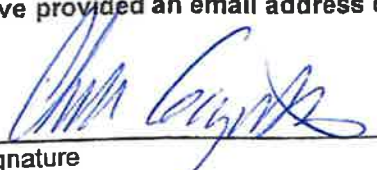
2020-029
Planning File Number

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

Charles Gangwerth
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:

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:

120 Morris 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

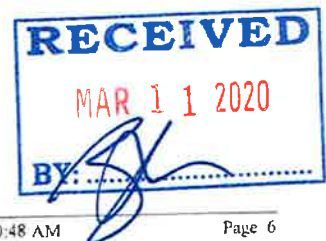
The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.

I certify this information:


APPLICANT SIGNATURE

Chuck Gangwerth
PRINTED NAME

3/3/2020
DATE





CITY OF SEBASTOPOL

7120 Bodega Avenue, Sebastopol, California 95472 707-823-6167

MWEL0: California Model Water Efficient Landscape Ordinance

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

MWEL0 PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST

Applicant Information:

Name: Chuck Gangath
Phone: 707 888 3186
Address: 1130 Industrial Ave #5 Petaluma, Ca 94952
Email: Chuck@crookedgoatbrewing.com

Project Information:

Site Address: 120 Morris St #120 Sebastopol, Ca 95472
Project Type (new dwelling, commercial, remodel, etc.): Parklet

- 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 (MWEL0) 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): _____

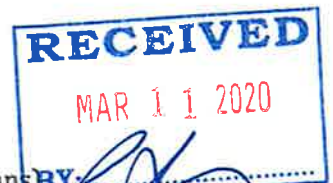
Name of water purveyor (If not served by private well): _____

Compliance Method (anticipated):

- ☐ Performance (Items required in Performance Checklist to be included on final plans BY: _____)
- ☐ Prescriptive (Items required in Prescriptive Checklist to be included on final plans)

Signature: [Signature] Date: 3/3/2020

I certify the above information is correct and agree to comply with the applicable requirements of the MWEL0.





- CROOKED GOAT BREWING -

March 3, 2020

Crooked Goat Brewing Parklet Project Statement:

The project consists of a new parklet to be installed in the existing parking spaces south of Crooked Goat Brewing's location in Building G (120 Morris St.) at the Barlow. The parklet will include new decking, planters, benches and a game area. The existing van accessible parking stall, loading zone, curb ramp and accessible parking signage will be removed. The existing curb ramp will be replaced with a sidewalk. There will be a net decrease of three parking stalls. The Barlow currently has a net surplus of 37 parking stalls based on the Barlow Shared Parking Analysis dated 4/4/2017, a revised copy was submitted to City of Sebastopol Planning Department on 4/6/2020 by The Barlow to supplement this application.



OFFICE: 1130 Industrial Avenue, Suite 5, Petaluma CA 94952

BREWERY: 120 Morris Street, Suite 120, Sebastopol CA 95472

PLANNING FEES – FY 2018/19

CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	AMOUNT	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
☐	Adjustment	Fee	\$445.00	\$170.00	\$615.00
☐	Administrative Permit Review – Minor	Fee	\$140.00	\$15.00	\$155.00
☐	Administrative Permit Review	Fee	\$360.00	\$15.00	\$375.00
☐	Administrative Time Extension	Fee	\$185.00	\$15.00	\$200.00
☐	Annexation Request – Preliminary	Deposit	\$3,390.00	\$15.00	\$3,405.00
☐	Annexation/Pre-zone Request	Deposit	\$6,615.00	\$215.00	\$6,830.00
☐	Antenna Permit – Administrative	Fee	\$740.00	\$170.00	\$910.00
☐	Appeal of Board, Commission or Staff Decisions	Fee	\$400.00	\$215.00	\$615.00
☐	Building Permit Review Fee – Major	Fee	\$260.00	N/A	\$260.00
☐	Building Permit Review Fee – Minor	Fee	\$100.00	N/A	\$100.00
☐	Business License Application Review	Fee	\$35.00	N/A	\$35.00
☐	Certificate of Compliance	Deposit	\$1,905.00	\$15.00	\$1,920.00
☐	Design Review – Administrative	Fee	\$205.00	\$15.00	\$220.00
☐	Design Review – Major Project	Deposit	\$1,370.00	\$35.00	\$1,405.00
☐	Design Review – Minor Amendment	Fee	\$235.00	\$15.00	\$250.00
☐	Design Review – Minor Project	Fee	\$350.00	\$15.00	\$365.00
☐	Development Agreement	Deposit	\$12,505.00	\$215.00	\$12,720.00
☐	Environmental Impact Report Review	Deposit	\$9,685.00	\$215.00	\$9,900.00
☐	Filming Permit	Fee	\$555.00	\$15.00	\$570.00
☐	Filming Permit – Non-Profit or Student	Fee	\$150.00	\$15.00	\$165.00
☐	Filming Permit – Still	Fee	\$445.00	\$15.00	\$460.00
☐	Filming Permit – Amendment	Fee	\$140.00	\$15.00	\$155.00
☐	General Plan Map or Text Amendment	Deposit	\$4,370.00	\$215.00	\$4,585.00
☐	Historic Interest Site	Fee	\$720.00	\$170.00	\$890.00
☐	Initial Study Preparation	Deposit	\$3,670.00	\$215.00	\$3,885.00
☐	Landmark Designation	Fee	\$830.00	\$170.00	\$1,000.00

CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	AMOUNT	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
☐	Lot Line Adjustment or Voluntary Merger	Deposit	\$1,795.00	\$170.00	\$1,965.00
☐	Medical Cannabis Administrative Exception	Fee	\$155.00	\$15.00	\$170.00
☐	Photocopying (per copy)	Fee	\$0.25	N/A	\$0.25
☐	Preapplication Conference	Fee	\$400.00	N/A	\$400.00
☐	Preliminary Review	Deposit	\$1,965.00	\$15.00	\$1,980.00
☐	Public Art Review	Deposit	\$1,435.00	\$15.00	\$1,450.00
☐	Reasonable Accommodation Request	Fee	\$400.00	\$15.00	\$415.00
☐	Research Fee	Deposit	\$135.00/hourly	N/A	\$135.00/hourly
☐	Rezone or Zoning Text Amendment	Deposit	\$4,150.00	\$215.00	\$4,365.00
☐	Sandwich Board Sign/Banner Review	Fee	\$35.00	N/A	\$35.00
☐	Sign Removal	Fee	\$30.00	N/A	\$30.00
☐	Sign Review – Administrative/Staff	Fee	\$120.00	\$15.00	\$135.00
☐	Sign Review – Individual/Minor	Fee	\$205.00	\$15.00	\$220.00
☐	Sign Review – Major	Fee	\$380.00	\$15.00	\$395.00
☐	Sign Variance	Fee	\$90.00	\$15.00	\$105.00
☐	Site Inspection	Fee	\$120.00	N/A	\$120.00
☐	Subdivision – Tentative Major	Deposit	\$5,270.00	\$215.00	\$5,485.00
☐	Subdivision – Tentative Minor	Deposit	\$4,900.00	\$215.00	\$5,115.00
☐	Subdivision Ordinance Exception	Fee	\$1,050.00	\$15.00	\$1,065.00
☐	Time Extension Request	Fee	\$160.00	\$15.00	\$175.00
☐	Transfer of Alcoholic Beverages/Shared Use of Production Facility	Fee	\$145.00	\$15.00	\$160.00
☐	Tree Protection Plan	Fee	\$385.00	N/A	\$385.00
☐	Tree Removal – City Arborist	Fee	\$250.00	\$15.00	\$265.00
		Plus Refundable Replacement Deposit of \$75.00 Per Tree (typically two replacement trees are required)			
☐	Tree Removal Request – Tree Board	Fee	\$300.00	\$15.00	\$315.00
		Plus Refundable Replacement Deposit of \$75.00 Per Tree (typically two replacement trees are required)			

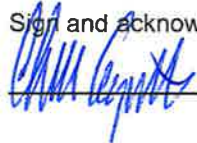
CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	AMOUNT	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
☐	Use Permit – Major	Deposit	\$1,770.00	\$215.00	\$1,985.00
☒	Use Permit – Minor	Deposit	\$1,155.00	\$170.00	\$1,325.00
☐	Use Permit – Temporary	Fee	\$285.00	\$170.00	\$455.00
☐	Use Permit – Temporary, for occupancy of recreational vehicles for Sonoma Fire Victims	Fee	\$75.00	N/A	\$75.00
☐	Variance	Deposit	\$1,155.00	\$215.00	\$1,370.00
☐	Water Efficient Landscape Plan Review	Fee	\$355.00	\$15.00	\$370.00
☐	Zoning Determination	Fee	\$125.00	\$15.00	\$140.00
☐	Zoning Ordinance Interpretation	Fee	\$515.00	\$15.00	\$530.00

In addition, such fees as required by Local Agency Formation Commission and State Board of Equalization are to be paid to City of Sebastopol by the applicant prior to City filing annexation documents with Local Agency Formation Commission.

** For multiple applications (in most cases), only one supplies and/or mailing list preparation fee per application.*

DEPOSIT ACCOUNT INFORMATION: Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies.

Sign and acknowledge agreement with the Deposit Account fee and procedure:

 Signature Chuck Gangarth Printed Name 4/13/2020 Date

RECEIVED
MAY 11 2001
BL 23





CROOKED GOAT BREWING
1130 INDUSTRIAL AVE, SUITE 5
PETALUMA, CA 94952

MOBILE: 707 888 3186
EMAIL: CHUCK@CROOKEDGOATBREWING.COM

EXISTING PLAN VIEW

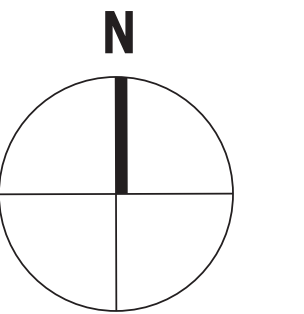
PROJECT
CROOKED GOAT BREWING

PATIO EXPANSION

120 MORRIS ST #12
SEBASTOPOL, CA 95472

- INDEX:**
CG-1 EXISTING PATIO PLAN
CG-2 EXISTING PATIO ELEVATION/ SECTION
CG-3 PROPOSED PATIO PLAN
CG-4 PROPOSED PATIO ELEVATION/ SECTION

- REVISION**
REV 1: 02-24-2020
REV 2: 04-20-2020
REV 3: 05-07-2020
REV 4: 05-13-2020



PROJECT MANAGER
CHUCK GANGNATH

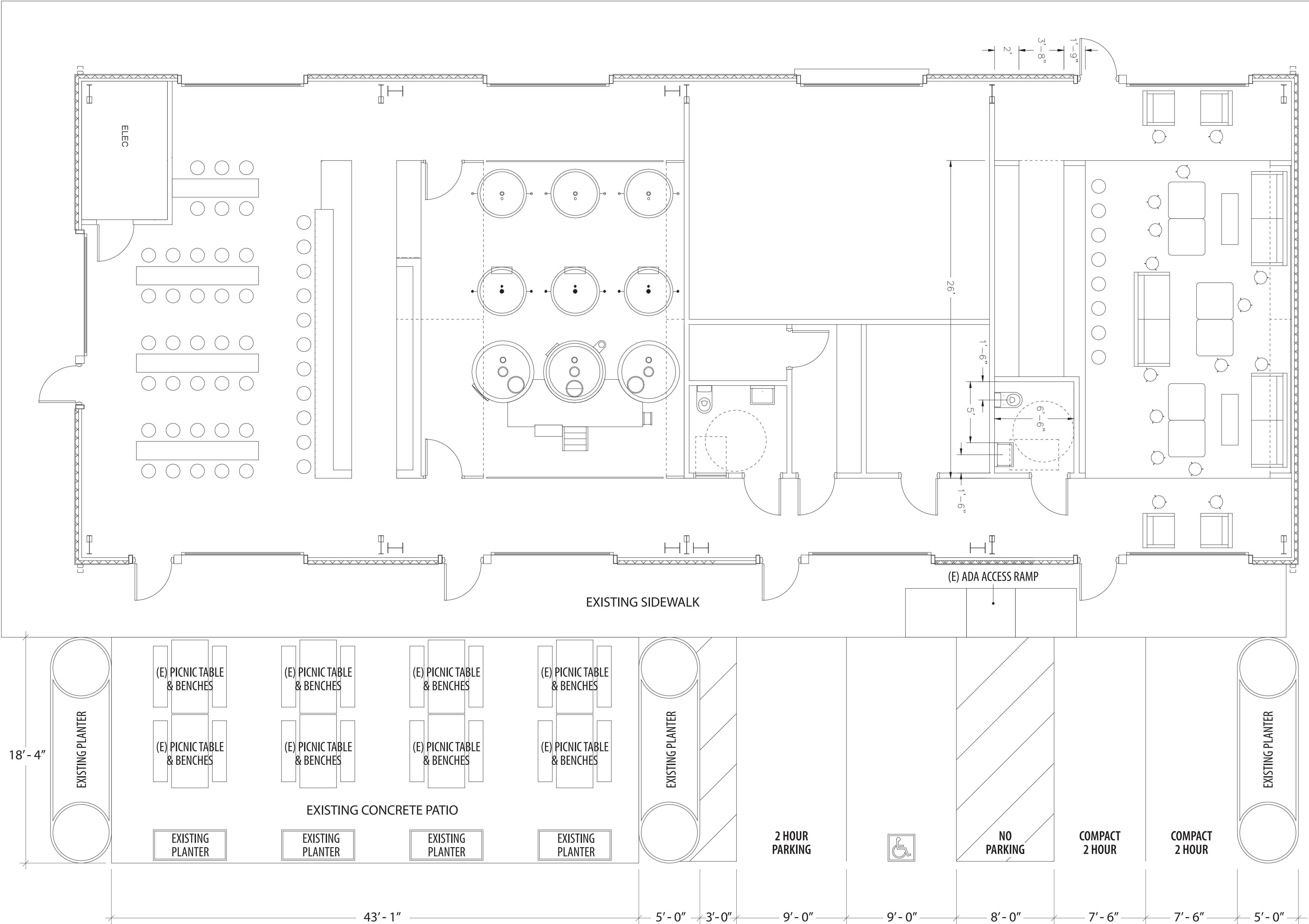
DRAWN BY
ANDREW COOK

DATE
02 24 20

SCALE
1/4" = 1'

SHEET

CG-1



EXISTING PATIO PLAN

1/4" = 1'



CROOKED GOAT BREWING
1130 INDUSTRIAL AVE, SUITE 5
PETALUMA, CA 94952

MOBILE: 707 888 3186
EMAIL: CHUCK@CROOKEDGOATBREWING.COM

EXISTING ELEVATION & SECTION

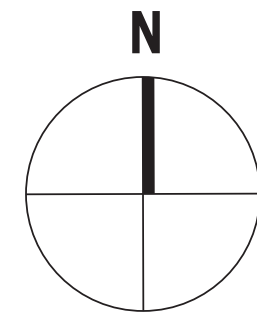
CROOKED GOAT BREWING

PATIO EXPANSION

120 MORRIS ST #12
SEBASTOPOL, CA 95472

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REV 3: 05-07-2020
REV 4: 05-13-2020



PROJECT MANAGER
CHUCK GANGNATH

DRAWN BY
ANDREW COOK

DATE
02 24 20

SCALE
1/4" = 1'

SHEET

CG-2

EXISTING CONCRETE PATIO

EXISTING PARKING

0' - 51/2"

EXISTING PATIO ELEVATION

1/4" = 1'

EXISTING CONCRETE PATIO

EXISTING
PLANTER

(E) PICNIC TABLE
& BENCHES

(E) BREWERY

(E) PARKING LOT

(E) SIDEWALK

EXISTING PATIO SECTION

1/4" = 1'



CROOKED GOAT BREWING
1130 INDUSTRIAL AVE, SUITE 5
PETALUMA, CA 94952

MOBILE: 707 888 3186
EMAIL: CHUCK@CROOKEDGOATBREWING.COM

PROPOSED PLAN VIEW

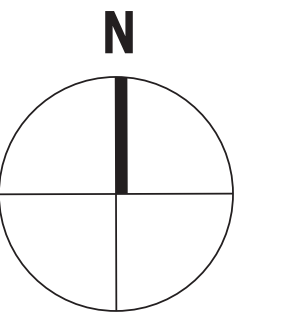
CROOKED GOAT BREWING

PATIO EXPANSION

120 MORRIS ST #12
SEBASTOPOL, CA 95472

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REV 1: 02-24-2020
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PROJECT MANAGER
CHUCK GANGNATH

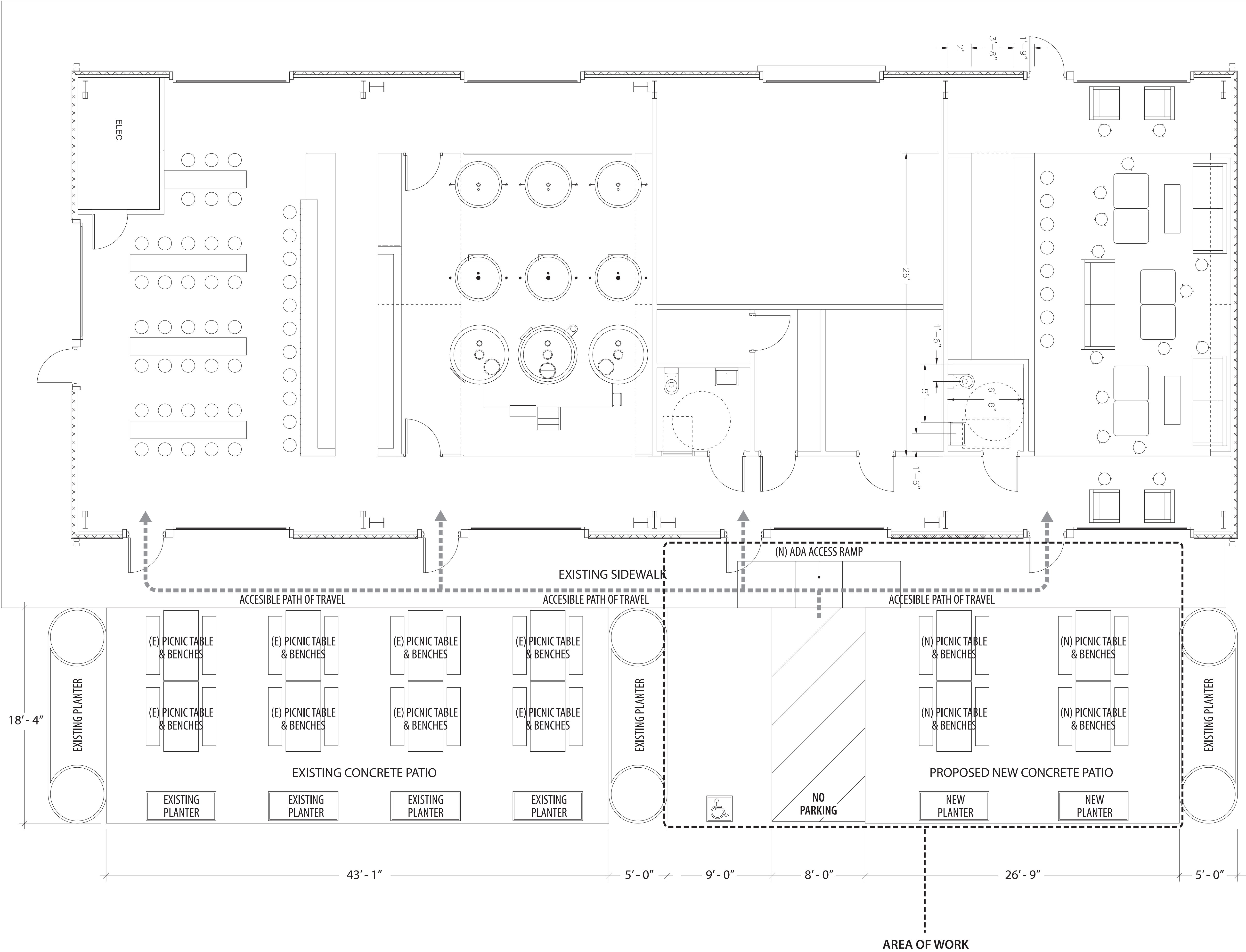
DRAWN BY
ANDREW COOK

DATE
02 24 20

SCALE
1/4" = 1'

SHEET

CG-3



PROPOSED PATIO PLAN

1/4" = 1'



CROOKED GOAT BREWING
1130 INDUSTRIAL AVE, SUITE 5
PETALUMA, CA 94952

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PROPOSED ELEVATION & SECTION

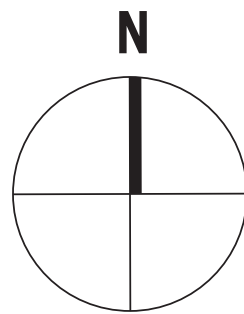
CROOKED GOAT BREWING

PATIO EXPANSION

120 MORRIS ST #12
SEBASTOPOL, CA 95472

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PROJECT MANAGER
CHUCK GANGNATH

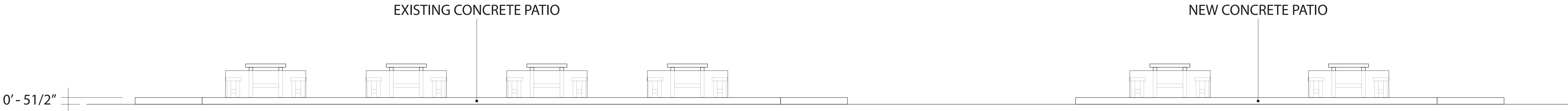
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ANDREW COOK

DATE
02 24 20

SCALE
1/4" = 1'

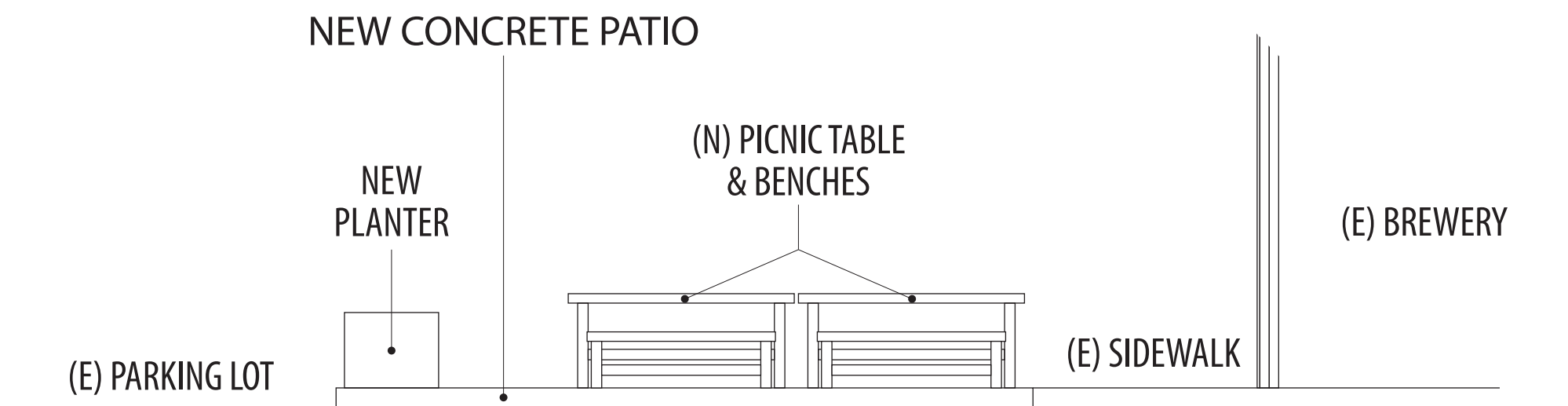
SHEET

CG-4



PROPOSED PATIO ELEVATION

1/4" = 1'



PROPOSED PATIO SECTION

1/4" = 1'



PROPOSED PATIO SECTION DETAIL

NTS

City Council
Mayor Patrick Slayter
Vice Mayor Una Glass
Michael Carnacchi
Sarah Glade Gurney
Neysa Hinton



Planning Director
Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Commission Staff Report

Meeting Date: May 26, 2020
Agenda Item: 8B
To: Planning Commission
From: Alan Montes, Associate Planner
Subject: Use Permit: Expansion of Use and Parking Elimination
Recommendation: Approval with Conditions
Applicant/Owner: Chuck Gangnath, Applicant/ Barney Aldridge, Property Owner
File Number: 2020-035
Address: 120 Morris Street, Suite 120
CEQA Status: Categorical Exemption: Section 15303: Class 3
General Plan: Light Industrial
Zoning: CM: Commercial Industrial

Introduction:

This is a Use Permit application, requesting approval to expand the outdoor patio at Crooked Goat Brewing located at 120 Morris Street, Suite 120, in the Barlow. A Use Permit is required as this a significant expansion of the original use and will result in reduction of onsite parking. This project will need a separate Design Review permit, which will be reviewed by the Design Review Board for the design of the patio structure.

History/Project Description:

Crooked Goat Brewing had initially received a Use Permit (2015-117) in 2016, to operate a 2,450 sq. ft. brewery and taproom, with approximately 30-seats. In late 2016, the business had requested a Use Permit amendment (2016-91) to expand the brewery by approximately 1,035 sq. ft. in order to create overflow seating, approximately 49 seats. In 2017, the business received an Administrative Permit (2017-26) to build an approximate 753 sq. ft. outdoor patio with a maximum seating capacity of 64 seats which eliminated 5 parking spaces, in the Golden Delicious Court parking lot (the parking lot between 120 Morris St., Crooked Goat Brewing, and 100 Morris St., Vacant,), Figure 1.

The current project proposes to create a 490 sq. ft. outdoor patio with a maximum seating capacity of 32 seats within the Golden Delicious Court parking lot, eliminating 3 parking spaces. The project will relocate the existing ADA parking space and ADA access ramp over a parking space to the west. The patio will be constructed of concrete and rebar on a 15 mil. yellow guard vapor barrier with sand over the existing asphalt. The patio will utilize the existing planting along the east end of the patio and add 2 new planters along the south end of the patio to provide a barrier between the parking lot and the seating area.

Should the Planning Commission be supportive of the elimination of the 3 parking spaces for the patio expansion the applicant will need a separate Design Review Permit approval for the patio.

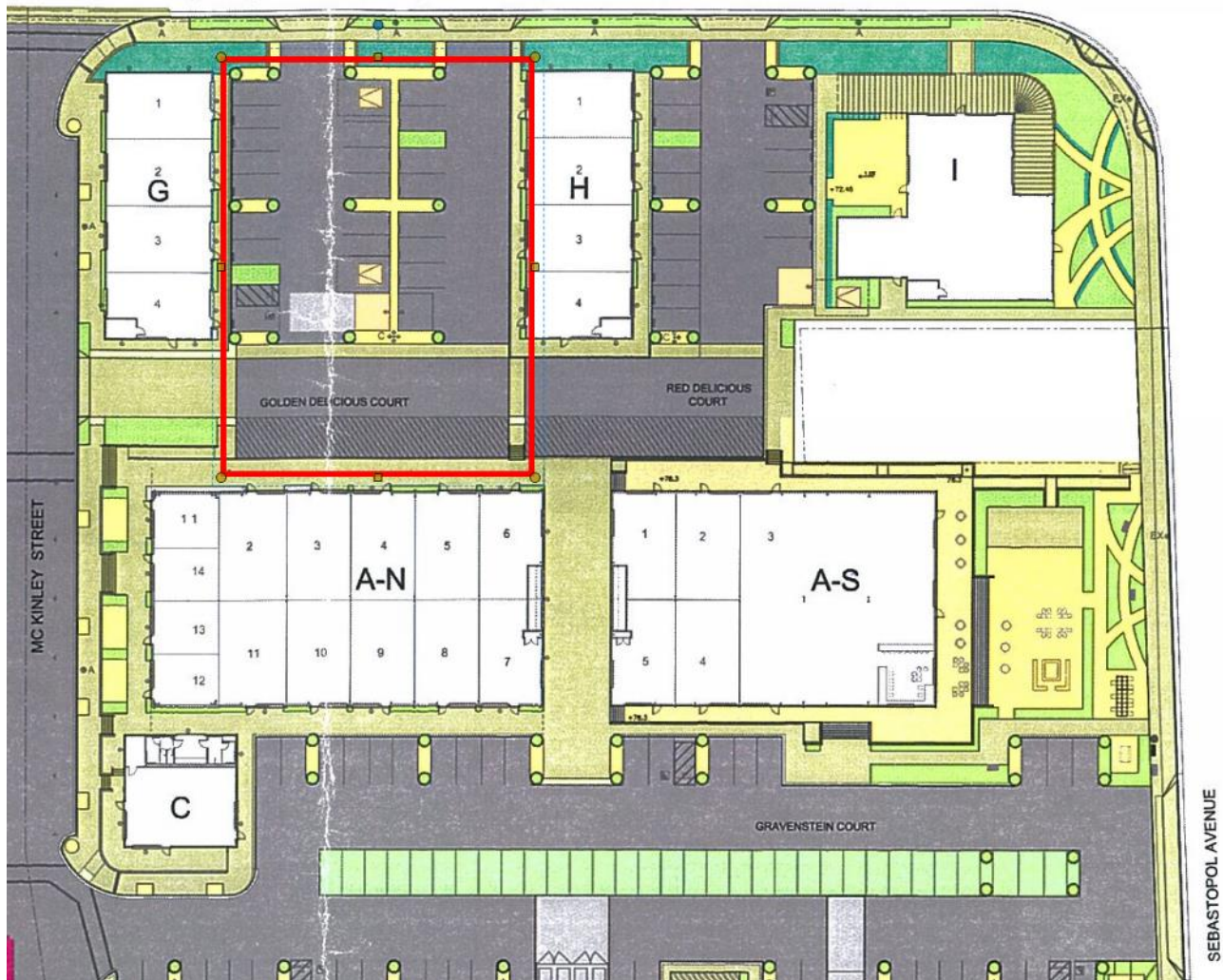


Figure 1- Golden Delicious Court Identified in Red (Please note that this image is for demonstrational purposes only)

The applicant has indicated that the business does not intend on opening to the public until normal seating is allowed and will continue with to-go sales. However, if the restrictions continue for beyond the near future the business has stated that they will follow the Sonoma County Health Department requirements.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15303, Class 3, which includes construction of accessory structures such as garages, carports, patios, and fences. The patio would be considered an accessory structure and will not create any new environmental impacts as it will be in an already developed area.

General Plan Consistency:

The General Plan Land Use designation for this site is LI: Light Industrial. The General Plan describes Light Industrial as 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". The proposed use is consistent with this designation in that it is a patio for an existing taproom with patios, which is a commercial/industrial use, located in an area that contains an array of industrial and commercial uses.

Zoning Ordinance Consistency:

The site is in the CM: Commercial Industrial Zoning District. The Zoning Ordinance states the following: *"The CM District is intended to encourage local production, innovation, and sales of local art, textile, food, beverage, and other tangible goods by allowing a range of complementary, community-oriented building types and spaces that accommodate small- and midsize makers, fabricators, producers, and manufacturers, as well as specified commercial, residential, and other uses."* The existing brewing facility (Crooked Goat Brewing) has an existing use permit and is seeking to amend it to allow for the expansion of their patio.

Parking: Uses in the CM District are subject to the following parking requirement (per SMC 17.110-2: Central Core District and Commercial-Industrial District): One space per 500 net square feet for all uses, except residential. The intent of parkign rate in the CM district is that the mix of uses will be complementary to each other, in that the industrial and commercial uses will have 9-5 business hours and that the more services-based uses such as restaurants and breweries will typically generate their peak demand in evenings and weekends. For comparison a standalone restaurant outside of the CM and Downtown Core (CD) districts would be required to provide parking at the rate of 1 parking space per 125 net sq. ft. of interior seating space for the first 2,500 sf plus 1 per each additional 150 sf.

The brewery use occupies the entire 4,000 gross sq. ft. building. The building has a net square footage of 3,400 sq. ft., excluding the existing 753 sq. ft. and proposed 490 sq. ft. patios. This means that the use is required to provide 7 (6.8) parking spaces, as required by the Code. The Code currently does not have regulations on requiring additional parking for outdoor dining areas, however there is a provision that allows the Commission to require up to a 20% increase in the amount of required parking for a use with a Use Permit, if found necessary for the use. Should the Commission apply the maximum increase of 20% this would allocate a total of 8 (8.16) parking spaces to this use.

Public Comment:

The Planning Department complied with Section 17.460 of the Zoning Ordinance: (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 Sonoma West Times; and (3) posted three written notices publicly on and within vicinity of the subject property. The Planning Department has not received any comments from the public as of writing this report.

City Departmental Comment:

The following City departments reviewed the application: Building and Safety, Fire, Engineering, Public Works, and City Manager. No comments were received.

Required Use Permit Findings:

Section 17.415.030 of the Zoning Ordinance establishes the following Conditional Use Permit Criteria:

- A. The proposed use is consistent with the General Plan and all applicable provisions of

this title.

- B. The establishment, maintenance or operation of the proposed use or development applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Analysis:

The Barlow currently has 449 parking spaces, per staff's review and the prior agenda item. Of the 449 parking spaces, identified by City Staff, 378 spaces are required to meet Zoning Ordinance parking requirements for the existing uses, which leaves the Barlow with a surplus of between 46 (excluding the Kosta Browne's private lot) and 71 parking spaces (including Kosta Browne's private lot). Should this request be approved as recommended the project will eliminate 3 parking spaces and would have 1 additional space allocated to the use. The total surplus parking spaces throughout the Barlow would then be reduced to between 42 and 67 parking spaces (depending on how the Kosta Browne private lot is accounted for).

While the overall parking requirements within the Barlow are met, staff believes it is important to also consider the specific mix of uses and available parking in any focused area of the Barlow given the expansion and the 1 parking space per 500 sq. ft. parking requirement.

Therefore, staff would also like to provide a narrower view of the parking focusing on Golden Delicious Court and Red Delicious Court (the Courts). These parking lots currently contain 52 parking spaces (accounting for the existing patio). The structures G, H, and I, identified on Figure 2 have a net square footage of 3,400 sq. ft. each, which requires 7 parking spaces for each structure, thus requiring a total of 21 parking spaces, based on the minimum parking requirements in the CM district (1:500). Additionally, if the tenant spaces facing the Courts are included, structures A-S (tenant spaces 1 and 2) and A-N (tenant spaces 2, 3, 4, 5, 6, 11 and 14) there is an additional total net square footage of 6,800 sq. ft., which translates to an additional 14 (13.6) required parking spaces. Accounting for all the tenant spaces that surround the Courts the minimum required parking is 35 parking spaces and there are currently 52 parking spaces, resulting in a net surplus of 17 parking spaces, before accounting for this application

Should this application be approved and required to provide an extra 20% parking for the structure at 120 Morris St. the required parking in the Courts would be 36 parking spaces, and the Courts would have 49 spaces, resulting in a net surplus of 13 parking spaces.

In addition, to the parking analysis provided above, staff would like to note that currently Building H (previous storage/warehousing for Kosta Browne) is currently listed for leasing as retail, light industrial, service or restaurant uses and noting that the building can be demised into 500 sq. ft. sections. Should the next tenants of this building be retail a use permit will be required and will be reviewed by the Planning Commission.



Figure 2 (please note that this image is for demonstrational purposes only)

Recommendation:

Staff recommends approving the application as conditioned based on the facts, findings, and analysis set forth in this staff report and subject to the conditions of approval outlined, which includes requiring the extra 20% parking for the use, if it is the consensus of the Planning Commission that the proposed expanded use and elimination of parking is compatible with the site.

Exhibits:

- A. Recommended Findings of Approval
- B. Recommended Conditions of Approval

Attachments:

- Master Planning Application Form
- Written Statement
- Plan Submittal
- Prior Approval Letters
 - 2015-117
 - 2016-91
 - 2017-26

Exhibit A
USE PERMIT: 2020-035
Patio Expansion
120 Morris Street, Suite 120

Recommended Findings of Approval:

1. That the project is categorically exempt from the requirements of CEQA pursuant to Section 15303, Class 3, which includes construction of accessory structures such as garages, carports, patios, and fences. The patio would be considered an accessory structure and will not create any new environmental impacts as it will be in an already developed area.
2. That the proposed project is consistent with the General Plan policies Community Design (CD) 1-9, which states the City should *“promote an attractive system of public and quasi-public spaces throughout the community that support public gatherings and social interaction. Encourage new development to include accessible and attractive common areas including unique courtyards, pocket parks and plazas.”* This project is consistent in that the outdoor patio will create an attractive outdoor patio area that will foster social interaction.
3. That the proposed project is consistent with Section 17.450.030.B of the Zoning Ordinance in that the project is compatible with the site because it expands an existing patio area, which creates a lively people oriented space within The Barlow, which will enhance the facility. The design of the project provides an appropriate transition and relationship to the area in that it continues to utilize the existing landscaping, utilizes the footprint of three surplus parking spaces. The project will retain an existing ADA parking space and path of travel by shifting the space and accessible ramp over. The Barlow has surplus parking to absorb said loss. The seating will be located out of the public right-of-way and will expand an existing successful gathering space which is aesthetically pleasing and inviting. The proposed project is also compatible with the neighborhood and greater Sebastopol in that it expands amenities and enhances The Barlow.

Exhibit B
USE PERMIT: 2020-035
Patio Expansion
120 Morris Street, Suite 120

Recommended Conditions of Approval:

1. Approval is granted for the conversion of three parking spaces to be used as an outdoor patio described in the application materials date-stamped April 14, 2020 and resubmitted on May 13, 2020, except as modified by these Conditions of Approval.
2. All prior Conditions of Approval in permits 2015-117, 2016-91 and 2017-26 are applicable, except as superseded in this Use Permit (2020-035).
3. This approval allows for the installation of an outdoor seating deck over three (3) existing parking spaces, as identified on the plans. This use of the parking spaces may remain in effect for the duration of the Use Permits (2015-117 and 2016-91). Upon expiration of the Use Permit (2015-117 and 2016-91) the three (3) parking spaces shall be restored to their original function unless approved otherwise by the Planning Commission.
4. This approval allows for the installation of an outdoor seating deck over three (3) existing surplus parking spaces, as identified on the plans, and is subject to Design Review approval. This use of the parking spaces may remain in effect for the duration of the use permit. Upon expiration of the use permit the three (3) parking spaces shall be restored to their original function unless approved otherwise by the Planning Commission.
5. The use shall be required to provide an additional 20% parking (or one (1) additional space), given the increased seating capacity created by the outdoor patios. Should the patios be removed the additional parking shall no longer be required.
6. The design shall relocate and maintain the required ADA parking spaces and path of travel and shall meet all applicable Building Codes.
7. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
8. 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.
9. 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.
10. The Use Permit shall be in effect unless it is abandoned or closed for 12 months or longer.