



## City of Sebastopol Planning Commission Staff Report

Meeting Date: May 12, 2026  
Agenda Item: 6A  
To: Planning Commission  
From: Victoria Henkel, Permit Technician  
Subject: Alcohol Use Permit  
Recommendation: As the project meets the Zoning requirements staff is recommending the Planning Commission review the application materials, hear public comment, and either approve or deny the application

Applicant/Owner: Kevin Farnham, on behalf of 6957 Sebastopol, LLC  
File Number: 2026-012  
Address: 6957 Sebastopol Ave  
CEQA Status: Exempt  
General Plan: Central Core (CC)  
Zoning: Downtown Core (CD)

### **Introduction:**

This is an Alcohol Use Permit application for a new listening venue, "Kindred" at 6957 Sebastopol Ave. Kindred will occupy the same space where Jasper's used to operate, which was approved as a full bar (Type 48 alcohol license). The request from the new use, Kindred, is for a Type 41 license for on and off-sale, which requires the approval of the Planning Commission.

### **Project Description:**

Kindred will operate as a listening bar with on-site food service, a beer and wine beverage program, and a retail vinyl record store. The premises comprise approximately 1,920 square feet of interior space and approximately 450 square feet of covered back patio, with a seating capacity of 49 persons.

The interior includes a bar, communal dining tables, lounge seating areas, a retail wall of vinyl record browsing bins, a merchandise display wall, and a flexible area at the rear of the main room that accommodates occasional live acoustic performances. The bar incorporates a DJ station (two turntables and a mixer) used by staff to play recorded music throughout operating hours. The patio includes additional dining seating, a covered outdoor cooking area with wood-fired cooking equipment, and an extension of the sound system. A full commercial kitchen, sized for the space, supports all food preparation and service operations.

The retail component consists of vinyl records sold in-store and through an e-commerce platform, along with a small selection of merchandise, including books, branded items, vinyl accessories, and a limited selection of manufacturer-sealed bottles (wine, cider, vermouth) for off-site purchase.

As requested by the applicant, full food service will operate all hours the establishment is open. Proposed hours of operation are Tuesday, Wednesday, Thursday, and Sunday 8:00 AM to 10:00 PM; and Friday and Saturday 8:00 AM to 12:00 AM.

**Project Location and Surrounding Land Uses:**

The project is located within the Downtown Core zoning district of Sebastopol and was an existing bar. The project is surrounded by other commercial businesses, including other restaurants and retail shops. The site has been vacant since the closing of Jasper’s in September 2022.

**General Plan Consistency:**

The project is consistent with the following General Plan goals listed below:

- **Policy EV 2-3:** Develop a distinct image and brand for Sebastopol that reflects its unique identity and sets it apart from the region, as the project would add a new listening bar downtown, where there are none in Sebastopol or nearby cities.
- **Policy EV 2-4:** Encourage businesses and programs that emphasize and promote shopping locally, as the project would promote eating locally.
- **Policy EV 4-3:** Encourage amenities needed to support tourism, including hotels, bed-and-breakfasts, eco-lodging, and a variety of restaurants, shopping, and services, as the project would introduce another downtown gathering space in an iconic building that has been vacant for the past several years.
- **Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism, as the project would offer a new type of eatery in town.

**Zoning Ordinance Consistency:**

The project is located within the Downtown Core (CD) district of Sebastopol. A restaurant and retail sales are permitted uses within the CD district. However, alcohol served on the premises requires a Conditional Use Permit regulated by SMC Chapter 17.415, subject to the criteria found in the Alcohol Use Permit Chapter 17.350. Those criteria are included as recommended conditions of approval.

SMC Chapter 17.160.040 (Nonconforming Facilities) provides that the re-use of this building as another bar/restaurant does not trigger the need to meet current zoning code requirements, such as setbacks or parking. Any new additions, such as signs, would need to meet code requirements.

**Required Findings:**

**Section 17.415.020.A Conditional Use Permits (CUP)** of the Sebastopol Municipal Code contains the Criteria for approval of a CUP:

- A. *General Conditional Use Permit Criteria. A conditional use permit may be granted only if 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.*

**Section 17.350.020 Alcohol Use Permits** of the Sebastopol Municipal Code lays out the additional findings applicable to Alcohol Use Permits as follows:

- A. *On and after the effective date of the ordinance codified in this chapter, no place wherein alcoholic beverages are sold, served, or given away for on-site or off-site consumption shall be established without first obtaining a conditional use permit from the City. Further, no existing site which substantially changes its mode or character of operation shall continue to operate without first obtaining a conditional use permit.*
- B. *A copy of the conditions of approval for the conditional use permit must be kept on the premises of the establishments and posted in a place where it may readily be viewed by any member of the general public.*
- C. *In making any of the findings required pursuant to this chapter, the Planning Commission, or the City Council on appeal, shall consider whether the proposed use will adversely affect the health, safety or welfare of area residents or will result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.*

*The Planning Commission, or City Council on appeal, shall also consider whether the proposed use will detrimentally affect nearby residentially zoned communities in the area, after giving consideration to the distance of the proposed use from the following:*

- 1. *Residential buildings;*
  - 2. *Churches, schools, hospitals, public playgrounds and other similar uses; and*
  - 3. *Other establishments dispensing, for sale or other consideration, alcoholic beverages including beer and wine.*
- D. *In all determinations pursuant to this section, the applicant for the conditional use permit shall have the burden of proving by clear and convincing evidence that the proposed use will not adversely affect the health, safety or welfare, result in undue concentration of alcoholic beverage outlets, or detrimentally affect nearby communities.*
- E. *The Planning Commission, or City Council on appeal, may impose any conditions on the applicant or proposed location reasonably related to the health, safety or welfare of the community.*
- F. *Except as set forth in SMC 17.350.070, applications for conditional use permits herein shall be made in accordance with Chapter 17.415 SMC, together with amendments thereto. The applicant shall submit a processing fee as specified in the most current Planning Department schedule of fees. Any costs for processing an application that exceed the conditional use permit fee paid by the applicant shall be deemed a debt to the City and shall be paid within 30 days of issuance of the conditional use permit or said permit shall be revoked.*

**Analysis:**

As noted in the application materials and above, the project requests approval of an alcohol use permit for on- and off-sale privileges for a listening venue and restaurant with fewer than 50 seats. With that, it requires the approval of the Planning Commission, and as the site has historically been a bar that has sold beer, wine, and cocktails to customers in the past, staff feels confident

in its review of the project and will not be detrimental to the health and safety of the neighborhood. The application also includes a request for amplified sound, primarily to play vinyl as part of the listening venue, but also occasionally to allow other forms of entertainment, including weekly genre and themed nights, periodic full album listening sessions, and live acoustic performances. The back patio would be included in the listening area. A recommended condition of approval specifies that such sound must comply with the City's Noise Ordinance, and that a Downtown Music Permit would be required for any temporary exceptions.

**Environmental Review:**

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301 Existing Facilities, which includes interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The alcohol use permit would fit this exemption as it is for the use of a bar and restaurant where one has existed in the past and will not create any new environmental impacts.

**City Departmental Comments:**

The project was routed to the various city departments along with the Sonoma County Health Department. The Police and Sonoma County Health departments provided comments as they related to AB1221 for Responsible Beverage Service training, as these are applied to all alcohol permits and are required to be completed by all members of the establishment's staff.

**Public Comment:**

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within the vicinity of the subject property.

The City has not received any public comments as of writing this staff report.

**Recommendation:**

If it is the consensus of the Planning Commission that the proposed use is compatible with the site and surrounding uses, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report and as found in Exhibit A – Resolution 2026-03, and subject to the Recommended Conditions of Approval found in Exhibit B and Exhibit C – Standard Conditions for Tenant Improvements.

**Attachments:**

- Exhibit A – Resolution 2026-03
- Exhibit B – Recommended Conditions of Approval
- Exhibit C – Standard Conditions for Tenant Improvements
- Application Materials

RESOLUTION NO. 26-03

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL APPROVING A TYPE 41 ON AND OFF-SALE ALCOHOL CONDITIONAL USE PERMIT FOR 'KINDRED', A NEW LISTENING VENUE (2026-012) AT 6957 SEBASTOPOL AVE (APN 004-054-016)

WHEREAS, on March 11, 2026, an application was submitted to the City of Sebastopol for an Alcohol Conditional Use Permit located at 6957 Sebastopol Ave (APN 004-054-016); and

WHEREAS, on April 9, 2026, a revised application was received by the Planning Department of the City of Sebastopol to address incompleteness items; and

WHEREAS, on April 14, 2026, a revised application was received by the Planning Department of the City of Sebastopol to address incompleteness items; and

WHEREAS, the application was reviewed by City staff for compliance with the Sebastopol Municipal Code and applicable planning regulations; and

WHEREAS, the project is consistent with the General Plan, in that it conforms to the following: Policy EV 2-3: Develop a distinct image and brand for Sebastopol that reflects its unique identity and sets it apart from the region, as the project would add a new listening venue with beer and wine provisions for on and off-sale consumption, where there are none in Sebastopol or nearby cities. Policy EV 2-4: Encourage businesses and programs that emphasize and promote shopping locally, as the project would promote eating locally. Policy EV 4-3: Encourage amenities needed to support tourism, including hotels, bed-and-breakfasts, eco-lodging, and a variety of restaurants, shopping, and services, as the project would introduce a unique venue in town and would invite locals and tourists alike. Policy EV 4-4: Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism, as the project would offer a new restaurant and listening bar in town at an iconic space.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, codified at Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (14 CCR, § 15000 et seq.), the project fits the Categorical Exemption of Section 15301, "*Class 1: Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.*" in that this is an existing restaurant structure, with a new owner, applying for an alcohol conditional use permit; and

WHEREAS, the project is consistent with SMC 17.415.030 Conditional Use Permit Findings as follows: *A. The proposed use is consistent with the General Plan and all applicable provisions of this title, in that, it is an existing restaurant building, which has served alcohol in the past, and requires an alcohol conditional use permit. B. The establishment, maintenance, and operation of*

*the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City, in that, the project will not have an adverse effect on the neighborhood as there has historically been a bar at this location and the use is consistent with that.*

WHEREAS, the project is consistent with SMC 17.350.020 Alcohol Use Permit Findings as follows:

*A. On and after the effective date of the ordinance codified in this chapter, no place wherein alcoholic beverages are sold, served, or given away for on-site or off-site consumption, shall be established without first obtaining a conditional use permit from the City. Further, no existing site which substantially changes its mode or character of operation shall continue to operate without first obtaining a conditional use permit, in that the project is obtaining a use permit through the City's requirements, and this location has been previously approved for an alcohol permit in the past. B. A copy of the conditions of approval for the conditional use permit must be kept on the premises of the establishments and posted in a place where it may readily be viewed by any member of the general public, in that as a condition, the applicant will be required to post a copy of the conditions of approval in plain view for any member of the public to view. C. In making any of the findings required pursuant to this chapter, the Planning Commission, or the City Council on appeal, shall consider whether the proposed use will adversely affect the health, safety or welfare of area residents or will result in an undue concentration in the area of establishments dispensing, for sale, or other consideration, alcoholic beverages, including beer and wine, in that the previous bar sold beer and wine at this location, and it does not result in an undue concentration in the area. The Planning Commission, or City Council on appeal, shall also consider whether the proposed use will detrimentally affect nearby residentially zoned communities in the area, after giving consideration to the distance of the proposed use from the following: 1. Residential buildings; 2. Churches, schools, hospitals, public playgrounds, and other similar uses; and 3. Other establishments dispensing, for sale, or other consideration, alcoholic beverages, including beer and wine, in that the building is not near residential buildings, churches, schools, public playgrounds, or similar uses; although near other establishments dispensing alcoholic beverages, this location does not result in an undue concentration in the area. D. In all determinations pursuant to this section, the applicant for the conditional use permit shall have the burden of proving by clear and convincing evidence that the proposed use will not adversely affect the health, safety or welfare, result in undue concentration of alcoholic beverage outlets, or detrimentally affect nearby communities, in that the applicant has provided through their application that music and food will be the main focus of the venue and alcohol will be ancillary to the primary uses. E. The Planning Commission, or City Council on appeal, may impose any conditions on the applicant or proposed location reasonably related to the health, safety, or*

welfare of the community, as conditioned, this criterion will be met. F. Except as set forth in SMC 17.350.070, applications for conditional use permits herein shall be made in accordance with Chapter 17.415 SMC, together with amendments thereto. The applicant shall submit a processing fee as specified in the most current Planning Department schedule of fees. Any costs for processing an application that exceed the conditional use permit fee paid by the applicant shall be deemed a debt to the City and shall be paid within 30 days of issuance of the conditional use permit, or said permit shall be revoked, as conditioned, this criterion will be met.

WHEREAS, the Planning Commission held a duly noticed public hearing on May 12, 2026; and

WHEREAS, the Planning Commission considered the staff report, all written and oral testimony, and all other evidence presented.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Sebastopol hereby approves the project subject to the Conditions of Approval attached hereto as Exhibit B and Exhibit C.

This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Planning Commission of the City of Sebastopol at a regular meeting held on May 12, 2026, by the following vote:

VOTE:  
AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST: \_\_\_\_\_

Evert Fernandez  
Chair, Planning Commission

Certified: \_\_\_\_\_

Jane Riley  
Interim Planning Director

**EXHIBIT B**  
**RECOMMENDED CONDITIONS OF APPROVAL**

**Kindred (6957 Sebastopol, LLC)**  
**Type 41 On and Off-Site**  
**Alcohol Use Permit (2026-012)**

**6957 Sebastopol Ave (APN 004-054-016)**

1. The Use shall be in substantial conformance with the proposed operations as described in the application materials prepared by Kevin Farnham and Shane Brentham on behalf of Kindred Sebastopol, LLC, and stamped received on March 11, 2026, April 9, 2026, and April 14, 2026, and on file at the City of Sebastopol Planning Department, except as modified by the conditions of approval, and 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 Section 17.400.100 of the Zoning Ordinance.
2. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. No sound may emanate from the building, which violates the Noise Ordinance or causes an undue disturbance to site neighbors. The Police Department or Planning Director may require termination or modification of such activity. Noise may not exceed 60 dBa at the property line between the hours of 10:00 PM to 8:00 AM daily. The Planning Director shall have the authority to modify the sound limitations as needed to address neighborhood compatibility.
4. Hours of operation shall be consistent with the hours stated in the application. The hours of operation will be Tuesday, Wednesday, Thursday, and Sunday, 8:00 AM to 10:00 PM; and Friday and Saturday, 8:00 AM to 12:00 AM. The Planning Director shall have the authority to modify the hours of operation.
5. A Business License is required and shall be obtained prior to the operation of the use.
6. Food, including meals, must be made available during all times that alcohol is served. This may include incidental food items.
7. Any minimum purchase requirement may be satisfied by the purchase of food or beverages. In no case shall a "drink minimum" be imposed.
8. Off-sale of beer and wine is permitted with this approval.
9. No beer or wine shall be displayed within five feet of the cash register or the front door.
10. Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. and 9:00 P.M.
11. The business owner shall ensure that employees are drug and alcohol free while on duty.
12. The business owner shall ensure that exterior areas, including the adjacent alleyway area and sidewalk, are free of trash and other debris that may be generated by patrons.

13. The business owner shall be responsible for removing any graffiti on the outside of the establishment.
14. A copy of the conditions of approval for the Alcohol Use Permit must be kept on the premises of the establishment and posted in a place where any member of the general public may readily view it.
15. Occupancy limitations shall be established by the Building Official and clearly posted prior to issuance of a Certificate of Occupancy for any building.
16. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
17. 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.
18. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
19. All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including, but not limited to, the Building and Safety Department, the Department of Alcoholic Beverage Control, the Fire Department, and the County Health Department.
20. Sonoma County Department of Health Services:
  - a. A Retail Food Facility Permit is required to store, prepare, package, serve or vend food. A review and approval of the building plans will be required prior to issuance of a retail food facility permit to operate.
  - b. A review and approval of building plans and/or specification sheets is required for the remodel/ addition of any new retail food facility equipment or expansion of any food or alcohol storage or food processing areas prior to use of this area or equipment.

**EXHIBIT C**  
**STANDARD CONDITIONS OF APPROVAL**  
**TENANT IMPROVEMENTS**

**Kindred (6957 Sebastopol, LLC)**  
**Type 41 On and Off-Site**  
**Alcohol Use Permit (2026-012)**

**6957 Sebastopol Ave (APN 004-054-016)**

1. All plans shall include a brief description of the project on the cover sheet.
2. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
3. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body, the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes, errors, or omissions in compliance with the CBC and City Standards.
5. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
6. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps, and broken/deteriorated machinery shall be removed from the site by the end of each week. If offloaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways, and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
7. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
8. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

**Planning Department Standard Conditions of Approval:**

9. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.
10. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.

**Engineering and Public Works Department Standard Conditions of Approval:**

11. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.
12. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a Caltrans right-of-way, an Encroachment Permit from Caltrans shall also be procured by the applicant. An Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.

**Fire Department. Standard Conditions of Approval:**

13. The address shall be posted in accordance with the requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and sign-off of address posting shall be coordinated through the Building Department.
14. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and sign-off of smoke detectors shall be coordinated through the Building Department.
15. Noncombustible roofing shall be provided for:
  - a. All new roofs shall be non-combustible.
  - b. Roof Repairs or replacement:
    - i. Less than 25% - no requirement
    - ii. 25Hr to 50% - Class C minimum
    - iii. 50% or more — Non-Combustible
  - c. In no case shall the roofing material used to be less fire-resistant than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

16. Prior to occupancy, a spark arrester shall be installed on the chimney(s) 3/8" mesh minimum.

**Building Department Standard Conditions of Approval:**

17. All construction shall comply with all applicable Title 24 Codes in effect at the time of

building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes, are incorporated into the design.

18. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

Received
03/11/2026 2:12:06 PM

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- Administrative Permit Review
Alcohol Use Permit/ABC Transfer
Conditional Use Permit
Design Review
Lot Line Adjustment/Merger
Preapplication Conference
Preliminary Review
Sign Permit
Temporary Use Permit
Tree Removal Permit
Variance
Other

This application includes the checklist(s) or supplement form(s) for the type of permit requested: Yes No

REVIEW/HEARING BODIES

- Staff/Admin
Design Review/Tree Board
Planning Commission
City Council
Other

APPLICATION FOR

Street Address: Assessor's Parcel No(s):
Present Use of Property: Zoning/General Plan Designation:

APPLICANT INFORMATION

Property Owner Name:
Mailing Address: Phone:
City/State/ZIP: Email:
Signature: Date: 3.9.26
Authorized Agent/Applicant Name:
Mailing Address: Phone:
City/State/ZIP: Email:
Signature: Date: March 3, 2026
Contact Name (if different from above): Phone/Email:

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

CITY USE ONLY

Fill out upon receipt: Application Date: Planning File #: Received By: Fee(s): Completeness Date:
Action: Staff/Admin: Planning Director: Design Review/Tree Board: Planning Commission: City Council:
Action Date: Date: Date: Date: Date: Date:

## SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
<b>Zoning</b>	N/A		
<b>Use</b>	N/A		
<b>Lot Size</b>			
<b>Square Feet of Building/Structures</b> <i>(if multiple structures include all separately)</i>			
<b>Floor Area Ratio (F.A.R)</b>	80% max FAR	_____ FAR	_____ FAR
<b>Lot Coverage</b>	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
<b>Parking</b>			
<b>Building Height</b>			
<b>Number of Stories</b>			
<b>Building Setbacks – Primary</b>			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
<b>Building Setbacks – Accessory</b>			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
<b>Special Setbacks (if applicable)</b>			
<i>Other (_____)</i>			
<b>Number of Residential Units</b>	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
<b>Residential Density</b>	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
<b>Useable Open Space</b>	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
<b>Grading</b>	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
<b>Impervious Surface Area</b>	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.
<b>Pervious Surface Area</b>	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.

## CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees 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.

**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.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **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. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

A general plan

A specific plan

An ordinance affecting building permits or grading permits

A zoning ordinance

### Certification

*I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.*

Property Owner's Signature:  Date: 3.9.26

*I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.*

Applicant's Signature:  Date: March 3, 2026

**NOTE:** It is the responsibility of the applicant and their representatives 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

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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, residents, 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

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Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), 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, 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

## Alcohol Use Permit – Application Supplement

**Purpose:** This application supplement applies to any establishment that serves alcoholic beverages.

**Please answer yes or no to the following questions:**

1. The premises contain a kitchen or food-serving area in which a variety of food is prepared and cooked on the premises. Y  N
2. The primary use of the premises is for sit-down service to patrons, and the establishment is not a drive-up, drive-through, or fast-food restaurant. Y  N
3. The establishment serves food to patrons during all hours the establishment is open for customers. Y  N
4. The establishment only serves alcohol in a dining area and not in an alcohol serving area that is separate from the dining area. Y  N
5. Adequate seating arrangements for sit-down patrons are provided on the premises, not to exceed a seating capacity of 50 persons. Y  N
6. Any take-out service is only incidental to the primary sit-down use and does not include the sale or dispensing for consideration of alcoholic beverage or beer or wine.  
Y  N
7. No alcoholic beverages or beer or wine are sold or dispensed for consumption beyond the premises. Y  N
8. No dancing or live entertainment is permitted on the premises except with approval by the Chief of Police and Planning Director, who may impose conditions controlling such activities. Y  N
9. An employee alcohol awareness training program and security plan is approved by the Chief of Police. (Ord. 1116 § 7, 2018; Ord. 1111, 2018)

**If yes to all of above and you're applying for an establishment with 50 or Less seats you are eligible for an Administrative Alcohol Permit:** The following information shall be provided to the Planning Department for an application to be deemed complete:

**Master Planning Application Form**

- Completed and signed by the applicant *and* property owner.

**Written Statement:** *The written statement shall include the following information:*

- *Description of Business*
- *Food Service:* Please describe the type of food served at the establishment.
- *Type of ABC License*
- *Time of Operation:* Describe the days and times that the establishment will operate.
- *Employee Training for Alcoholic Beverage Service:* Describe all alcohol service training that will be provided for employees.
- *Operational Security Measures:* Describe security measures that will be implemented to ensure the safety of establishment employees and patrons.
- *Entertainment Features:* Describe all entertainment features of the establishment. These may include but are not limited to live music, amplified music, dancing, bar games, and video games.

**Fee**

- As defined on the Planning Department fee schedule. Checks should be made payable to the City of Sebastopol.

**Site Photographs**

- Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to take a series of overlapping photographs which when taped together show a panoramic view. Digital photos on a CD are acceptable.

**Location Map**

- Indicate the subject parcel(s) and adjacent streets on an 8½" by 11" map.

**Floor Plan**

- Dimensioned floor plans that shows the number of seats within the establishment, serving areas, any bars, kitchen, restrooms, storage areas, etc. The floor plan shall also show physical barriers that separate establishment patrons and the general public, if the establishment will have an outdoor dining area, as required by the Department of Alcoholic Beverage Control.

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**If yes to all of above and you're applying for an establishment with Over 50 seats:** The following information shall be provided to the Planning Department in addition to the items listed on the *Use Permit Application Checklist* for an application to be deemed complete:

**Master Planning Application Form**

- Completed and signed by the applicant *and* property owner.

**Written Statement:** *The written statement shall include the following information:*

- *Description of Business*
- *Food Service:* Please describe the type of food served at the establishment.
- *Type of ABC License*
- *Time of Operation:* Describe the days and times that the establishment will operate.
- *Employee Training for Alcoholic Beverage Service:* Describe all alcohol service training that will be provided for employees.
- *Operational Security Measures:* Describe security measures that will be implemented to ensure the safety of establishment employees and patrons.
- *Entertainment Features:* Describe all entertainment features of the establishment. These may include but are not limited to live music, amplified music, dancing, bar games, and video games.

**Deposit**

- As defined on the Planning Department fee schedule. Checks should be made payable to the City of Sebastopol.

**Site Photographs**

- Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to take a series of overlapping photographs which when taped together show a panoramic view. Digital photos on a CD are acceptable.

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- Dimensioned floor plans that shows the number of seats within the establishment, serving areas, any bars, kitchen, restrooms, storage areas, etc. The floor plan shall also show physical barriers that separate establishment patrons and the general public, if the establishment will have an outdoor dining area, as required by the Department of Alcoholic Beverage Control.

# Written Statement — Kindred Conditional Use Permit Application

**Applicant:** Kevin Farnham, Shane Brentham - Kindred Sebastopol LLC

**Address:** 6957 Sebastopol Avenue, Sebastopol, CA 95472

**APN:** 004-054-016

**Zoning:** CD / Downtown Core

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## 1. Description of Business

Kindred is a restaurant, bar, and retail establishment proposed for 6957 Sebastopol Avenue in the Downtown Core (CD) zoning district. The business will operate as a listening bar with on-site food service, a beer and wine beverage program, and a retail vinyl record store. The premises comprise approximately 1,920 square feet of interior space and approximately 450 square feet covered back patio, with a seating capacity of 49.

The interior includes a bar, communal dining tables, lounge seating areas, a retail wall of vinyl record browsing bins, a merchandise display wall, and a flexible area at the rear of the main room that accommodates occasional live acoustic performance. The bar incorporates a DJ station (two turntables and a mixer) used by staff to play recorded music throughout operating hours. The patio includes additional dining seating, a covered outdoor cooking area with wood-fired cooking equipment, and an extension of the sound system. A full commercial kitchen, sized for the space, supports all food preparation and service operations.

The retail component consists of vinyl records sold in-store and through an e-commerce platform, along with a small selection of merchandise including books, branded items, vinyl accessories, and a limited selection of manufacturer-sealed bottles (wine, cider, vermouth) for off-site purchase.

The business is operated by Kindred Sebastopol LLC and co-owned by Kevin Farnham and Shane Brentham. Kevin Farnham has experience in hospitality operations and is the founder of Method, a design agency that operated studios in San Francisco, New York, and London. Shane Brentham has thirty years of experience in brand strategy and business operations. The food program is being developed in collaboration with Brandon Jew, chef and owner of Mister Jiu's, a Michelin-starred and James Beard Award-recognized restaurant in San Francisco. The property was previously vacant. The lease was signed February 1, 2026.

## 2. Food Service

Kindred offers a high-end, wood-fired food program sourced primarily from local farms, ranchers, and producers in Sonoma and Marin counties, as well as from produce, herbs, and botanicals grown on Kevin Farnham's nearby farm.

The cooking program operates across two zones. On the covered back patio, wood-fired cooking equipment handles flatbreads, slow-smoked proteins, whole roasted vegetables, and char work. The interior kitchen is a full commercial kitchen designed by North Bay Restaurant Design Group, equipped for versatile, year-round food preparation to accommodate rotating seasonal menus.

Indoor cooking appliances, all NSF listed and installed under a Type 1 commercial exhaust hood (8'-6", by Capri Veaire or equal) with fire suppression in compliance with NFPA 96 and the California Mechanical Code, include:

- Vulcan Chef'sCombi 101G — gas combination oven/steamer
- Imperial IFP-40 — 40 lb. gas deep fryer
- Imperial ITG-24 — 24" thermostatic gas griddle
- Imperial IHPA-6-36 — 6-burner gas hot plate
- Imperial ISB-36 — 36" infrared gas salamander broiler

Kitchen refrigeration includes:

- True T-23-HC reach-in refrigerator
- True T-23F-HC reach-in freezer
- Atosa MGF8452GR refrigerated chef base

- Continental D48N8 sandwich/salad prep unit
- Continental SW48NBS worktop refrigerator

The bar and café area includes:

- La Marzocco Linea Classic S espresso machine
- La Marzocco Swift grinder
- Back bar refrigeration
- Hoshizaki KM-260BAH ice maker
- Undercounter dishwasher

Outdoor cooking equipment includes a Gozney Dome XL wood-fired pizza oven and a Big Green Egg XL charcoal grill/smoker. Both units will be installed and operated in compliance with all applicable health department regulations, fire code requirements, and any ventilation, clearance, or suppression measures specified by the reviewing authority. We are prepared to consider alternative outdoor cooking equipment should the City or reviewing agencies identify configurations that better satisfy code compliance or operational standards

Kindred welcomes guests of all ages during all hours of operation. The establishment is designed and operated as a restaurant, listening bar, and record shop. All seating throughout the premises, including communal dining tables, lounge seating, and the patio, is available to guests of all ages. Persons under 21 are not permitted to sit at the bar. Staff will monitor bar seating and verify age before serving any guest seated at the bar. Persons under 21 have full access to the food menu, non-alcoholic beverage program (including specialty coffee, tea, and composed non-alcoholic drinks), vinyl record browsing, merchandise, and all entertainment programming. Morning and daytime hours are oriented around the coffee and pastry program, vinyl browsing, and lunch service, creating a welcoming environment for guests of all ages including families. Alcoholic beverages are served only to guests aged 21 and over. Staff check identification for any patron who appears to be under 30 before serving beer or wine, consistent with Kindred's Responsible Beverage Service training protocols.

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Full food service operates all hours the establishment is open (Tues, Wed, Thurs and Sun 8 AM to 10 PM, Fri and Sat 8 AM to 12 AM.) and features blistered

flatbreads, whole roasted vegetables, grass-fed proteins, smoky eggplant, hummus, fermented and preserved items, and other shareable dishes. Cold plates are available, including cheese, charcuterie, and oysters sourced from Tomales Bay.

The kitchen operates on a rotating chef residency model. A collaborating chef sets the seasonal menu — dishes, sourcing logic, and point of view — and a resident cook executes it. Morning hours feature pastries alongside the coffee and tea program. All food is prepared and served on-site.

### **3. Type of ABC License**

Kindred is applying for a California Department of Alcoholic Beverage Control Type 41 (On-Sale Beer and Wine — Eating Place) license. This license permits the sale of beer and wine for consumption on the premises in conjunction with bona fide meal service. No distilled spirits will be served.

The beverage program emphasizes small-production, low-intervention wines with a focus on Sonoma County producers, local craft ciders, vermouths, and a low-ABV cocktail program composed with seasonal ingredients. Non-alcoholic beverages — including specialty coffee, tea, and composed non-alcoholic drinks — receive equal development and attention alongside the alcoholic offerings.

In addition to on-premises service, Kindred will exercise the off-sale privileges included with the Type 41 license to offer a limited selection of manufacturer-sealed bottles for off-site purchase from its retail merchandise wall. These include natural wines, ciders, and vermouths from the same small producers featured in the on-premises drinks program. This retail bottle component is incidental to Kindred's primary operation as a bona fide eating and drinking establishment — food service and on-premises beverage consumption are the core of the business. Off-site bottle sales are expected to remain a small minority of overall revenue — significantly less than on-premises food and beverage sales — consistent with the establishment's identity as a restaurant and listening bar rather than a retail liquor outlet.

### **4. Time of Operation**

Kindred will operate Tuesday through Sunday, 8:00 AM to 10:00 PM. On Friday and Saturday Kindred will remain open until midnight, 12 AM. The establishment will be closed on Mondays. The full beverage program, including beer, wine, and all café offerings, will be available during all hours of operation.

## 5. Employee Training for Alcoholic Beverage Service

All employees involved in the sale or service of alcoholic beverages will be required to complete California's mandatory Responsible Beverage Service training and certification prior to the establishment's opening, in compliance with California Assembly Bill 1221. This includes all bartenders, servers, and managers.

RBS certification covers responsible alcohol service practices including identifying signs of intoxication, techniques for refusing service to intoxicated individuals, understanding of California's laws regarding the sale and service of alcohol to minors and visibly intoxicated persons, and liability awareness. Certification is completed through an ABC-approved online training provider and is valid for three years.

In addition to RBS certification, Kindred will implement in-house training that covers the establishment's specific policies on alcohol service, including pacing of service, food-pairing recommendations to accompany alcohol consumption, procedures for checking identification, and protocols for handling situations where a patron must be refused further service. All new hires will complete this training before serving alcohol, and refresher training will be conducted periodically.

## 6. Operational Security Measures

Kindred will implement the following measures to ensure the safety and security of employees and patrons:

**Premises Security:** The establishment will install and maintain a security camera system covering the interior, bar area, entry, patio, and exterior of the building. Footage will be retained for a minimum of 30 days. Adequate interior and exterior lighting will be maintained during all hours of operation and for a reasonable period after closing.

**Staff Training and Protocols:** All staff will be trained in de-escalation techniques and emergency response procedures. Clear protocols will be established for

handling intoxicated patrons, including procedures for cutting off service, arranging alternative transportation, and, if necessary, contacting local law enforcement. Management will be on-site during all hours of operation.

**Capacity Management:** The establishment will adhere to its posted maximum occupancy of 49 seats as determined by fire code. Staff will actively monitor occupancy during peak hours and programmed events.

**Controlled Entry:** The establishment's entry is through a single primary entrance, allowing staff to monitor who is entering and exiting the space. Identification will be checked for all patrons who appear to be under 30 years of age before alcohol is served.

**Insurance:** Kindred will maintain comprehensive insurance coverage including commercial general liability, liquor liability, and property insurance at levels required by the lease and applicable regulations, including minimum liability limits of \$2,000,000 per occurrence for bodily injury and property damage.

**Responsible Closing Procedures:** Staff will ensure an orderly closing each evening, with employees monitoring the patio and surrounding area to minimize noise and disturbance to neighboring properties. Last call for alcohol service will occur a minimum of 30 minutes before closing time.

## 7. Entertainment Features

Kindred's entertainment programming is centered on its high-fidelity sound system and curated music program. The sound system — designed and installed by a professional audio engineer in consultation with the room's acoustics — serves as the centerpiece of the guest experience. All entertainment is amplified music played through this system; there is no dancing.

**Daily Vinyl Programming:** During all hours of operation, curated vinyl records are played through the sound system by an on-site selector (DJ) stationed at the bar. The selector operates two turntables and a rotary mixer. Sessions are streamed live online. Music genres include jazz, soul, funk, dub, reggae, Afrobeat, Brazilian MPB, library and cinematic music, and related styles. Volume levels are calibrated to support conversation during daytime hours and create an immersive listening environment in the evening, while remaining within the City of Sebastopol's noise ordinance standards at all times.

**Genre and Theme Nights:** Recurring weekly programming features focused genre evenings (e.g., Japanese jazz, lovers rock, Ethio-jazz, Afrobeat, library music) that give the calendar a consistent and legible rhythm. These are hosted by in-house selectors and do not involve external performers.

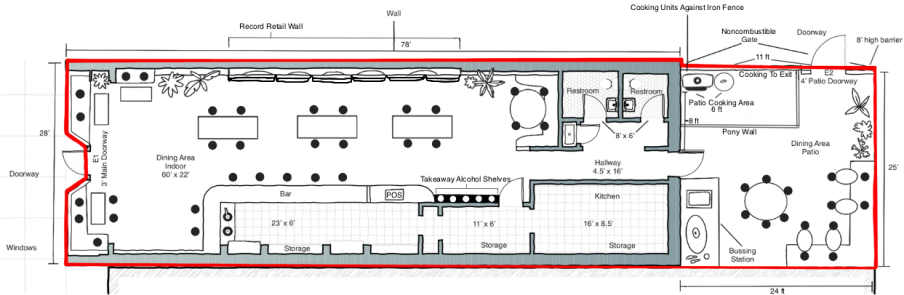
**Full Album Listening Sessions:** Periodically, a single album is played front to back at the volume it was engineered for, accompanied by brief contextual notes. These are unobtrusive, focused listening events.

**Guest Selector Sessions:** Approximately one to two times per month, a visiting selector — local, regional, or traveling — presents a curated set with context about the records being played. These are conversational and intimate, not high-volume DJ performances.

**Live Acoustic Performance:** Approximately twice per month, Kindred will host intimate live acoustic performances in the flexible performance zone at the rear of the main room. These are small-scale, unamplified or lightly amplified performances — comparable in spirit to an NPR Tiny Desk concert — and are treated as special events rather than nightly bookings. The back patio may serve as a secondary performance zone when programming warrants it (e.g., a jazz trio outside while vinyl plays inside).

**No Dancing, No Bar Games, No Video Games:** Kindred does not feature a dance floor, dancing, bar games, pool tables, arcade machines, video games, or televisions. The entertainment program is entirely music-focused and designed to complement the listening bar environment.

All amplified music and live performance will comply with the City of Sebastopol's noise regulations. Acoustic treatment is being incorporated into the interior buildout, and an acoustic curb at the entry door will help contain sound within the premises. The covered patio sound system is a dedicated zone controlled from the main mixing position and will be managed to minimize impact on neighboring properties, particularly during evening hours. All live performances and amplified music will be operated subject to, and in compliance with, any conditions imposed by the Chief of Police and Planning Director.



6957 SEBASTOPOL AVENUE



Seating Count: Max 49



E1 Main Door  
E2 Patio Gate Door

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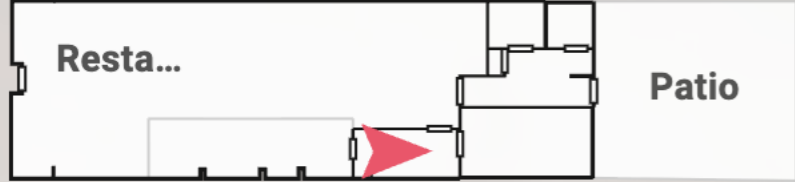
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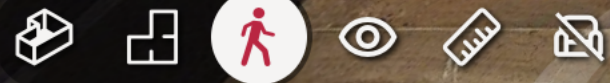


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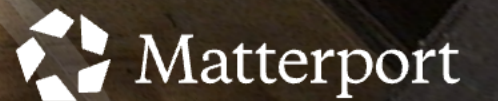
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DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS



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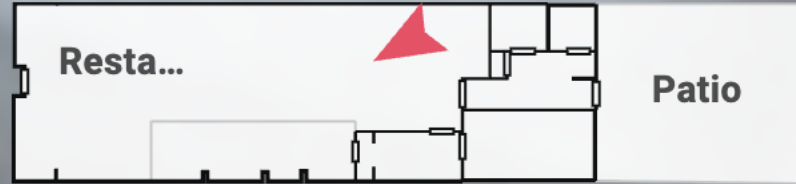


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# JASPER'S

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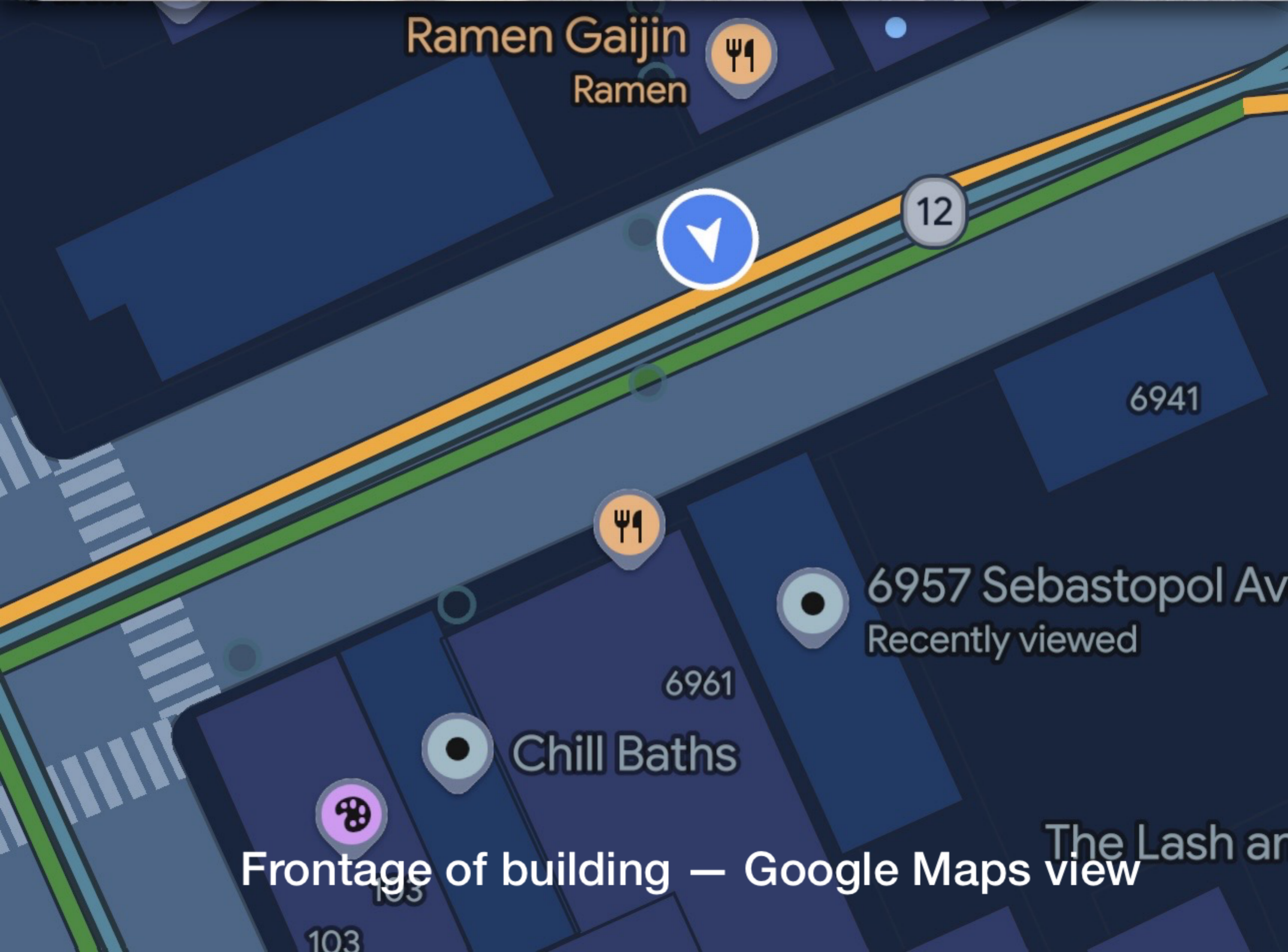


# JASPER'S

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Resta...   **Patio**





Frontage of building — Google Maps view

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03/11/2026 2:10:36 PM



Frontage of building — facing SouthEast



JASPER'S

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6957

Retail Space  
for Lease  
± 1900 sq ft  
925-808-8417

Retail Space  
for Lease  
± 1900 sq ft  
925-808-8417

© 2025 Google

Frontage of building — facing South



JASPER'S

6957

Retail Space  
for Lease.  
+/- 1900 sq ft  
925-808-8417

Retail Space  
for Lease.  
+/- 1900 sq ft  
925-808-8417



Frontage of building — facing South





JASPER'S

JASPER O'CONNOR  
PUB  
RESTAURANT  
WINE-BEER  
PIRITS

PRIVATE PROPERTY  
KEEP OUT  
NO TRESPASSING  
Violators will be  
Prosecuted  
432 PC

Retail Space  
for Lease  
+/- 1900 sq ft  
925-808-8417

Frontage of building — facing SouthWest



Copy  
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55U

Gate in alley on East side of building — facing NorthWest



Alley on East side of building -- facing South