



**City of Sebastopol**  
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Planning Department  
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## **APPROVED MINUTES**

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF August 23, 2022

### **PLANNING COMMISSION:**

The notice of the meeting was posted on August 18, 2022.

**1. CALL TO ORDER:** Chair Oetinger called the meeting to order at 6:00 P.M. and read a procedural statement.

**2. ROLL CALL:**

<b>Present:</b>	Chair Oetinger, Vice Chair Fernandez, and Commissioners Burnes, Fritz, and Kelley
<b>Absent:</b>	None.
<b>Staff:</b>	Kari Svanstrom, Planning Director John Jay, Associate Planner

**3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA:** None.

### **4. STATEMENTS OF CONFLICTS OF INTEREST:**

Vice Chair Fernandez disclosed that he had a conflict of interest with Item 6.B, 6770 McKinley Street, and would recuse himself from participating in the public hearing.

### **5. CONTINUED PUBLIC HEARINGS:**

**A. Smokehouse BBQ Use Permit – Continued from August 9, 2022. This item is being continued to the September 13, 2022 meeting.**

Commissioner Burnes made a motion to continue the public hearing for Smokehouse BBQ Use Permit to a date certain of September 13, 2022.

Commissioner Fritz seconded the motion.

AYES: Chair Oetinger, Vice Chair Fernandez, and Commissioners Burnes, Fritz, and Kelly.

NOES: None

ABSTAIN: None

ABSENT: None

## **6. PUBLIC HEARINGS:**

### **A. 2022-051 / 6780 McKinley Street, Suite 110 – WM Cofield Cheesemakers Alcohol Use Permit.**

- a. The commercial retail store currently produces and sells artisan cheese and other accompaniments and has been in operation within the City of Sebastopol since December 2016. The proposed use seeks to include on-site alcoholic beverages (such as beer, cider, and wine) incidental to the food service and the addition of small menu items (such as charcuterie boards).

Associate Planner Jay presented the staff report.

Chair Oetinger asked for Planning Commission questions of staff. Seeing none, Chair Oetinger opened public comment.

The applicant gave a presentation and was available for questions.

Chair Oetinger asked for Planning Commission questions of the applicant.

#### **Linda Kelley, Commissioner**

You mentioned outdoor speakers. Is that for the outdoor seating area, or you're just using speakers meant for the outdoors indoors? You said you'll be playing music, and you said this is a confined area, so what type of music do you plan to play, live or pre-recorded?

#### **Keith Adams, Applicant**

This would essentially be background music. We have an all-British playlist and that's what would be playing, but it wouldn't be anything that would bother anyone and would not be any louder than music at our neighbors at Blue Ridge Kitchen. We anticipate low decibel output to set the mood. I'm hoping for the vibe of an outdoors British pub on a sunny day.

#### **Paul Fritz, Commissioner**

This is a question about operations. I assume this isn't a table service, but patrons could order at the counter and take it to their table?

#### **Keith Adams, Applicant**

Yes, the idea being instead of numbers we'll have different cheeses on the placards, and again, it's a very small number of tables, but the customers order and we bring their food out to them.

#### **Paul Fritz, Commissioner**

And all your tables would be contained in your fence line area?

#### **Keith Adams, Applicant**

Yes. If you're familiar with Fern Bar and Blue Ridge Kitchen, they have a small picket fence. We're going to match that, and then again, the British pub vibe is what we're going for.

#### **Evert Fernandez, Vice Chair**

You mentioned being in operation Thursday through Monday, 11:00am to 9:00pm. Would it be easier for you to maybe expand those days in case you want to participate in the Peacetown festivities? That way you don't have to come back to add that. I don't know how

the rest of the Commissioners feel about this, but perhaps you might want to make it seven days, 11:00am through 9:00pm.

**Keith Adams, Applicant**

The idea behind five days is that I make cheese as well, and to commit to seven days right off the bat seems like biting off more than I can chew. If the Commission would allow seven days a week, but not be open seven days a week immediately, that would be great. We'd very much like to be a part of Peacetown; we won't be able to this year, but we'd like to be part of it next year. I wasn't aware I might need to come back and ask for it to be open on Tuesdays and Wednesdays, which of course I'd be happy to do.

**Evert Fernandez, Vice Chair**

If you ask for that it, it doesn't mean that you have to be open for those days or those hours.

**Keith Adams, Applicant**

If it's possible to say we'd like the option to be open seven days a week that would be great.

Chair Oetinger opened the public hearing. Seeing none, Chair Oetinger closed the public hearing.

The Commission discussed the application as follows:

**Paul Fritz, Commissioner**

I wanted to address Vice Chair Fernandez's question. I'm completely open to making this use permit seven days a week with hours stated in the application. If the applicant only wants to use five of those days, that's fine, but it gives him flexibility and he doesn't have to come back to us in the future to add a day. This is a good application and I don't have any concerns about additional alcohol use; I think this is very much incident to the basic operation, and I'm fine with approving it.

Commissioner Burnes made a motion to approve an Alcohol Use Permit for 6780 McKinley Street, WM Cofield Cheesemakers, for seven days a week, 11:00am to 9:00pm.

Commissioner Fritz seconded the motion.

Chair Oetinger asked for further Planning Commission comments.

**Evert Fernandez, Vice Chair**

Regarding an overconcentration of alcohol-serving venues, WM Cofield is in an appropriate area, and there are a lot of unique venues in that area that also serve alcohol, but they are not the same type of business. Having another alcohol-serving business does not mean that it would cause more issues, because it is simply another option.

Chair Oetinger agreed with Vice Chair Fernandez's comment.

Chair Oetinger asked for further Planning Commission discussion. Seeing none, she asked for a roll call vote on the motion.

AYES: Chair Oetinger, Vice Chair Fernandez, and Commissioners Burnes, Fritz, and Kelley.

NOES: None

ABSTAIN: None  
ABSENT: None

**B. 2022-055 / 6780 Depot Street, Suite 140 – The Rewind Retro Arcade Bar Alcohol Use Permit.**

- a. The project proposed to open an 80's or 90's arcade themed bar to include pinball machines, arcade boxes, and a self-pour craft beer wall. The goal is to bring the communities of arcade and pinball, as well as casual players, together and widen the exposure to the genre.

Vice Chair Fernandez recused himself and left the meeting.

Associate Planner Jay presented the staff report and noted that the subject site address is Depot Street, not McKinley Street.

Chair Oetinger asked for Planning Commission questions of staff.

**Deborah Burnes, Commissioner**

Now that we know the site is on Depot Street and not McKinley, can you tell us exactly where it is?

**John Jay, Associate Planner**

It's between the Fern Bar and the Woodfour Brewing Company on the back part of Depot Street.

**Paul Fritz, Commissioner**

There are photographs in the staff report.

**Kari Svanstrom, Planning Director**

It's kind of right across from the Foundry building parking lot. I believe a clothing store named Scout used to be there.

Chair Oetinger asked for further Planning Commission questions of staff. Seeing none, she asked for the applicant's presentation.

The applicant gave a presentation and was available for questions.

Chair Oetinger asked for Planning Commission questions of the applicant.

**Deborah Burnes, Commissioner**

I have a question about safety. Someone said in the first part of the presentation that you're thinking about separating the wall so that the alcoholic beverages are in one part and the non-alcoholic beverages are in another part. That concerned me, because teenagers are really good at getting around those things. Is there a way that when you get your beverage card it could either activate the alcohol wall or not activate the alcohol wall, so it isn't just divided by walls but also divided by access once the patron is checked in and their ID inspected?

**Ed Lazaruk, Applicant**

I agree that would be problematic. How Adam is going to open is if you get an RFID card, it's only going to be for alcoholic beverages. We are also about half way through programming the feature where you can have a kid's card or an adult card and the kid's

card only works on the sodas, and you can have them printed differently too so you can recognize the difference, and that feature will be ready by the time the built-out is done, but if not, I assume Adam will just sell soda separately but not with a card.

**Deborah Burnes, Commissioner**

You mentioned games being .50-cents and pinball being \$1 and wanting to create this kind of community and a place for families. I know most of the barcades that I've been to, and the ones in San Francisco, are not quite that expensive. I imagine if I had two young children again, you can loose at pinball in less than two seconds. Is there a way to look at the cost effectiveness for families being able enjoy a some time there, or was just an example of what the price might be that you were giving?

**Adam Lam, Applicant**

When I was ten-years-old I had to pay .75-cents for pinball, or a quarter for arcades, so a quarter now is probably worth like .75-cents. Basically the way it works with the RFID card reader is you can set different prices for different times. You can have happy hours, you can have kids family night for two hours and it could be all in free play, so there are many ways that you can actually customize this system. For example, if you wanted to have some more customization in terms of pricing, it could be people that cannot pay that amount.

**Deborah Burnes, Commissioner**

There are a lot of struggling families right now who would love to have fun at an arcade, but that would go fast if you have several kids.

**Fanny Lam, Applicant**

First of all, the pricing referenced all the places in Sonoma County. My kids also love arcades, so we go to multiple places for birthday parties, rebounders, epic centers, and even Chuck E Cheese and Scandia, and the price is a minimum of .50-cents. The reason why pinball has to be more expensive is the cost of a pinball machine is at least \$10,000 for a new one right now. For an old one it can be like \$5,000, but it takes a lot of fixing and it breaks down continuously, so it takes a lot of cost to repair, and that's why we considered that pinball would cost more; this is pretty much market price. It's way cheaper than what San Francisco charges. I am the Executive Director of APA Family Support Services, a nonprofit that serves 8,000 underprivileged, low-income families in San Francisco, so I totally understand how difficult it is to serve a family and how difficult it is to raise a family and have some fun, so in our business proposal we wrote out something that if we have profit we will create annual community parties that give free passes to low-income families to enjoy a day of events and play games.

**Paul Fritz, Commissioner**

I wanted to go back to the question about having separate alcoholic and non-alcoholic cards for under 21, because it sounded like that technology might not be ready when you open. What would the alternate plan be for serving non-alcoholic beverages if you don't have the separate card option when you open? Will staff handle the non-alcoholic beverages on their own, or how do you envision that working?

**Ed Lazaruk, Applicant**

The only people with a tap wall RFID, which is a separate one from the game one, would be an adult, and then the staff would serve cans and bottles or draft sodas and then our system just hooks in and controls that once we have the way to partition under and over 21.

**Linda Kelley, Commissioner**

What hours do you plan to have alcohol available? It's a long time from 9:00am to 2:00am.

**Adam Lam, Applicant**

The reason why I wanted to open up earlier in the morning was to possibly do coffee and shut off the taps, and then the alcoholic beverages start around 12:00pm, and then do 12:00pm to 12:00am, or 2:00pm to 2:00am or whatever time it is decided we can be open till. I would like to turn off the taps in the morning, but I want to give people an option to be able to play pinball in an arcade in the morning if they are morning people, because I notice people in Sebastopol are always up and out in the morning doing stuff, so maybe I could give them a good option to do that in the morning.

**Linda Kelley, Commissioner**

What kind of seating are you planning to provide? If people bring in food, of course they're going to want to have a place to have their beverages.

**Adam Lam, Applicant**

My plan is to have circular tallboys and higher-end seating located possibly in front of the beer wall, so it would be places where people could grab their beer and go to the area in front of the beer wall and enjoy their beverage. The square footage is about 2,000 square feet and I want to spread these circular two-person tall tops around the arcade. I'm not sure exactly how many, but that's the general idea. I would also change things as I saw fit, depending on what the preference is and the layout.

**Linda Kelley, Commissioner**

When people use your beer wall, what kind of sanitation would there be for areas that are being touched frequently? We even have the M-pox now, and flu season will be starting soon, so I'm hoping you've got that built in at this point. Anything that's a high touch area raises a concern.

**Ed Lazaruk, Applicant**

That's where the tap wall ambassadors come in. During the height of the pandemic our customers had their tap wall ambassadors cleaning the handles frequently. A lot of people grab a tissue and pull the tap with that. We never put glass rinsers on the drips trays, because they would be touching a glass that someone drank from.

**Linda Kelley, Commissioner**

What about if people only use cash? Are you able to accommodate that?

**Ed Lazaruk, Applicant**

Yes, people are running a tab, at least on the beer wall side—and I'll let Adam talk to the arcade side—but they could cash out with charge or cash, depending on what point of sale they're using.

**Linda Kelley, Commissioner**

You're not providing food, and hopefully folks will be able to afford to order from surrounding businesses, but I'd recommend that you have snacks available as well, because when people are drinking, even a bag of nuts or something like that is helpful. I'm wondering if you have plans to do something very small like that? I'm going to ask City staff if it's required to have snacks or sandwiches or something, but they're using the outside vendors in the area, does that satisfy that requirement?

**Kari Svanstrom, Planning Director**

Yes, using outside vendors does satisfy, as does using food trucks, and in terms of affordability, it may be later at night but usually food trucks tend to be a little bit more affordable since they're not renting a space, so that's certainly a venue for that.

**Kathy Oetinger, Chair**

Does that mean what bars do with popcorn and nuts, those are not required?

**Kari Svanstrom, Planning Director**

No, because we require actual meals be provided as opposed to just snacks, which most bars do. Actually, when COVID started none of our bars had problems with the changes in the regulations, which you could only do the alcohol stuff in certain ways if you had food, because we require full food fare be served.

**Linda Kelley, Commissioner**

I still recommend providing snacks, because I think a lot of people aren't going to be able to afford it. If the food trucks come and we did change our rules around having food trucks, that would be great. Sometimes they don't get enough business and they don't continue, so I'm looking for contingencies.

**Kari Svanstrom, Planning Director**

Commissioner Kelley, let me address that question. This is a conditional use permit, so the Planning Commission can place any additional conditions that it finds appropriate to ensure the successful compliance with our criteria, which includes responsible beverage service and things like that. That's a long explanation of yes you could require snacks be offered as well. They don't need to be free, but you could require that they be offered.

**Linda Kelley, Commissioner**

We didn't talk about parking requirements in terms of what staff is recommending. The staff report sort of dropped off in the parking segment as to how many you recommend. I know The Barlow can accommodate it, and with the new parking being proposed across the street off of Morris things will ease up anyhow, so I don't know if we need to discuss that. I'd like to hear from the public.

**Deborah Burnes, Commissioner**

Thinking of the extension, even at midnight there's nothing open that late in Sebastopol, so again, what about safety and the parking? What type of lighting is there? How far would they have to park from the barcade? Is the lighting on at 2:00am? What would the safety issues be around walking to your car, especially if there are young people out there late?

**Yolanda Mathew, The Barlow**

The Barlow has light fixtures on and around every building, on the walkway, and the parking lots are also lit. All our lights turn on by automatic timer with a battery backup and turn on 30 minutes before sunset and turn off 30 minutes after sunrise. The property is very well lit; particularly by The Rewind on that section of McKinley. From Woodfour Brewing crossing the street to Pax Wines, Barge North, and Rust there are also a lot of market lights that really light up that area. There is parking in that area, and I think most of the parking, if not all, is going to be empty, especially when it gets later in the evening after surrounding businesses close. There is parking right across the street directly in front of the building, and right around the corner on Depot Street where the old center for the arts building used to be, and then throughout the rest of the campus, depending on where someone wants to park, and every walkway is well lit.

**Paul Fritz, Commissioner**

Could you explain the staffing a little bit? Ed talked about the wall ambassadors, and there obviously would be someone checking people in. Will there be other people circulating around, or what staffing levels would you expect at your busiest time?

**Adam Lam, Applicant**

The roles are basically check-in person, beer ambassador, and then at least one other person to make sure that everyone is around, and likely I'm going to be there also, so it would be around three or four people including myself, but at least three. Most of the time the people besides our check-in person are going to supervising. Also, we need someone to restock glasses at the actual beer wall, so we need to make sure everything is properly stocked, and there are actually a lot of activities that are going on. Ed, do you want to chime in on this?

**Ed Lazaruk, Applicant**

You're right, it's one person checking people in, and then they usually have visual line of sight at the tap wall as well, and then you've got your tap wall ambassador. For example, Coin Hous down San Diego/La Mesa, it gets very quiet there during the day, so they just have two staff members there, and sometimes they go down to one when it's super quiet, but I think two at the minimum is a good number, and then Adam would be circulating with the games.

**Kathy Oetinger, Chair**

I have a few questions again about the parking where we would want to add that to the spaces that we're using up as new businesses expand. But for the applicant, I was concerned that one of the suggestions that staff has made was the recommendation that we not allow the self-service option and require the applicant to provide a traditional bartender. Could you comment from your experience whether this would work for your business? Is this something that would destroy your business plan?

**Adam Lam, Applicant**

I wouldn't say it would destroy my business plan, but my plan is really the most ideal concept I would like for my business. My mindset is really focusing on safety. I want more peoples' eyes on people instead of actually people serving beer, and also being more proactive about being around, because my number one priority is safety, so I prefer this for that reason. So it wouldn't destroy my business, but it wouldn't be the most ideal.

**Kathy Oetinger, Chair**

You mentioned that the table and chairs would be the tallboys. Are these tables scattered about, and would you consider having some shorter tables, because people who bring in children might need them?

**Adam Lam, Applicant**

It would be whatever my clientele needs. I don't know if you guys remember these cocktail arcades that are super low. I have a multitude of these that I'll probably also put there, so people can be playing games and having a drink on the table and enjoying the games, which is more idea for the kids. I'm willing to supply any kind of seating arrangement that would fill the needs of my customers.

**Kari Svanstrom, Planning Director**

There will need to be ADA accommodations as well and generally that means lower tables and tables with space for people to pull up a wheelchair. I'm sure there will be an assortment of tables.



**Kathy Oetinger, Chair**

You mentioned having coffee in the mornings. Have you considered having snacks of some sort available?

**Adam Lam, Applicant**

I'm really into Japanese culture, so I was thinking about a self-serve vending machine where people can get any kind of snacks they want. I've actually been to a vending machine where I could get a chocolate croissant and baked goods just by scanning my card. So I'm open to putting vending machines in there or offering some kind of packaged Japanese snacks, or whatever people would be interested in in the morning or any time.

Chair Oetinger asked for further questions of the applicant. Seeing none, she opened the public hearing and asked for public comments.

**Lucio Hernandez**

I wanted to share my support for The Rewind. I work in the wine industry. I'm a director of business intelligence and production systems in Sonoma County, and in my line of work I focus a lot on enabling data consumers to self-serve, and I'm constantly looking at how we can leverage technology to improve the decision making in the winemaking process. I believe that the consumer experience of getting a drink is overdue for a change, and combining this idea with an arcade atmosphere will create a unique family environment that doesn't exist in Sebastopol currently. I often have to take my kids to Scandia to play arcades or keep them busy on a Saturday afternoon, so having something like this in town would be fantastic and would allow me to keep my tax dollars in Sebastopol, so I think that bringing the technology and allowing people to expose their kids to the retro games they grew up loving is a win-win for the community. There are numerous successful businesses that have embraced this type of concept. In the Bay Area there's So-Hotel, in San Jose there's Blast & Brew, and others in Pleasanton as well. I'm looking forward to the experience and having the opportunity to expose my kids to the retro gaming community and have them get a little taste of what gaming used to be like when we were kids, and I also look forward to the fact that I won't have to wait at a bar for a bartender to make his way toward me just so I can get a drink and then go back to playing games and having fun with my friends. I hope that the Planning Commission can embrace the technology and the idea and welcome The Rewind to Sonoma County.

Director Svanstrom reported that there were no additional public comments.

Chair Oetinger closed the public hearing.

The Commission discussed the application as follows:

**Paul Fritz, Commissioner**

I appreciate having a different type of activity in The Barlow, particularly one that kids may enjoy, as there are not many child-related activities in The Barlow, and it would draw families with an option of something they could do during the day. I like the snacks from vending machines idea, it seems to fit with the retro-1980s theme, and I encourage the applicant to seriously consider that; it would be good to have some less expensive snacks available, because the food options at The Barlow are on the pricy side. Plus we all know playing pinball and having snacks you can pop into your mouth just goes together. There are a lot of letters of support for this item. The self-pour is a different concept and I had some concerns about the lack of a gatekeeper to getting the alcohol, but I researched self-pour and tap walls and it does seem like there is a level of security there and having enough

staff people to make sure there's no passing drinks to underage people or anything else inappropriate going on, so it's important the applicant keeps the appropriate level of staffing to ensure underage drinking does not occur. The staff report dropped off on the parking conversation on page 5, but I don't think there's going to be a parking issue, because The Barlow has 70 surplus spaces, so I'm fine with leaving it at the 1:500 ratio. This is an interesting application and Sebastopol is fortunate to have this unique kind of entertainment venue debut in Sonoma County and our community.

**Deborah Burnes, Commissioner**

I appreciate the applicant's presentation and bringing this to Sebastopol. It is something Sebastopol has really needed for a long time: a place where people can have fun safely. I don't think this venue will just be for families. I like that it's open early until later, but I think the 20-something would come out later at night looking for something to do, which Sebastopol has never had. I think it's a great use of the space and a great addition to our town. I was concerned about the tap wall and the comment regarding separating the alcohol and the non-alcohol, but I feel that the applicant has a solution where in the beginning the card will only serve alcohol, only be available to people over 21, and there can be a separation on the card itself, not the wall. I believe it would take away from the venue to have a traditional bartender, and this is the innovative thing needed in Sebastopol to catch up with the rest of the world. I think in essence there will be a bartender there; they're not making the pour but are manning the wall and can engage and answer questions about what is on tap. I think overall it's a really great use. We haven't had anything in Sebastopol open at this hour. Thank you to the applicants for the innovation in bringing this venue to Sebastopol.

**Linda Kelley, Commissioner**

It sounds like there's support for snacks. One point is that if they're going to be open until 2:00am, the food trucks and other restaurants don't usually stay open that late. Your idea of a vending machine sounds adequate. What I didn't hear was support for more regional and local beverages that you'll be serving, and I'm hoping that that's your idea. We didn't talk about that, but seeing some more regional or local would be very nice and in the spirit of how The Barlow exemplifies offering local. I'm very pleased to have this venue. I hope that you guys don't burn out being there from 9:00am until 2:00am in the morning, but you sound like the right folks to do it, so good luck to you.

**Kathy Oetinger, Chair**

I agree with what most of the Commissioners have said. I also am a little bit concerned about the hours and the food issue, especially because playing pinball generates a lot of adrenalin and it seems like it would be good to have a little food to calm the nerves, especially with alcohol, but it looks like we're not requiring that, so to do so now would be another condition that we'd be adding, if other Commissioners are interested in entertaining that. My other concern is the hours when there are no food trucks and when some food would be appropriate for that activity, just because of the adrenalin and the alcohol. I think the parking issue is fine as well. I too think it's a great activity for people. I think the sense that it's a little bit of a lounge where people can connect is also a good idea, so if those tables can group at all to accelerate that, I think it would be a good thing.

Chair Oetinger polled the other Commissioners regarding the time issue and conditioning that snacks be available.

**Paul Fritz, Commissioner**

I am okay with a 2:00am closing, and I would anticipate they're probably not going to be open till 2:00am every day, because there would probably be days when no one wants to be

up at 2:00am. I thought we always had a standard condition for bars that there was some kind of food or snack requirement, but I didn't see that in the conditions.

**Kari Svanstrom, Planning Director**

I didn't see that here, but I think we should add it in. I've been tracking what folks have been saying. What's in your staff report right now does have until 12:00am, which was in the original application, so that has to be revised if Planning Commission changes it. I can look up what standard conditions for alcohol permits is, but this is just what I put in in regard to Commissioner Kelley's comment about snacks and this sense that I got there's consensus that vending machines would be an appropriate way of offering snacks: "Snacks shall be offered at all times that alcohol is served in addition to the restaurant and/or food truck offerings; this may be done through the use of vending machines."

**Paul Fritz, Commissioner**

Yes, we normally see the standard conditions. Again, I'm fine with the 2:00am, but I think we should have a condition about the food service requirements while alcohol is served, and that could be any kind of snack as well, not full meals. But other than that, everything else is good.

**Deborah Burnes, Commissioner**

I did not address the snacks, and I totally agree there should be food at all times. I like the vending machine idea, I think it would be a cool addition, but however they do it, just some type of snack. The other issue brought up was them trying to support other local beers, and that was what I had thought they said initially in their presentation, that they were trying to support other local, so I would like that question answered, because I also think that that would be a nice addition, although obviously not a condition.

**Ed Lazaruk, Applicant**

The local craft beers, I think Adam is definitely planning to do that. We're actually putting in a system for Barrel Brothers Brewing just a little bit north of Windsor, so I know he's been looking at a lot of good craft beers that are local, and most of our customers always do local craft; that is definitely what people want and what's popular, so I don't see why he wouldn't do that.

**Adam Lam, Applicant**

Most of the taps will be local, and a lot of the best beer is actually brewed here, because many people come from all over the world to come and drink these crafts beers. Another way that Ed and me have talked about using this creatively is what we call "tap takeovers." A brewery can come over and it will take over all the taps and it will be just all their beers. For example, if Russian River Brewery wanted to use the space and take over our tap beer wall, it would be a huge way to work with other businesses and create a unique experience alongside their brand. I also hope to be able to provide healthier options to offer drinks to people who are non-drinkers. It could be anything that could be tapped. I would like to offer other options, because I want to create a lot of healthy alternatives to just being a beer wall, because as Ed has also mentioned, anything that can be on tap can be offered as long as it's not going against the Type 40 beer sale license.

**Linda Kelley, Commissioner**

So you could do anything like kombucha or anything like that that has carbonation, because they do offer low, low alcohol kombucha and then the hard kombucha. You might want to think about that, but I'm sure you have.

**Kari Svanstrom, Planning Director**

Chair Oetinger, the condition we normally have is that food must be made available during all times that alcohol is served, and so we can add that as a standard condition with the notes that snacks qualify for that.

Commissioner Fritz made a motion to approve an Alcohol Use Permit for The Rewind retro arcade at 6780 Depot Street, Suite 140, per conditions outlined in the staff report, with the amendments that hours of operation be extended to 2:00am, and food shall be offered at all times alcohol is served, including snacks.

Commissioner Kelley seconded the motion.

**Adam Lam, Applicant**

I wanted to make sure that the language says, "packaged snacks," that the snacks would be packaged and offered in a vending machine. Is there any way that we can get that language so that I won't have to deal with any of the Health Department issues?

The maker of the motion accepted the amendment to the motion.

The seconder of the motion accepted the amendment to the motion.

AYES: Chair Oetinger, and Commissioners Burnes, Kelley, and Fritz.  
NOES: None  
ABSTAIN: Vice Chair Fernandez  
ABSENT: None

**7. REGULAR AGENDA ITEMS – None.**

Vice Chair Fernandez returned to the meeting.

**8. SUBCOMMITTEE UPDATES – None.**

**9. PLANNING DIRECTOR'S REPORT**

Director Svanstrom and Associate Planner Jay provided updates.

The Commission asked questions of Director Svanstrom.

**9. ADJOURNMENT:** Chair Oetinger adjourned the meeting at 8:05 p.m. The next regularly scheduled Planning Commission meeting will take place on Wednesday, September 13, 2022 at 6:00 p.m.