City of Sebastopol
Planning Commission Staff Report

Meeting Date:	July 28, 2026
Agenda Item:	6A
To:	Planning Commission
From:	John Jay, Contract Associate Planner
Subject:	Conditional Use Permit
Recommendation:	Staff is recommending the Planning Commission review the application materials, hear public comments, and either approve or deny the application
Applicant/Owner:	Barbara Hom/Sebastopol Farmers Market
File Number:	2026-007
Address:	6908 Weeks Way/6922 Sebastopol Ave (West America Bank parking lot)
CEQA Status:	Exempt, 15301 Existing Facilities/15323 normal operations of facilities for public gatherings
General Plan:	Community Facilities/Central Core
Zoning:	Community Facilities (CF)/Downtown Core (CD)

Introduction:
The Sebastopol Farmers Market has operated in the downtown square since 1995, when it was conditionally approved to operate within the Weeks Way parking lot. The applicant is requesting an amendment to expand and modify the market's current operations, as detailed in the Project Description below.

Project Description:
The applicant is requesting three changes to the existing use permit: (1) expansion of the market into the West America Bank parking lot (zoned CD), increasing the total number of vendor spaces from the currently approved 38 to 70; (2) use of the full plaza area, rather than a portion of it, for 11 months of the year; and (3) an additional hour and a half at the beginning and end of each market day for vendor setup and breakdown, extending the total on-site window to 7:30 am to 3:00 pm. Farmers market hours would remain 9:00 am to 1:30 pm. Separately, the Planning Commission recently approved an amendment to the use permit to allow live music within the plaza, conditioned on consistency with the prior City Manager approved Noise Ordinance exception permitting music from 10 am to 1:30 pm at no louder than 80 dBAs.

Project Location and Surrounding Land Uses:
The project is located within the downtown core in the square. The site is surrounded by various commercial uses including retail, shops, restaurants, and grocery stores. To the north is the Whole Foods supermarket along with other retail shops. To the east is currently the vacant site of the proposed Hotel Sebastopol and adjacent Rialto Theater. To the west are a variety of local

shops that have front-facing entrances on Main Street. To the south are additional shops and restaurants and the West America parking lot.

Project Background:
The Farmer's Market has been in operation since 1995, located within the square of Weeks Way, and has been well attended for over 30 years. The permit has been modified over the years as needed to accommodate growth and expansion of the market. In 1997, there was a modification that expanded the allowed spaces and location of the market, which includes the reduced use of the square in the month of December.

Over the past several years, the City has been notified of various complaints about the use of the West America parking spaces from business owners in proximity to the Farmers Market. In June 2024, Barbara Hom, the market's current organizer, contacted the City Manager to ask about the procedure for expanding the market into those parking spaces. The request was forwarded to Planning Staff, who advised Ms. Hom that expanding the market would require an amendment to the approved use permit, subject to review by the Planning Commission as the approval authority. Planning Staff outlined the necessary steps, but did not receive further response from the applicant. Following this, additional complaints were received from business owners regarding use of the West America parking spaces.

October 29, 2024: Planning staff sent a letter to Ms. Hom warning that if no application was filed by the end of the week, the Department would schedule a revocation hearing before the Planning Commission. Ms. Hom communicated with Planning staff and the City Manager, then scheduled a meeting with the Farmers Market board, City Manager, Councilmember Hinton, the Associate Planner, Interim Planning Director, Police Chief, and local business community members.

Meeting outcome: Attendees discussed the market's original intent (promoting local farmer sales) and reviewed the 1997 use permit's Condition of Approval #2, which caps non-produce vendors at 20% and limits them to specific categories (arts/crafts, locally prepared foods, items made directly by vendors).

Three next steps were agreed on:
- The applicant would file a use permit amendment with the City.
- The remaining 2024 market events would operate under the existing 1997 permit, with December events moving into the square as in past years.
- No new rules could apply in January until after the January 28, 2025 meeting and only once the permit cleared its 7-day appeal period.

Application was submitted December 17, 2024: The applicant requested two amendments:
- Change operating hours to **9:00 am–1:30 pm**, to accommodate seniors/church attendees and reduce competition with nearby shops (most of which open after 9 am).
- Remove the vendor-type percentage restrictions, citing that neither the USDA nor CDFA impose such ratios; propose a **40% farmers / 40% other foods / 20% arts & crafts** ratio instead.

Seasonal layout maps submitted: Three maps showing proposed market footprints:
- **January–April:** Market concentrated in the inner square, allowing perimeter parking.
- **May–November:** Market expands to more of the square and some outer stalls, with "no parking" barricades on the east side (while preserving vehicle access to the West America parking lot).

- **December:** Market confined entirely to the square, freeing all parking stalls for holiday shopping traffic.

At the Planning Commission meeting of January 28th, 2025, the permit amendment was approved to extend the hours of operation and removed the 20% restriction for arts and crafts, but still required the Farmers Market to comply with the rules and regulations in place by the Federal Department of Food and Agriculture and the California Department of Food and Agriculture for being a certified Farmers Market.

As of today
In February of 2026, the City received a use permit amendment application from the Farmers Market to expand into the West America Parking lot, extending the hours to include an hour and a half to allow for setup and breakdown and include live music as part of their permit. However, the live music aspect of the permit was bifurcated out as a separate request because the last variance that was approved by the City Manager's office did not allow for music that violated the Noise Ordinance past June 9, 2026.

On March 16, 2026, the City sent out an email to the Farmers Market notifying them that the electrical box in the Plaza had been used after the hours of the Market.

On March 30, 2026, the City sent out another email to the Farmers Market notifying the Market that the City received another complaint about live music on March 22, 2026, that music was being played beyond 5:00 pm. This email also indicated that this would be the final notice regarding live music approval through the City Manager's office and that after June 9th, 2026, any additional live music requests would need to be included in an approved use permit amendment request.

On June 23rd, 2026, the Planning Commission approved the use permit amendment to include live music. Additionally, the Planning Commission conditioned the amendment to include the prior precedent set forth by the City Managers approvals of music shall be allowed to be played from 10 am to 1:30 pm and no louder than 80 dBAs. As it pertains to the electrical outlets, the Commission conditioned the project to have the Farmers Market lock the boxes, turn off the breaker, or coordinate with Public Works staff to ensure all boxes are closed by the end of the market time on Sundays.

General Plan Consistency:

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

- **Policy EV 1-11**: Work with and support local business organizations in order to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses.

- **Policy EV 2-3:** Develop a distinct image and brand for Sebastopol that reflects its unique identity and sets it apart from the region.

- **Policy EV 2-4**: Encourage businesses and programs that emphasize and promote shopping locally.

- **Policy EV 4-1**: Encourage businesses in Sebastopol which respond to and meet the needs of West County residents.

- **Policy EV 4-2**: Support the maintenance and expansion of Farmers' Markets.

- **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, in that.

- **Policy EV 4-4**: Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism, in that.

- **Policy CHW 3-1**: Promote the availability of locally grown and locally sourced fresh fruits and vegetables, meats, dairy, eggs, and other natural and nutritional food options.

- **Policy CHW 3-2**: Encourage sustainable local food systems including farmer's markets, community gardens, edible school yards, community supported agriculture, neighborhood garden exchanges, federal food assistance programs, and healthy food retailers and recognize that water use to support local food systems is an appropriate use and is not considered comparable to water use for a lawn or landscaping.

- **Policy CHW 3-5**: Encourage and support the continued year-round operation of farmers' markets.

Zoning Ordinance Consistency:
As stated in Table 17.25-1 of the Sebastopol Municipal Code, Outdoor Farmers Markets require a Conditional Use Permit within the Downtown Core Zoning district. Also, an Outdoor Farmers Market is defined as a certified California farmers' market, pursuant to the requirements of Division 17, Chapter 10.5, Article 1 of the Food and Agricultural Code and Title 3, Division 3, Chapter 1, Subchapter 4, Article 6.5 of the California Code of Regulations, or their successor provisions, which is held outdoors. As the project has already been approved as a conditional use, it is consistent with the Zoning Ordinance, and amendments may be requested by the applicant at any time but are required to be reviewed by the approval authority.

	Currently Approved	**New Request**
Farm Market Area	Plaza – grass area and ½ of the parking area	Plaza (all) plus West America parking lot (all)
Number of Booths/Vendors	**38**	**70**
Types of Vendors	**Farmers Market to the rules and regulations in place by the Federal Department of Food and Agriculture and California Department of Food and Agriculture for being a certified Farmers Market.**	**No change requested**

Hours of Operation	**9:00 am - 1:30 pm**	**7:30 am - 3:00 pm**
On-site Parking	**20**	**0****
Live Music?	**Yes, as of June 23, 2026**	**Yes**

**As proposed, the Market would leave the 49 parking spaces on the Plaza available for parking during the busy holiday shopping season, leaving those spaces open for customers of the businesses bordering the Plaza. The remaining 11 months of the year, there would be no parking available on the Plaza between 7:30 AM and 3:00 PM on Sundays.

Required Findings:

Conditional Use Permit findings

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.*

Determination: In that, a Farmers Market is an allowed use within the Community Facilities zone.

Parking and Access:

The General Plan speaks to specific policies that encourage the expansion of Farmers Markets and continued support from the City for these types of events. Over the years, the City has accommodated the growth of the Farmer's Market, but space within the plaza is limited. The current proposal would allow the market to expand into the adjacent West America Bank parking lot, but would also take up all the parking spaces within the plaza for an 11-month period every Sunday. With that, staff has concerns about the availability of parking – especially ADA-accessible Parking required by the Building Code - for the local businesses that front the plaza. As proposed, the only available parking spaces within the plaza would be the three spaces on each side of the east entrance on Petaluma Avenue (six spaces total), which would be reserved for ADA parking, short-term parking, and temporary loading for the businesses that border the market. Over the years, and during the public hearing for the use permit amendment in 2025, staff heard concerns about parking within the plaza from the local shops that rely on their customers being able to access these spaces, especially during the holiday season.

As it relates to the expansion within the West America Bank parking area, the applicant states that 32 additional vendor spaces would be included as part of the request, increasing the total from the currently approved 38 spaces to 70 spaces, an increase of approximately 84 percent. The site plan indicates that the expansion within the West America parking lot includes a driveway aisle width of 22 feet to allow for emergency vehicles to enter the area should they need to. The site plan also shows barricades to prevent non-emergency vehicles from accessing the market area to ensure the safety of market patrons and the vendors alike. These barricades would be placed by the applicant in the locations noted on the map at the beginning of the market set-up and removed by the applicant when the market time ends to allow for the normal use of the plaza area.

The Sebastopol Zoning Code does not contain a specific parking requirement for outdoor uses such as the Farmer's Market. It is a normal practice for persons visiting farm markets in urban areas to "park once" and access multiple locations during their visits. Public parking near the plaza includes roughly 40 spaces in the City-owned lot at the corner of Laguna Parkway and

McKinley Street, roughly 70 spaces at the Burnett Street parking lot, 50 spaces at the High Street parking lot, and public parking at the CVS lot at the corner of Petaluma Avenue and McKinley Street. Additionally, there is private parking located at the Hopmonk, Rialto Theater, Whole Foods, and former Rite Aid lots. As these are private parking spots, the City would caution the public that parking in these lots is controlled by the private property owners and may not be available for non-patrons of their respective businesses.

Environmental Review:
The proposed amendment to Conditional Use Permit 2026-007 involves three changes to the existing Farmers Market use permit: (1) expanding the market footprint to include the full plaza plus the adjacent West America Bank parking lot for eleven months of the year; (2) increasing vendor spaces from 38 to 70, an increase of approximately 84 percent; and (3) extending the daily on-site window by 1.5 hours at each end of the market day for vendor setup and breakdown, with public market hours unchanged at 9:00 am to 1:30 pm. On June 25, 2026, the California Supreme Court decided Sunflower Alliance v. Department of Conservation (2026) Cal.5th holding that the Class 1 exemption's limitation to a "negligible or no expansion" of an existing use turns on the scope of the change in use itself, not on whether that change carries a low risk of environmental harm. This analysis is written to address that standard directly.

Applied here, the market's fundamental use is unchanged: it remains a certified outdoor farmers market operating on a recurring Sunday schedule, on the same block, under a permit history dating to 1995. No new construction, grading, or permanent improvement is proposed; the West America lot would be delineated with temporary barricades placed and removed by the applicant each market day, and the site would return to its normal parking function outside market hours. The vendor increase and footprint expansion are numerically significant, an 84 percent increase in vendor spaces and the addition of an entire adjacent parcel not previously part of the approved facility, and staff cannot characterize this expansion as clearly negligible under Sunflower's scope-of-use test. This is a materially closer case than the more modest 2025 amendment, which involved hours and vendor-type changes only, and the record should reflect that staff considered this question on its own terms rather than relying on the absence of environmental risk to support the exemption.

As an independent basis, the amendment separately qualifies for the Class 23 exemption for normal operations of facilities for public gatherings (CEQA Guidelines Section 15323), which applies where a facility has a past history of at least three years of the same or similar use and where the future occurrence would not represent a change in the operation of the facility. The Weeks Way plaza has hosted this market continuously since 1995, well in excess of the three-year threshold. Because Section 15323 does not include the "negligible expansion" language construed in Sunflower, it does not carry the same vulnerability, though its own "change in operation" language calls for the same honest assessment of scale addressed above, and staff presents it as a stacked, independent basis rather than a substitute for the Class 1 analysis.

Independent of the categorical exemptions above, the record documents a history of business complaints regarding use of the West America parking spaces and staff's own concerns regarding availability of ADA-accessible parking for businesses fronting the plaza, addressed in the Parking and Access section above. This bears on the "unusual circumstances" exception to any categorical exemption (CEQA Guidelines Section 15300.2(c)), which applies where there is a reasonable possibility that a project may have a significant effect due to unusual circumstances, regardless of exemption class. To support a defensible determination, staff recommends the record be supplemented before final action with: (1) a specific parking allocation and ADA compliance finding for the six remaining plaza spaces referenced above; (2)

current outreach documentation reflecting the applicant's 2026 request, since the petition in the application materials is dated 2024 and predates the current scope of expansion; and (3) a parking and circulation finding addressing the complete loss of on-site parking eleven months of the year, given the concerns already documented from adjoining businesses.

With that record supplemented, staff finds no substantial evidence supporting a fair argument that the amendment, as conditioned, will have a significant effect on the environment, and recommends the amendment be found categorically exempt from CEQA under Guidelines Sections 15301 (Class 1) and 15323 (Class 23), independently and in combination.

Staff Note for the Record: This determination rests on a closer factual question than prior amendments to this permit, given the scale of the vendor increase, the addition of a new parcel to the approved market area, and the documented history of parking-related complaints. Staff flags this directly so the Commission's action and findings rest on the specific analysis above rather than on the exemption's routine use in prior, smaller amendments to this project.

City Departmental Comments:
The project was routed out to the various city agencies, such as the City of Sebastopol Police, Building, Police, Public Works, and Fire Departments. The department's conditions have been added to the recommended conditions of approval.

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 written notice to all businesses directly bordering on the Plaza; (3) provided a written notice that was published in the Press Democrat; and (4) posted three written notices publicly on and within vicinity of the subject property.

Planning staff has received public comments, and they are included as part of this report.

The applicant has indicated that they engaged in a community and business outreach event held at the Hopmonk on June 16th, where Councilmember Carter was in attendance and helped facilitate. Before that meeting was conducted, the applicant reached out to local businesses via an email to explain their need to expand the market. The application materials include a petition signed by the local businesses, but it is from 2024 and does not request to also utilize the entire plaza space and parking for 11 months of the year.

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 2026-10, and subject to the Recommended Conditions of Approval found in Exhibit B.

Attachments:
Exhibit A – Resolution 2026-10
Exhibit B – Recommended Conditions of Approval
Public Comments
Application Materials

RESOLUTION NO. 26-10

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL APPROVING A USE PERMIT AMENDMENT FOR EXPANSION OF THE MARKET INTO THE WEST AMERCICA BANK PARKING LOT, USE OF THE FULL PLAZA PARKING LOT FOR 110 MONTHS OF THE YEAR, AND INLCUDE AN HOUR AND A HALF ONTO THE BEGINNING AND END START TIME OF THE MARKET TO ALLOW FOR SET UP AND BREAKDOWN FOR THE SEBASTOPOL FARMERS MARKET (2026-007) AT 6908 WEEKS WAY (APN 004-053-028)

WHEREAS, on February 17, 2026, an application was submitted to the City of Sebastopol for a Use Permit amendment for expansion of the market into the West America Bank parking lot, use of the full plaza parking lot for 11 months of the year, and include an hour and a half onto the beginning and end start time of the market to allow for set up and breakdown music located at 6908 Weeks Way (APN 004-053-028); and

WHEREAS, on March 6, 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 1-11: Work with and support local business organizations in order to promote a strong business base through joint business attraction and retention efforts that include marketing and outreach, technical assistance, workforce development, training, and welcome/orientation activities for new businesses. Policy EV 2-3: Develop a distinct image and brand for Sebastopol that reflects its unique identity and sets it apart from the region. Policy EV 2-4: Encourage businesses and programs that emphasize and promote shopping locally. Policy EV 4-1: Encourage businesses in Sebastopol which respond to and meet the needs of West County residents. Policy EV 4-2: Support the maintenance and expansion of Farmers' Markets. 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, in that. Policy EV 4-4: Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism, in that. Policy CHW 3-1: Promote the availability of locally grown and locally sourced fresh fruits and vegetables, meats, dairy, eggs, and other natural and nutritional food options. Policy CHW 3-2: Encourage sustainable local food systems including farmer's markets, community gardens, edible school yards, community supported agriculture, neighborhood garden exchanges, federal food assistance programs, and healthy food retailers and recognize that water use to support local food systems is an appropriate use and is not considered comparable to water use for a lawn or landscaping. Policy CHW 3-5: Encourage and support the continued year-round operation of farmers' markets.

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, the market has been in operation of the existing square and building the market qualifies for this exemption; 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*; a Farmers Market is an allowed use within the Community Facilities.
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.* A Farmers Market is an allowed use within the Community Facilities District. As conditioned, the approval of the permit for an expansion into the West America Bank lot, use of the plaza for 11 months of the year, and an hour and a half for set up and breakdown onto the hours of operation is not expected to 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; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 28, 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.

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 July 28, 2026, by the following vote:

VOTE:
AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: _____

Evert Fernandez

Chair, Planning Commission

Certified: _____

Victoria Henkel

Permit Technician

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit (2026-007)
Farmer's Market Expansion

6908 Weeks Way (004-053-028)
Applicant: Barbara Hom

1. Plans and elevations shall be in substantial conformance with plans prepared by Barbara Hom, and stamped received February 17, 2026, revised on April 6, 2026, and further revised on June 25, 2026, and on file at the City of Sebastopol Planning Department, except as modified herein:

2. In addition to providing a local amenity and visitor draw for promotion of the local economy, sales of the products at the Farmers Market should point sales tax revenue to the City of Sebastopol, the point of sale, rather than the location of the vendor's business or location of product growth or production. For this reason, the Market manager (applicant) shall provide written materials to all vendors indicating incorporated Sebastopol as the point of sale.

3. 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.

4. The Farmer's Market Holiday map shall be allowed to begin the day after Thanksgiving and the January map shall be allowed to begin the Sunday after Christmas.

5. The Market shall be subject to the regulations in place by the Federal Department of Food and Agriculture and California Department of Food and Agriculture for being a certified Farmer's Market.

6. The Community Development Director shall interpret applicable requirements in the event of any redundancy or conflict in the conditions of approval.

7. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior Design Review approval where appropriate.

8. Approval is valid for three (3) years, except that the applicant may request a one (1) year extension of this approval from the Community Development Director, pursuant to Section 17.400.100 of the Zoning Ordinance.

9. The Use Permit shall be in effect unless it is abandoned or closed for 12 months or longer.

10. The Applicant shall provide parking barricades that block traffic flow into the marketplace as depicted in the Applicant's site map.

11. The hours of operation for market sales shall be 9 am-1:30 pm with the on-site time window from 7:30 am to 3:00 pm.

12. The conditions of approval from permit number **1997-003** shall still be in effect, except for conditions number #1 and #2 unless otherwise requested for modifications. Amendments to this permit shall be submitted to the Planning Department in writing.

13. The operator shall maintain current emergency contact information with the Sebastopol Police Department at all times. The operator shall inform the Police and Planning Department of any security breaches.

14. The Farmers Market organizer shall ensure that the ADA parking spaces which front Weeks Way from Petaluma Avenue are maintained to be clear and accessible for those who need it.

15. The Farmers Market shall ensure that of the six available parking spaces within the plaza that are not to be used, a minimum of four of them are to be dedicated to temporary ADA parking, which shall be signed off by the Building Official. The other two parking spaces shall be used for short-term parking and loading for the businesses that front the plaza.

16. Live music shall be in accordance with the Planning Commission's decision of their June 23rd, 2026, meeting that allowed for amplified music between the hours of 10 am and 1:30 pm with a dBA level of no louder than 80.

17. The Market booths shall not be allowed or placed on the lawn area or damage any landscaped foliage within the center square.

From: Aamil Rick Targow [redacted]
Sent: Sunday, July 19, 2026 4:18 PM
To: John Jay <jjay@cityofsebastopol.gov>
Subject: Farmer's Market Expansion

Dear John,

This is to register my full support for the Farmers Market's proposed expansion into the WestAmerica Bank parking lot.

When they were there for a while in a prior Summer, it was a boon to see the additional vendors. And there just seems no need for the parking space on Sundays, especially in the Summer, when folks can park a bit further away and walk.

Sincerely,
Aamil Targow
[redacted]

From: NAIAD [redacted]
Sent: Wednesday, June 3, 2026 1:31 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Sebastopol Farmers Market Live Music

Dear City Council,

I am writing as a community member and supporter of The Sebastopol Farmers Market to express how greatly live music adds to the market experience. Sebastopol is a haven for the arts, which is what has caused my family to settle here. Taking art out of this space would be such a shame.

The music helps create a welcoming atmosphere and is a very important part of what makes the market a vibrant community space. It creates a wonderful, warm energy in the market and makes the whole thing into an experience, not just a place to shop. It is what sets the market apart from all of the others I have ever attended.

As the market works through its permitting process, I hope the City will support a path forward that allows live music to return as soon as possible. It is a meaningful part of the market and contributes greatly to the sense of community that so many Sebastopol residents value.

Thank you,

Brooke McKelvey

From: Cherie Goodwin Lippard [redacted]
Sent: Sunday, July 19, 2026 8:23 AM
To: John Jay <jjay@cityofsebastopol.gov>
Subject: farmers market expansion

To Whom it may concern

There is nothing more joyful and wholesome than our Farmer's Market where folks gather to support local farmers and vendors.....and not only does it support these people, it supports healthy eating and a time to gather together as a community for something full of joy and goodness. Why wouldn't we expand to the adjacent parking lot to allow for some who have not been included due to lack of space in the traditional area. I have been going every Sunday for years and years and appreciate what it has become. There was a time when that area had vendors and it was fun to see what else was available by the local artists, farmers and culinary folks...

PLEASE support what is good and joyful.

There is too much of the other side of the spectrum in our world

THANK YOU
Cherie Lippard

From: Jan Marks [redacted]
Sent: Sunday, July 19, 2026 8:40 AM
To: John Jay <jjay@cityofsebastopol.gov>
Cc: Barbara Hom [redacted]
Subject: Expanding the Farmers Market

I have been coming to the Sebastopol Farmers Market since it first opened, and the last several years have been the best I have ever experienced. The market has become incredibly diverse, offering an outstanding selection of local food, artisans, and community vendors. It has grown into a destination that attracts people from all over West County and beyond.

I wholeheartedly support expanding the market into the West America Bank parking lot. This would provide more space for vendors and visitors while allowing this vibrant community gathering place to continue to thrive.

Warmly,

Jan Marks

From: Juls333 [redacted]
Sent: Thursday, July 16, 2026 10:53 AM
To: [redacted] John Jay <jjay@cityofsebastopol.gov>
Subject: Farmers Market Expansion

To Whom This May Concern:

I seen a post on Facebook with a statement that we should send you letters if we were for the expansion of the farmers market in downtown Sebastopol.

I believe this would be a valuable, necessary Improvement for the community, especially with the season coming of more vegetables being available and with all the problems that are going on with the produce being sold in the stores. Knowing that these are being grown fresh and sometimes organically by the local farmers feel safer to eat.

I hope you do whatever is necessary to improve, support and help to grow our local Farmer's Market. I know I definetly will continue to support it.

It is also a very fun and healthy social community activity, which promotes a positive feedback for our town.

Thank you,

Julia Petersen

From: Kevin Dixon [redacted]
Sent: Wednesday, June 3, 2026 5:25 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Music at the farmer's market

Dear City Council,

I am writing as a community member and supporter of The Sebastopol Farmers Market to express how greatly live music adds to the market experience. Sebastopol is a haven for the arts, which is what has caused my family to settle here. Taking art out of this space would be such a shame.

The music helps create a welcoming atmosphere and is a very important part of what makes the market a vibrant community space. It creates a wonderful, warm energy in the market and makes the whole thing into an experience, not just a place to shop. It is what sets the market apart from all of the others I have ever attended. All of the artists I have seen there have been extremely tasteful and interesting, keeping the volume at a very respectful level where it is easy to converse with the sellers and the other patrons. I also truly love that the city square often is occupied by people making music all week long -- I think this is a unique and excellent attribute of the town.

As the market works through its permitting process, I hope the City will support a path forward that allows live music to return as soon as possible. It is a meaningful part of the market and contributes greatly to the sense of community that so many Sebastopol residents value.

Thank you,

Kevin Dixon

From: Liesl Mathis [redacted]
Sent: Sunday, July 19, 2026 4:08 PM
To: John Jay <jjay@cityofsebastopol.gov>
Subject: Support Farmers Market Expansion

Dear Members of the Sebastopol Planning Commission,

I am writing in strong support of the Sebastopol Farmers Market's proposal to expand into the West America Bank parking lot.

The Farmers Market is one of Sebastopol's greatest community assets, supporting local farmers, food producers, artisans, and small businesses while bringing our community together. Expanding into the West America Bank parking lot will create much-needed space for more local vendors and strengthen our local economy.

Furthermore, this is an opportunity for the City to begin working with West America Bank toward a better long-term use of this highly visible property. As a gateway to Sebastopol, the parking lot is an outdated relic from an era when drive-up banking was the norm. Reimagining this space as an active, community-oriented place is a step toward creating a more welcoming and vibrant entrance to our city.

I respectfully encourage you to approve this expansion.

Thank you for your consideration.

Sincerely,

Liesl Mathis
Sebastopol Resident, [redacted]

From: Lindsey McFarland [redacted]
Sent: Friday, June 5, 2026 11:18 AM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: Music at the Seb. Farmers' market

Dear City Council,

Please reinstate the music at the Sebastopol Farmers' Market. It is an important and valuable part of the experience and culture and is a big part of creating a positive atmosphere at the market.

Sincerely,

Lindsey McFarland

From: Pattie Heisser [redacted]
Sent: Sunday, July 19, 2026 1:54 PM
To: John Jay <jjay@cityofsebastopol.gov>
Subject: Expansion

Was delighted to hear that the Seb Farmer's Mkt is hoping to expand. It was pretty tight in there today!
Pattie Heisser
Sebastopol
Sent from my iPad

From: Ron Zucker [redacted]
Sent: Sunday, July 19, 2026 11:41 AM
To: John Jay <jjay@cityofsebastopol.gov>
Subject: In support of Farmers Market expansion

Hi there, I would like to see more produce choices at the Sunday market. I think that would improve its overall quality. I'll appreciate what the city can do to achieve this.

Thanks much,

Ron Zucker

[redacted]

From: farmers[redacted]

Sent: Sunday, July 19, 2026 6:10 PM

To: John Jay <jjay@cityofsebastopol.gov>

Subject: farmer's market

I am writing to say that the farmer's market is the best thing our town has to offer, as it provides so many local products, entertainment, and it gets people outside and being part of a community. When the market expands, so does the participation and the offerings expand as well. Please allow for this expansion, as more room is surely needed for this great community offering.

Ronni Sands

Outlook

Farmer's Market expansion

From Second Chances Used Books [redacted]
Date Tue 7/21/2026 11:17 AM
To Planning <planning@cityofsebastopol.gov>

Hello to all,

If it's not too late, I'd like to submit a few concerns regarding changes to the Farmer's Market layout and hours.

I have a store on the small lane that runs alongside the WestAmerica Bank parking lot. The Toy Works is my neighbor. My business is secondhand books, and part of the way I acquire stock is through appointments with customers who sell to me. Not having access to the parking lot on Sunday is going to curtail that. The same concern applies to the fact that Saturday and Sunday are the anchor days for my store. Those are the days people who work Monday - Friday are free to come downtown and shop, and the weekends are the financial support pillars for each week. Customers who don't have access to the parking lot - including tourists - are much less likely to find my store or make it a regular weekend destination. The increase in hours basically means Sunday will be useless for book-buying appointments. It's difficult enough to stay afloat with rising costs; a reduction in weekend sales and customer access seriously worries me.

The last time the Farmer's Market expanded, I wasn't notified. I had complaints from customers, particularly seniors. Barbara Hom was circulating a petition of support for the expansion at the time, and I didn't sign it because I couldn't take it on faith that this would have a positive effect on the store. I was subsequently portrayed in a Press Democrat article as hostile to the market's future, which isn't true. The Sebastopol Farmer's Market belongs here and deserves to thrive. I would like to have that on record. I love the market. But I'm understandably concerned about the impact on my store's income.

Ms. Hom gave me anecdotal assurance that all the other merchants around the plaza showed an increase in sales due to the market. My experiences have been too mixed for that to be a given, especially set against the fact that parking will now require my customers to walk longer distances. It sounds like a petty objection, but many people simply won't walk a couple of blocks if they have to park farther away.

If the market expands, I hope Sebastopol browsers and tourists will adjust and continue to make Second Chances a destination. My own anecdotal data point is that Sunday sales don't follow any particular rhythm that could be explained by the presence of the market. Saturdays, when there is no market, tend to be the best sales day of the week.

My second objection is to the timeline around the end-of-year holidays. Shrinking the size of the market in December isn't enough. Holiday shopping starts in November, and any reduction in parking - especially parking that gives immediate access to my store, Toy Works, and Create It - would hurt sales at the most important time of the retail year. I believe an expanded market, if it comes to pass, should be allowed January through October so that it doesn't undercut merchants who depend on holiday

shoppers to boost our annual income. Parking space should be a priority for merchants in the immediate area in November as well as December.

Thank you for holding a public meeting. I hope this email can be entered into the record, and that the Planning Commission arrives at a solution that takes the needs of all parties into account.

All the best,

Brandy

--
Brandy Leigh Mow
Second Chances Used Books
[redacted]

Dear Members of the Sebastopol Planning Commission,

I am writing to express my strong support for the proposed expansion of the Sebastopol Farmers Market into the West America Bank parking lot.

The Sebastopol Farmers Market is one of the most valuable community spaces in our region. It supports local farmers, food producers, small businesses, and artisans while creating a welcoming gathering place for residents and visitors alike.

As the market continues to grow, expanding into the adjacent parking lot will provide much-needed space for additional vendors and improve the overall experience for shoppers, families, and community members. This expansion represents an investment in local agriculture, small business development, economic vitality, and community connection.

The market plays an important role in preserving access to locally grown food and supporting the farmers and producers who help make Sonoma County unique. Providing room for the market to grow will help ensure its long-term success and allow more community members to benefit from everything it has to offer. Growth also ensures financial stability for the market now and into the future.

I respectfully encourage the Planning Commission to approve the proposed expansion and support the continued growth of this important community resource.

Thank you for your time, consideration, and service to our community.

Sincerely,

Jen Gonzales

City: Sebastopol

Date: July 16, 2026

Outlook

FW: Sebastopol Farmers Market Expansion

From John Jay <jjay@cityofsebastopol.gov>
Date Thu 7/16/2026 8:31 AM
To Victoria Henkel <vhenkel@cityofsebastopol.gov>

From: Steve Naventi [redacted]
Sent: Wednesday, July 15, 2026 5:07 PM
To: John Jay <jjay@cityofsebastopol.gov>
Subject: Sebastopol Farmers Market Expansion

Dear Members of the Sebastopol Planning Commission,
I am writing to express my strong support for the proposed expansion of the Sebastopol Farmers Market into the West America Bank parking lot.
The Sebastopol Farmers Market is one of the most valuable community spaces in our region. It supports local farmers, food producers, small businesses, and artisans while creating a welcoming gathering place for residents and visitors alike.
As the market continues to grow, expanding into the adjacent parking lot will provide much-needed space for additional vendors and improve the overall experience for shoppers, families, and community members. This expansion represents an investment in local agriculture, small business development, economic vitality, and community connection.
The market plays an important role in preserving access to locally grown food and supporting the farmers and producers who help make Sonoma County unique. Providing room for the market to grow will help ensure its long-term success and allow more community members to benefit from everything it has to offer. Growth also ensures financial stability for the market now and into the future.
I respectfully encourage the Planning Commission to approve the proposed expansion and support the continued growth of this important community resource.
Thank you for your time, consideration, and service to our community.
Sincerely,
Steve Naventi
City: Petaluma
Date: July 15, 2026

From: Susie Hagemeister [redacted]
Sent: Wednesday, July 15, 2026 4:31 PM
To: John Jay <jjay@cityofsebastopol.gov>
Subject: Farmers market

Good afternoon,
The farmers market in Sebastopol is a weekly ritual for me. I hate to miss it if I'm away. It's important to me to support our local farmers and vendors. And it's such a great community building opportunity talking to the vendors as well as the local friends I run into.
I appreciated the extra vendors when they were briefly in the West America lot and I miss them. I'm all for expanding! And I'm not sure I understand why not!! Please allow the expansion!
Sincerely,
Susie Hagemeister
Sent from my iPhone

From: TAYLOR LAMPSON [redacted]
Sent: Sunday, July 19, 2026 10:23 AM
To: John Jay <jjay@cityofsebastopol.gov>
Subject: Farmers market

Would love to see the market expand.

Sent from Taylor Lampson

[redacted]

[redacted]

Received
2/17/2026

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

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: 6901 McKinley St
Assessor's Parcel No(s): 004-053-003
Present Use of Property: farmers market
Zoning/General Plan Designation: cd

Applicant Information

Property Owner Name: West america BAnk
Mailing Address: PO Box 1200
Phone: 559 7387872
City/State/ZIP: Suisun City, Ca 88472
Email: linda.sweim@westamerica.com
X Signature: [signature] V.P.
Date: 2/13/2026
Authorized Agent/Applicant Name: Barbara hom
Mailing Address: 912 Grandview Rd
Phone: 707 328 9950
City/State/ZIP: Sebastopol Ca 95472
Email: sebastopolfm@gmail.com
Signature: [signature]
Date: 2/14/2026
Contact Name *(if different from above)*:
Phone/Email:

Project Description and Permits Requested (attach additional pages if necessary)

Because we need to have more vendors to financially support the market we need to expand. WE would like to take over the whole plaza, the parking lot and the Westamerica lot on Sunday mornings only from 7:30 - 2:30pm so we are applying for an amended use permit.

Not to interfere with Assigned Business Parking in the same lot.

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
Zoning	N/A		
Use	N/A		
Lot Size			
Square Feet of Building/Structures *(if multiple structures include all separately)*			
Floor Area Ratio (F.A.R)	FAR	FAR	FAR
Lot Coverage	% of lot sq. ft.	% of lot sq. ft.	% of lot sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Building Setbacks – Accessory			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Special Setbacks ***(If applicable)***			
Other (_____)			
Number of Residential Units	Dwelling Unit(s)	Dwelling Unit(s)	Dwelling Unit(s)
Residential Density	1 unit per ____ sq. ft.	1 unit per ____ sq. ft.	1 unit per ____ sq. ft.
Useable Open Space	sq. ft.	sq. ft.	sq. ft.
Grading	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
Impervious Surface Area	N/A	% of lot sq. ft.	% of lot sq. ft.
Pervious Surface Area	N/A	% of lot sq. ft.	% of lot 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.

X **Property Owner's Signature:** [signature] Date: 2/13/2026

Linda Shaum, Vice President

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: [signature] Date: 2/14/2026

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

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:

We intend to inform all downtown merchants within a 2 block radius by email.

Website Required for Major Projects

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

Received 2/17/2026

The Sebastopol Certified Farmers Market would like to submit an application for a modification of its Conditional Use Permit (CUP) to expand our use permit to include the entire plaza parking lot and the West America parking lot year-round (except for the month of December, as dictated by the downtown merchants). West America has agreed to allow the Market to use its parking lot on Sundays. They have signed the Master application with us.

Currently we are using only a part of the parking lot. Different parts during different months. We need the entire parking lot. See the current maps.

In recent years, all of our rates have increased. Fees to the county and state have gone up 80%. Insurance has gone up 60%. Labor has gone up 20%. Our only source of income is booth fees. Last year, we increased the fee by 25%, but that is still not enough. We need more vendors, but we do not have enough space for them. **We need to expand our space.**

The main objection to our expansion has been public parking. However, last year, we contracted with Piazza Hospitality to lease their lot on Brown Street for our vendor parking. So, we have taken 50 vehicles off the streets on Sunday morning and added those spaces back on for public parking. Each of our 80+ rotating vendors holds Sebastopol Business Licenses; therefore, they should be allowed to use the public parking as well as the current downtown merchants. We are only requesting use of the lot on Sundays from 7 am to 2 pm. As seasonality allows, we will oftentimes have fewer vendors. During those times, I would condense the market to make some more parking spaces available.

Currently, with the map as it stands, the available parking spots in the lot are difficult to access and create a traffic hazard. Coincidentally, last week, Jan 18, a customer backed into my parked car, causing it to move and hit me and knocked me off my seat in my info booth. By taking over the entire lot and the West America lot, there will be no moving traffic. Thereby, no traffic accidents during market time. In 2 of the attached photos, we have a barricade set up. One is at the entrance to the lot. This is how we would prevent traffic from entering. In the second photo, the barricade is moved into the lot. That is how we have it now. As you can see, cars are expected to either back out of the lot into the street or try to turn around in the lot. This does not work well.

So, in conclusion, we feel the expansion will not only help the growth of the Sebastopol Farmers Market but also aid the safety of our vendors and customers.

I am including a proposed map for our market.

Received 2/17/2026

City of Sebastopol
Planning Department

January 29, 2025

Barbara Hom
Sebastopol Farmer's Market
912 Grandview Rd
Sebastopol, CA 95472

Re: Use Permit Application

Dear Barbara Hom:

The Planning Commission approved your Use Permit application 2024-058 at their January 28th, 2025 meeting, requesting approval of amendments to the Farmers Market Use permit 1997-003 which included the removal of vendor ratios and modification to hours of operation from 10am-1:30pm to 9am-1:30pm. This approval is in accordance with the findings and subject to the conditions contained in this letter. Please also see the attached site maps for the permit that indicate the allowed starting times during the holiday months and the original 1997-003 use permit that strikes out the 10am-1:30pm start time and 20% restriction on arts and crafts vendors

This approval is not effective until the Appeal Period has officially expired. Anyone dissatisfied with the decision of the Planning Commission has the right to file an appeal to the City Council within 7 calendar days of the decision. This requires the submittal of a complete City Appeal Form, written statement, and payment of the applicable fee delivered to the Planning Department at 7120 Bodega Avenue, Sebastopol, California no later than 5:00 P.M. on Tuesday February 4, 2025

Please feel free to contact me if you have any questions at 707-823-6167, or via email at jjay@cityofsebastopol.gov.

Sincerely,

John Jay
Associate Planner

cc:
City Manager
City Clerk

SFM May-November Full Market

11 10 9 8 7 6 5 4 3 2 1

31 30 29 28 27 26 25 24 23 22 21 20

12 _____ 32

13 _____ 33 _____

14 _____ 34 _____

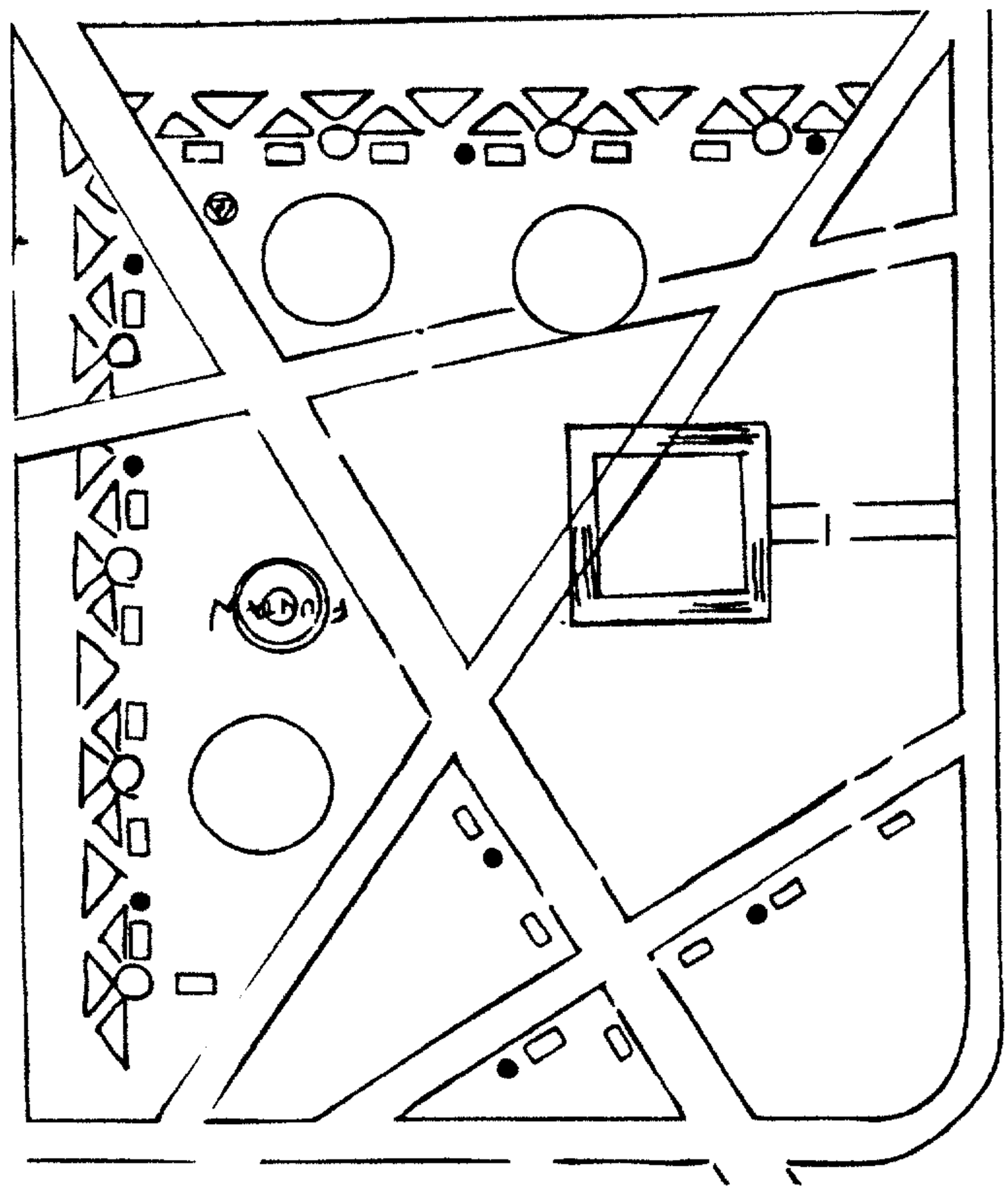
15 _____ 35 _____

16 _____ 36 _____

17 _____ 37 _____

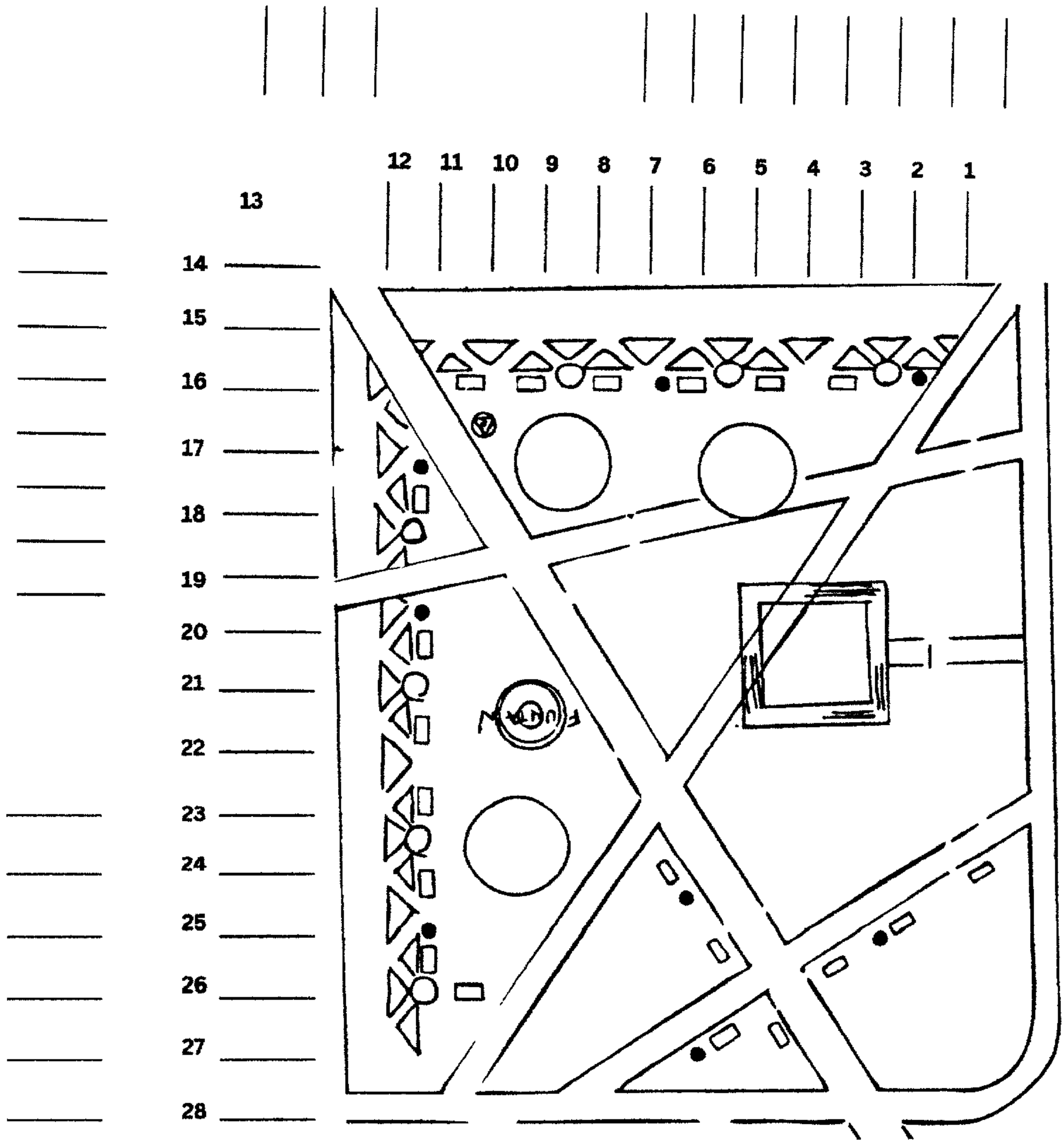
18 _____ 38 _____

19 _____



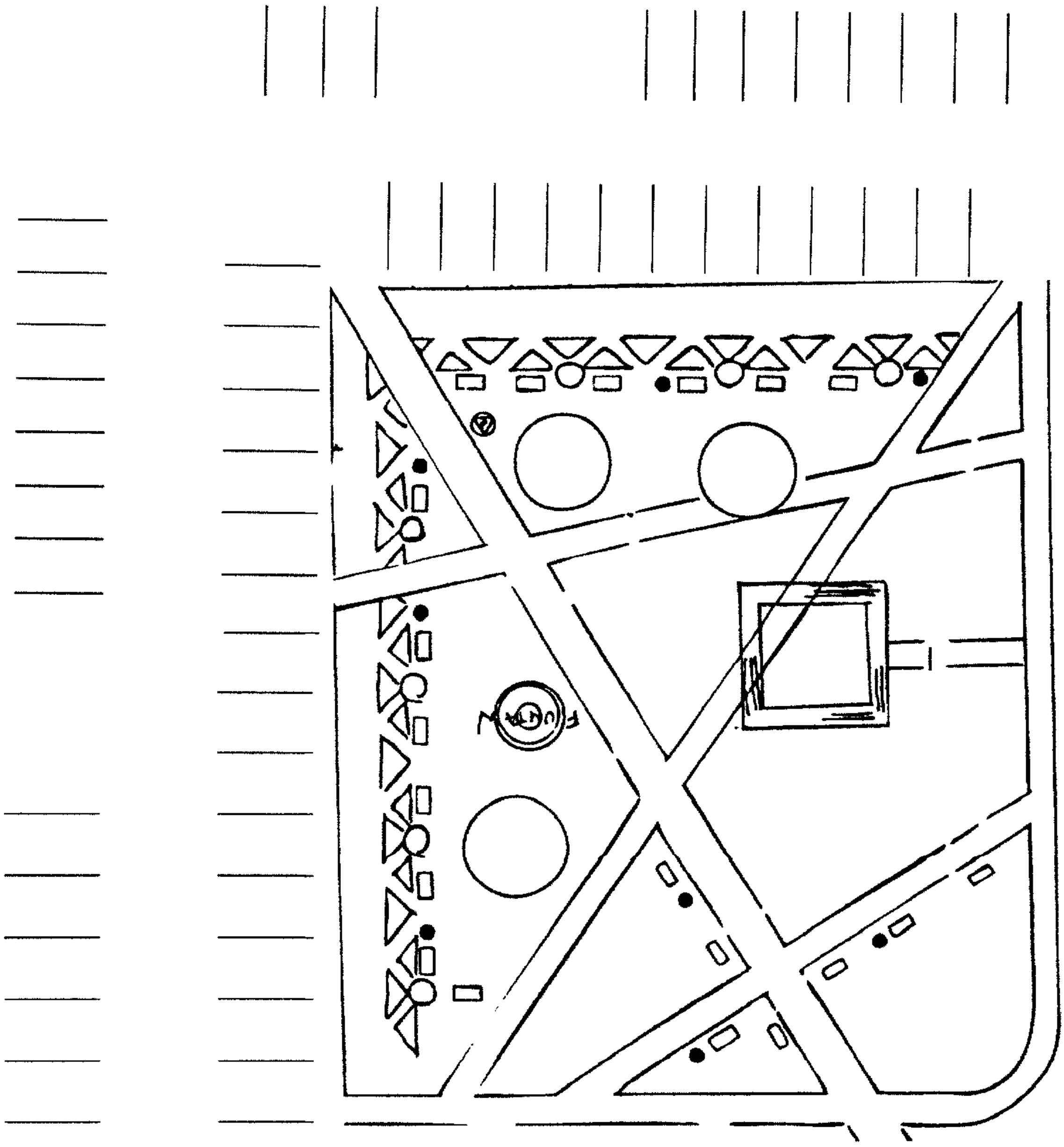
SFM Jan-April Inward-Facing Market

Shall be allow to start the Sunday after Christmas per condition #5
of permit 2024-058



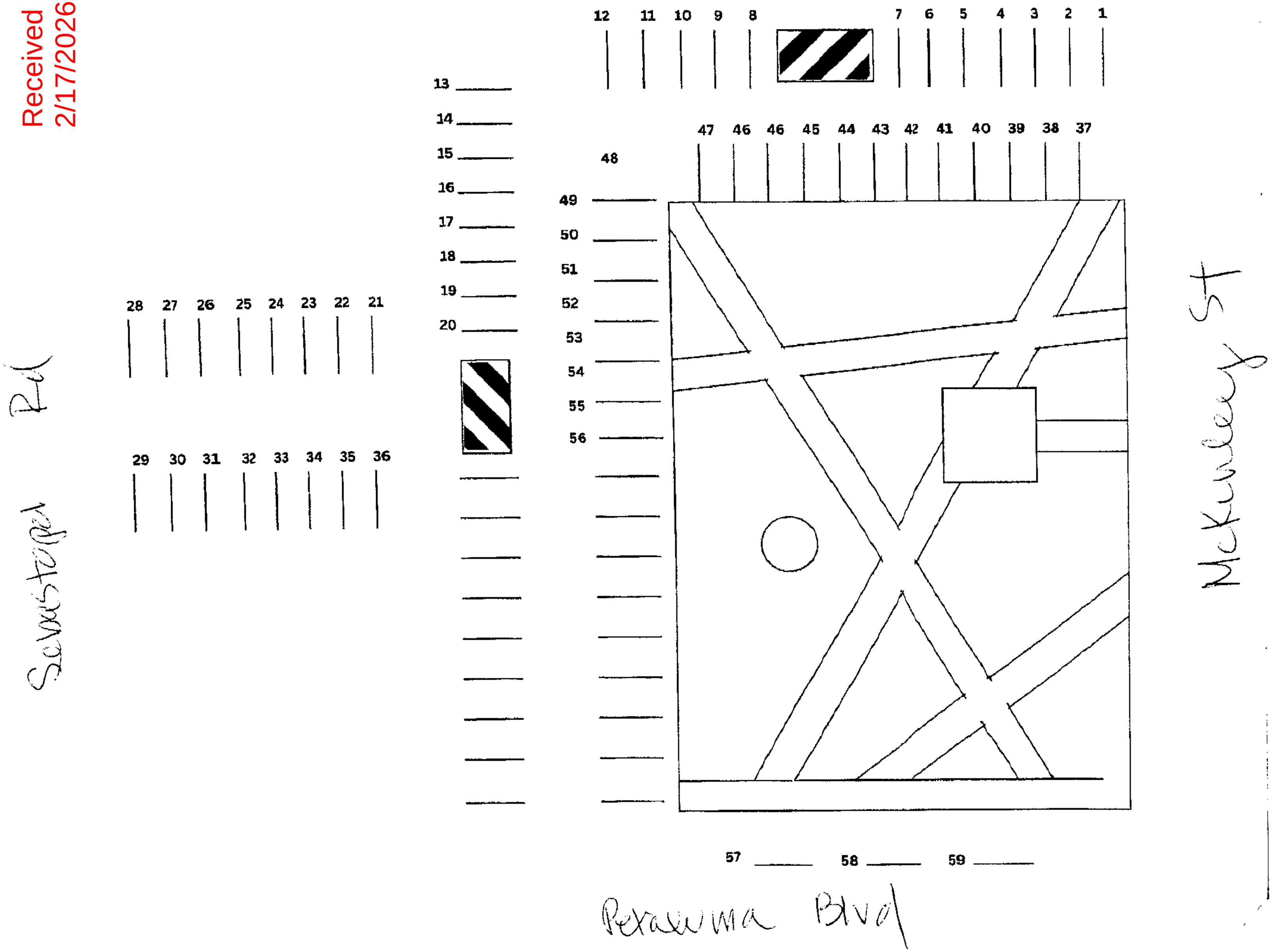
SFM December Market – Plaza ONLY

Shall be allow to start the day after Thanksgiving per condition #5 of 2024-058



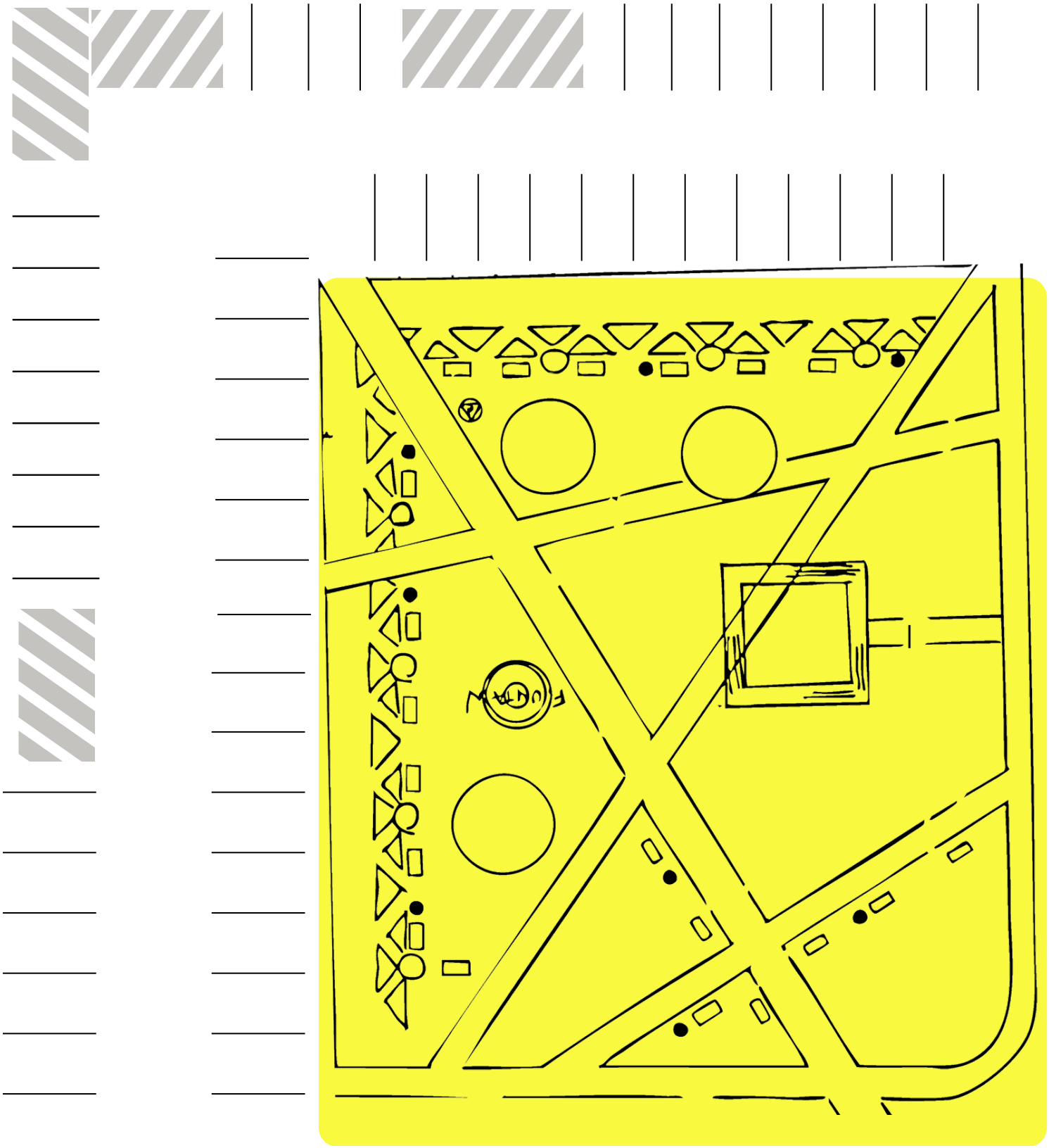
Received
2/17/2026

Received
2/17/2026



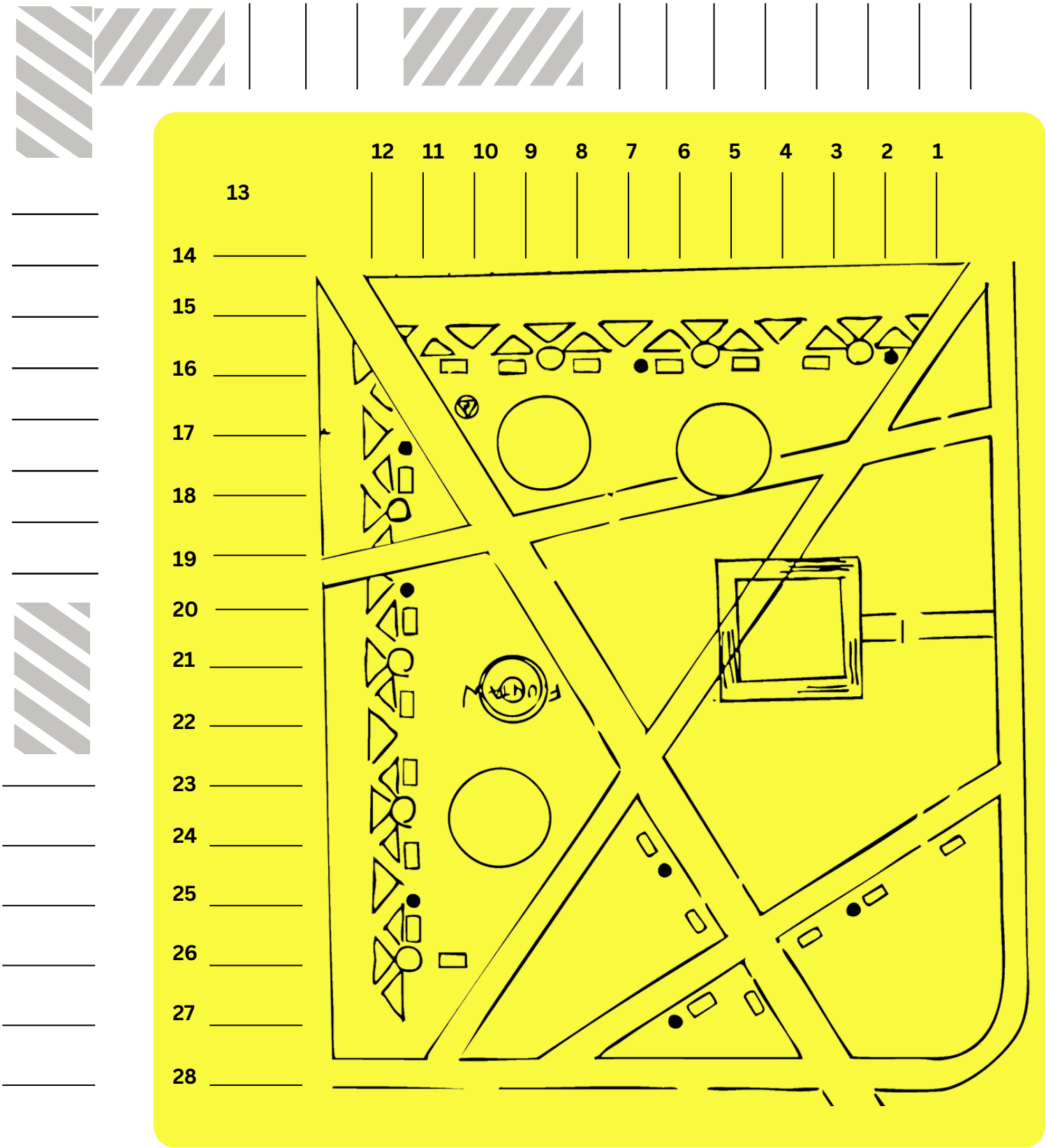
Received 2/17/2026

SFM December Market – Plaza ONLY



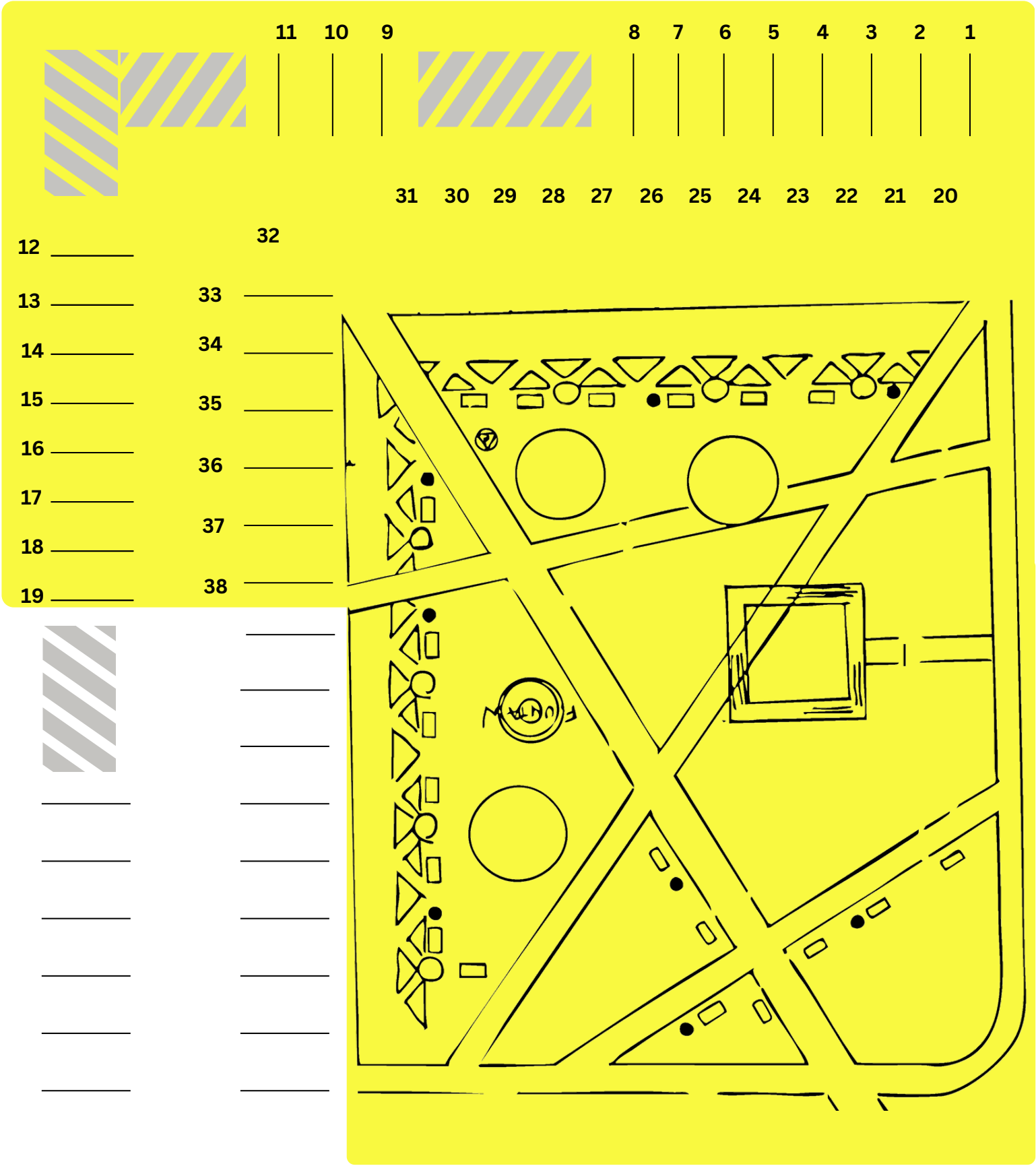
Received 2/17/2026

SFM Jan-April Inward-Facing Market



Received 2/17/2026

SFM May-November Full Market



Received
2/17/2026

Received
2/17/2026

Received
2/17/2026

Received 4/6/26

Application to Expand the Sebastopol Certified Farmers Market – Sunday Market

The **Sebastopol Certified Farmers Market** respectfully submits this application to expand our **Sunday-only market space** in the City Plaza to include **full use of the existing parking lot as well as the adjoining Westamerica lot**.

Currently, the market has **partial use of the parking lot**, as shown in the site diagrams approved on **January 29, 2025** *(see Exhibit A, B, C)*. Under this configuration, the lot accommodates **38 vendor spaces**. At present, the market serves **80+ vendors**, requiring us to place the remaining vendors in the plaza, with booths backed up against landscaped areas.

We are requesting approval to use **the entire parking lot**, as shown in the newly attached overhead Google map of the plaza *(see Exhibit D)*. Full use of the lot would allow for **54 vendor spaces**, with an additional **16 spaces in the Westamerica lot**, for a total of **70 spaces**. Standard booth spaces are **10 feet wide**. This expansion would significantly reduce the number of vendors placed in the plaza and limit plaza booths to **concrete areas only**, avoiding landscaped areas.

To safely secure the market area, we will use **commercial-grade portable barricades** to block vehicle access at **Bodega Avenue, McKinley Street, and Petaluma Avenue** *(see Exhibit E, F, G, H)*. The **first parking spaces on either side of the Petaluma Avenue entrance will be reserved for accessible (handicapped) parking**. All remaining spaces within the barricaded area will be used for market operations.

With the inclusion of the **Westamerica lot**, we will place **eight booth spaces along each side of the lot**, as shown in the attached overhead map *(see Exhibit I)*. Because this lot is narrower, vendor vehicles will be parked **parallel to the lot edges** to maintain a clear **fire access lane down the center**. For this reason, booth spaces in this area will be allocated **15 feet per vendor** to accommodate vehicle length. A small number of these spaces will be designated for a **seating area**, including a tent, tables, chairs, and a water station, to provide customers a place to sit and enjoy their purchases. I am including a photo of how it looked in 2024. (see *Exhibit J*)

In the past, when the lot was shared between parking and the market, there were **several incidents involving vehicles striking vendor vehicles**, as well as numerous **near-accidents involving moving cars and pedestrians**. Granting full use of the lot for the market will **eliminate vehicle movement within the market area**, significantly improving safety for vendors and customers alike.

We understand that during the period **after Thanksgiving through December**, the market traditionally moves vendors fully into the plaza. During this time, we request continued

approval to **maintain use of the Westamerica lot through December**, even while plaza operations are adjusted seasonally.

As part of this application, we also request:

- Renewal of our existing **Conditional Use Permit (CUP)**
- Approval of market hours from **9:00 a.m. to 1:30 p.m.**, with **1.5 hours before and after** for setup and breakdown
- Inclusion of our **current music use permit**

We will continue to comply with the **20% limitation on arts-and-crafts vendors**, as required

On February 23, I wrote and distributed 30 notification letters (**see Exhibit** J) to the downtown businesses. I literally hand-delivered them to most businesses within a 1.5 block area. Additionally, I just received an email list today for the Sebastopol merchants from Anna Kwong, Administrative Services Director. I will email the entire list

Thank you for your consideration of this request, which will improve market safety, organization, and the overall experience for the Sebastopol community.

Exhibits

- **Exhibit A, B. C:** Approved Partial-Use Site Diagrams (January 29, 2025)
- **Exhibit D** Proposed Full-Lot Overhead Google Map – City Plaza
- **Exhibit E, F, G , H:** Photographs of Commercial-Grade Portable Barricades
- **Exhibit I:** Overhead Google Map – Westamerica Lot Booth Layout
- **Exhibit J:** photo of how the Westamerica lot looked in 2024
- **Exhibit K**: Notification letter to businesses.

Received 4/6/2026

Addendum to Sebastopol Certified Farmers Market, Inc 2026 Application for Expansion

If we are not approved for expansion into the Westamerica lot and the entire parking lot, we would like to revert back to Exhibit B for the period from after Christmas through Thanksgiving. This is only a last resort for us and may result in financial loss due to the inability to expand and get more vendors.

Received 4/6/26

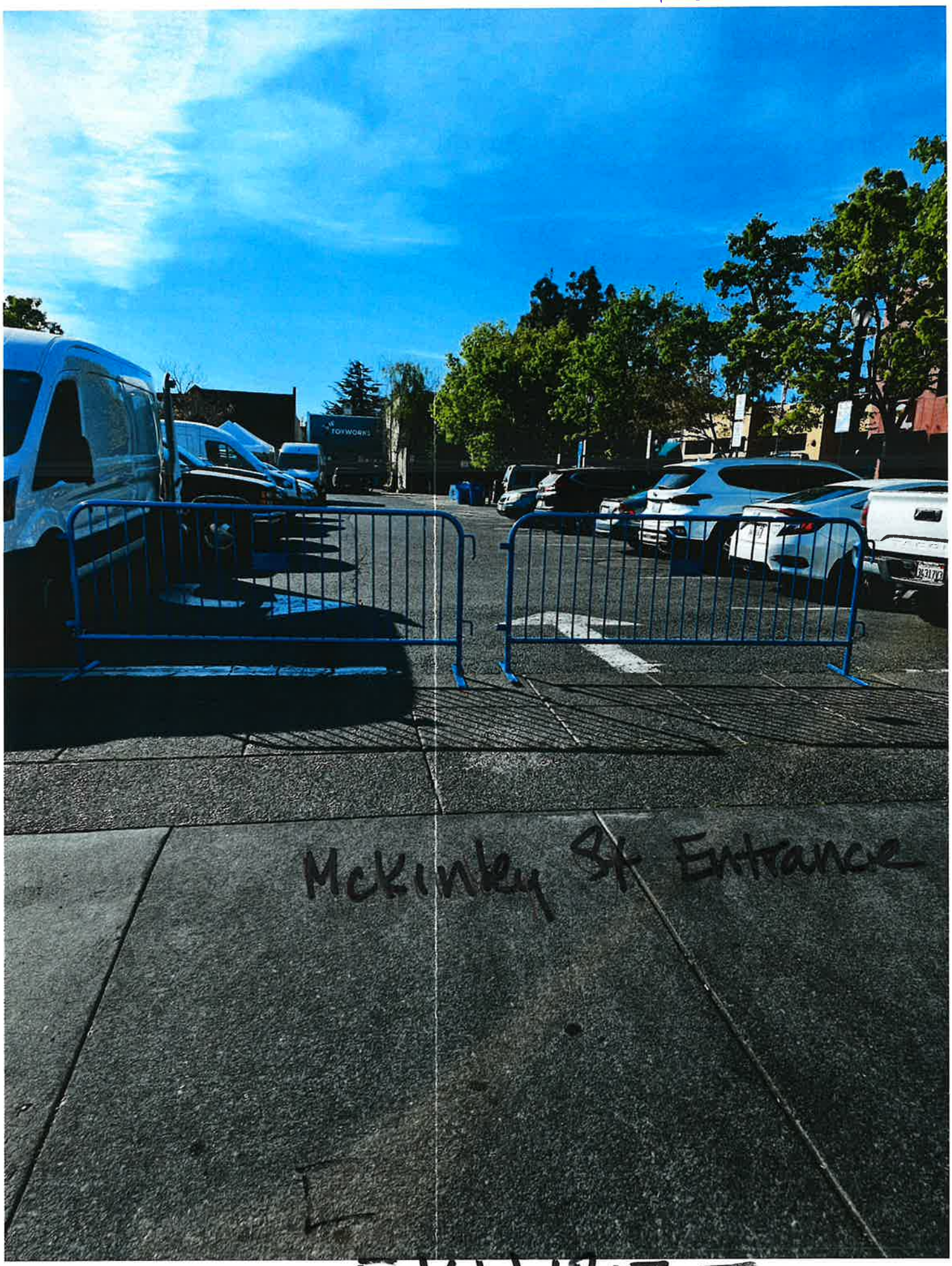


EXHIBIT E

EXHIBIT F

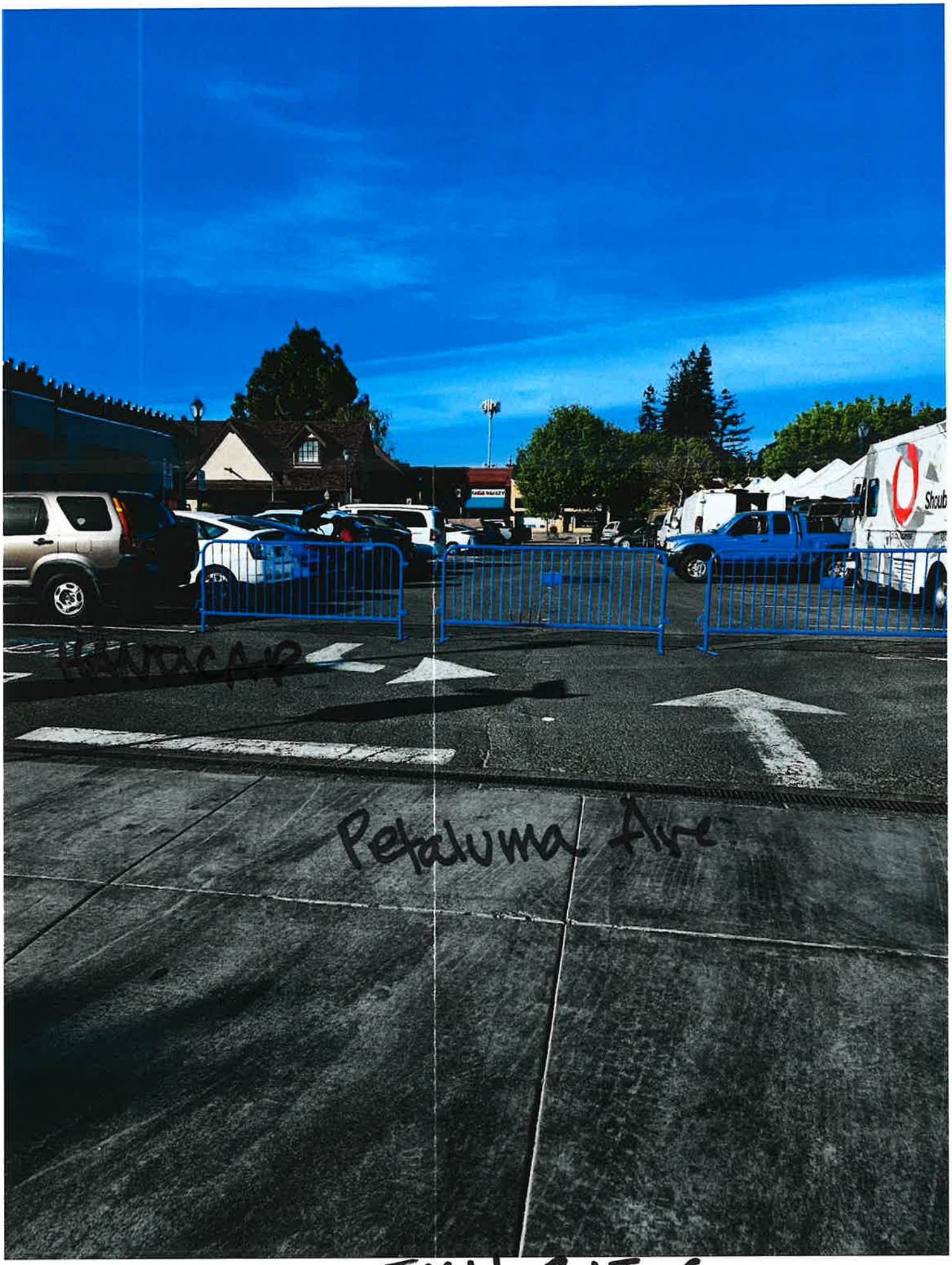


EXHIBIT G

EXHIBIT H

NO PARKING BETWEEN SIGNS
CUSTOMER PARKING - ONLY -
TOWED AWAY
chili crisp
WEST AMERICA LOT
ARTS & CRA

EXHIBIT J

Received
4/6/26

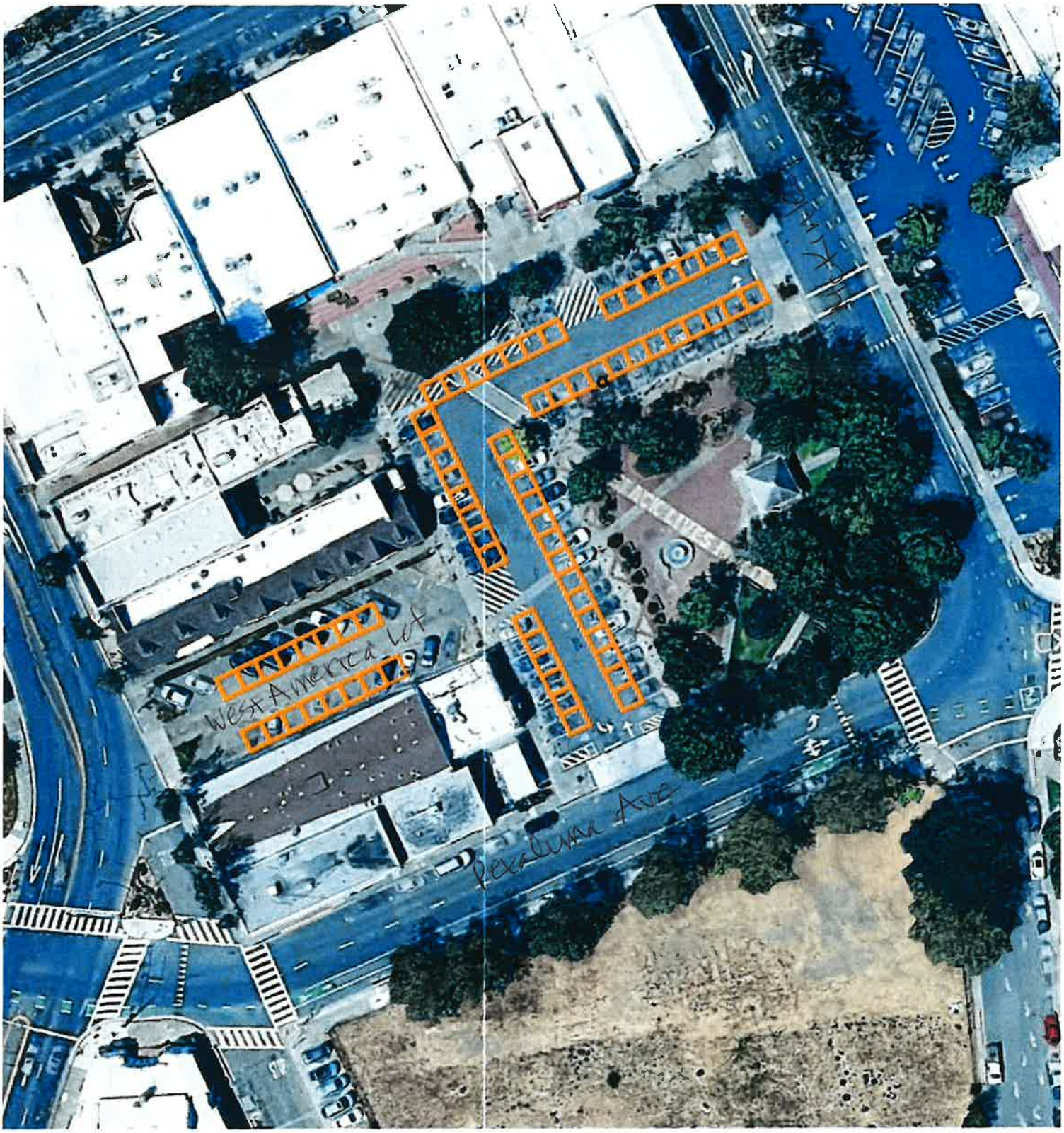


Exhibit D

Exhibit I

Received
4/6/26

SFM Jan-April Inward-Facing Market

Shall be allow to start the Sunday after Christmas per condition #5 of permit 2024-058

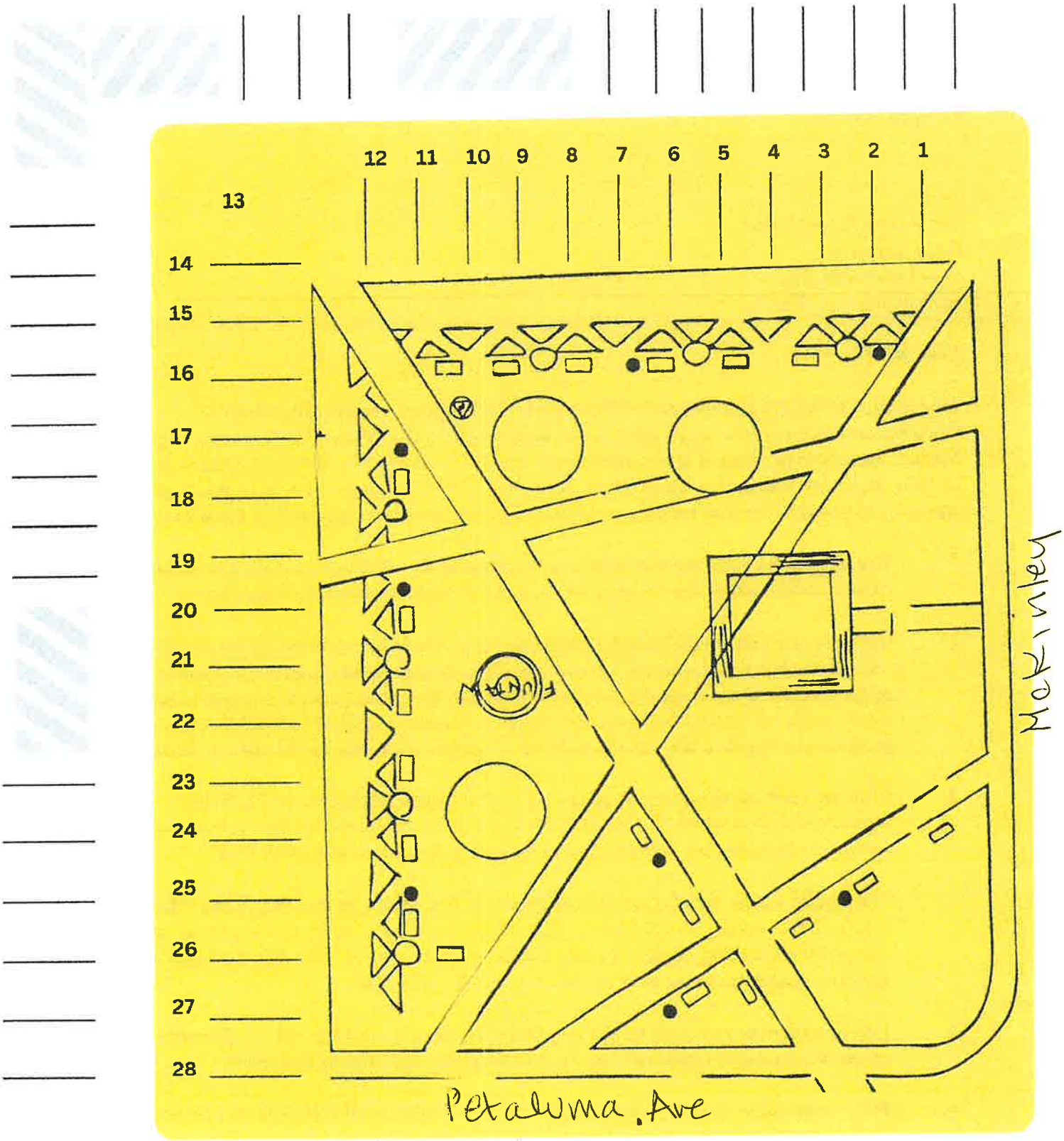


Exhibit A

SFM May-November Full Market

Received 4/16/26

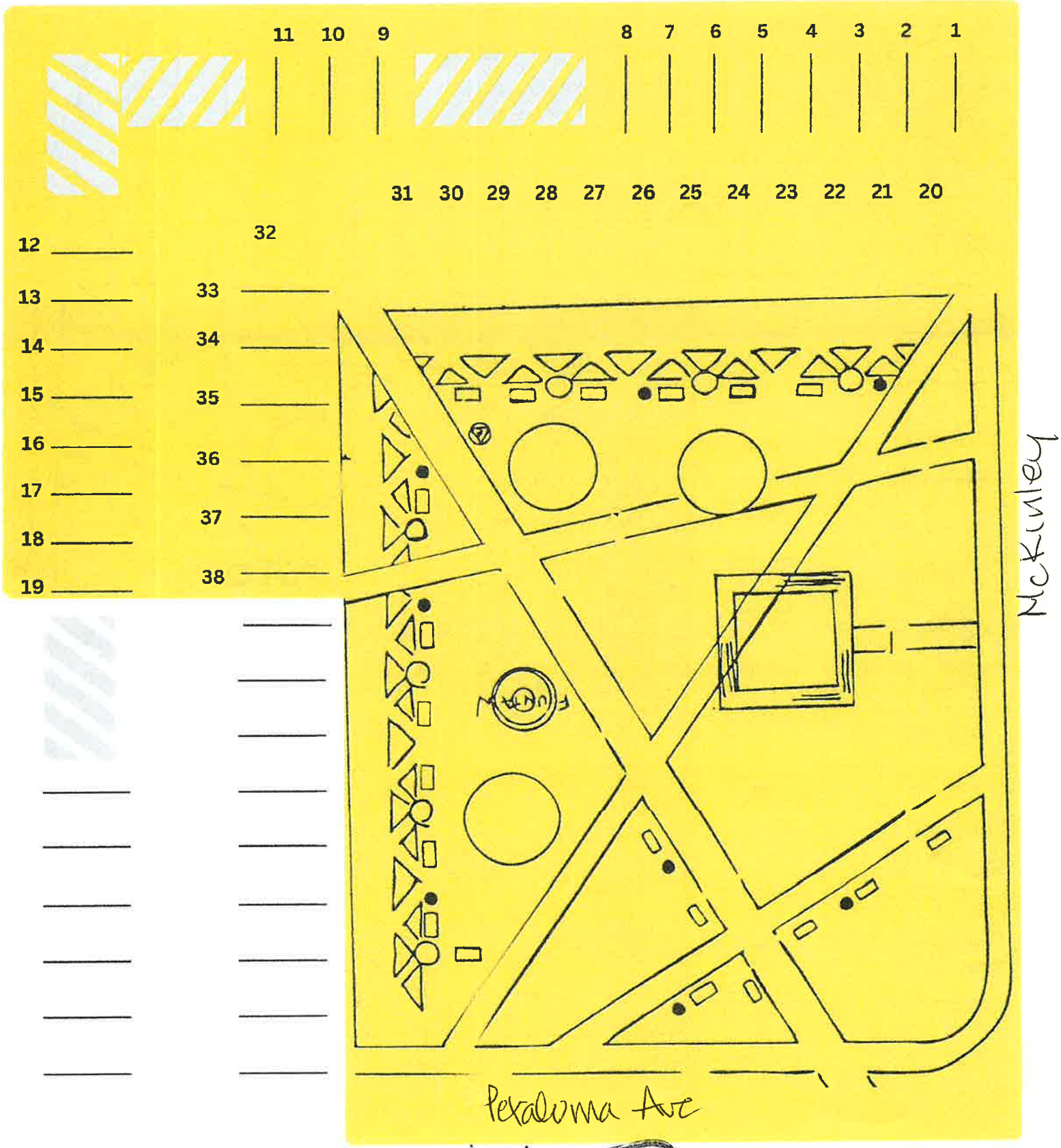


Exhibit B

Received
4/6/26

SFM December Market – Plaza ONLY

Shall be allow to start the day after Thanksgiving per condition #5 of 2024-058

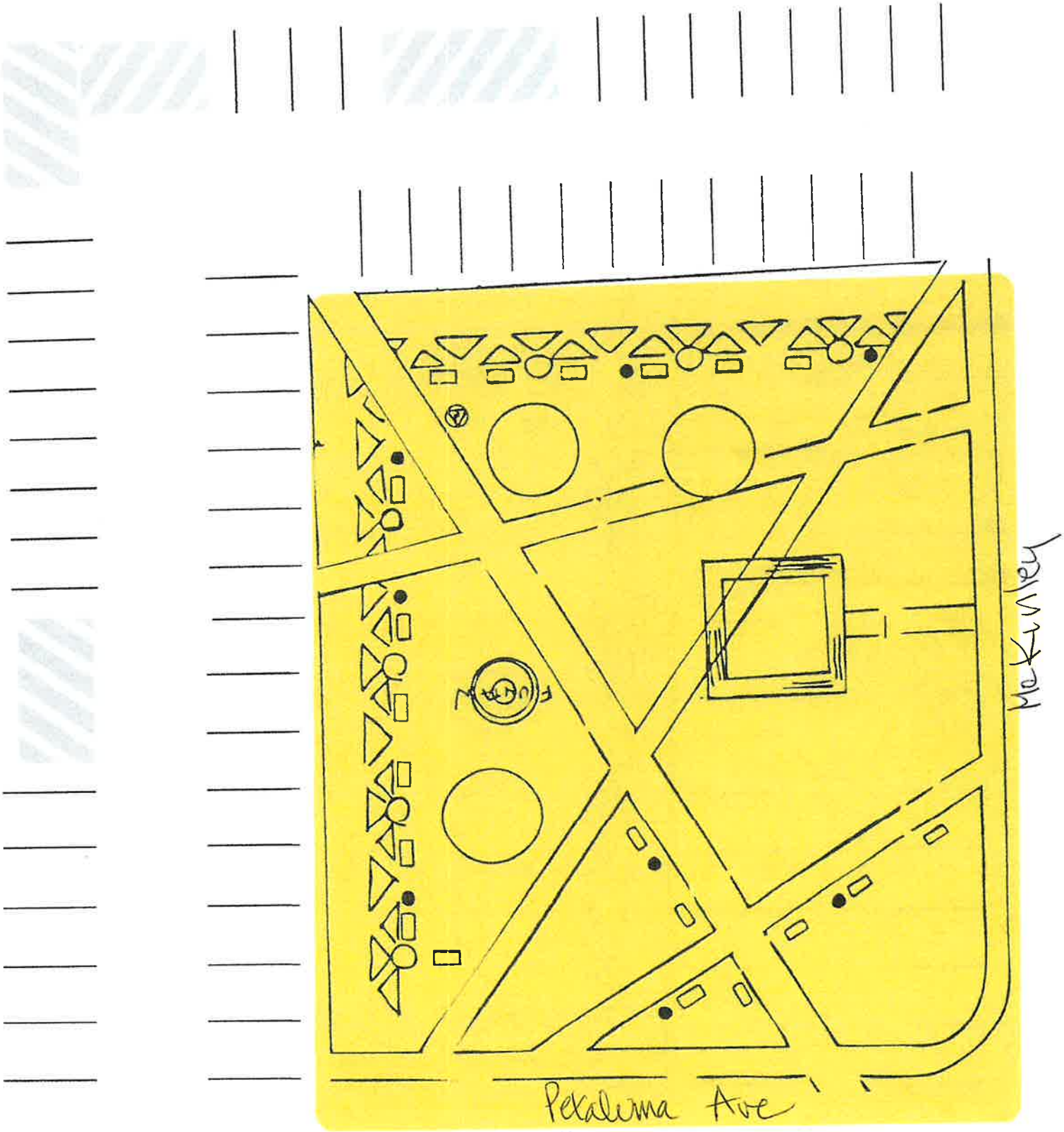


Exhibit C

Received
4/6/26

February 23, 2026

Dear Downtown Merchants,

We are respectively letting you folks know that we plan to apply to the City of Sebastopol for an expansion of our Sebastopol Certified Farmers Market. We would like to take over the entire plaza parking lot as well as the West America parking lot on Sunday mornings from 9 am – 1:30 pm, with an hour on both sides for set up and break down. We need to do this for our market to survive. Costs have risen significantly in the last few years, and our only source of income is booth fees. We need to increase the number of vendors so we need to increase our space.

We have the support of West America Bank, which has cosigned the master application form with us. We are also hoping for your support.

We know there are parking issues in town. We feel that there is ample parking in the surrounding areas, including the lot at CVS, the lot at Rite Aid, the lot by the Rialto theater, and the lot at Hop Monk. We feel that the need is for more signage directing visitors to these lots. To help with the parking, we have also leased out the dirt parking lot on Depot St for our vendor parking, so we have literally taken 50 cars off the streets on Sunday morning.

We know the market attracts customers to the downtown area on Sundays. A California State survey found that, on average, farmers market customers spend $58 at the market and $63 at surrounding businesses that morning.

We would love to hear your feedback, and if you wish, we can hold a community meeting. I can try to schedule one. Feel free to email us at sebastopolfm@gmail.com and leave me your email address, or, if it is easier, call me on my cell at 707 328 9950.

Kindly,

Barbara Hom

Market Manager

Sebastopol Certified Farmers Market, Inc.

EXHIBIT K

Received 6/25/2026

Hello John,

I am writing to restate our permit application and to submit the additional documentation requested in your letter dated April 29.

PARKING & SITE EXPANSION

We are requesting an expansion of our 11-month annual permit to include the full parking lot, with the exception of the three spaces on each side of the east entrance on Petaluma Avenue (six spaces total), which will be reserved for handicapped parking and merchant access.

We are also requesting approval to expand into the Westamerica lot, which would provide an additional 18 spaces and bring our total to 75 spaces.

OPERATING HOURS & SEASONAL RESTRICTIONS

We fully understand and accept that operations will be confined to the plaza only during the period between the Sunday after Thanksgiving and the last Sunday before Christmas.

Market hours will be 9:00 am to 1:30 pm. Set-up will begin one and a half hours before opening, and breakdown will conclude one and a half hours after close. All sales will end at 1:30 pm.

AMPLIFIED MUSIC

We are requesting permission for amplified music during market hours, from 10:00 am to 1:00 pm only.

VENDOR COMPOSITION

We will continue to comply with the 20% cap on arts-and-crafts vendors.

SITE PLANS

Enclosed please find a detailed drawing of the proposed plaza site plan and the Westamerica site plan. Both are drawn to scale and include booth and vehicle placements with aisle dimensions.

COMMUNITY & BUSINESS OUTREACH

To fulfill the outreach requirement, we held a community meeting at HopMonk Tavern on Tuesday, June 16, at 5:30 pm. Councilmember Phil Carter was in attendance and facilitated the meeting. Attached is the sign-up sheet from that meeting.

This meeting was in addition to the email outreach we conducted on April 6. To compile the recipient list, I contacted Mary Gourley, who referred me to Anna Kwong of the Administrative Services Department. Attached is the business list provided by Ms. Kwong, to whom those emails were sent.

I am also attaching a petition that was signed by 95% of the merchants within 1 block radius who support the expansion

LANDSCAPING

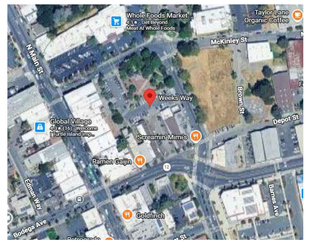
If the expansion is approved, no booths will need to be placed on lawn areas or near existing landscaping. I will ensure that booth placement avoids all plants and foliage. I have assigned my assistant to conduct a thorough walk-through at the end of every market day to ensure the plaza is left clean and undamaged.

ELECTRICAL BOXES

I have coordinated with Eric Billing and Oriana Hart, Supervisor and Director of Public Works, to address concerns about after-hours use of electrical outlets. Each week, I will personally shut off the gazebo electrical boxes at the circuit panel to ensure no unauthorized use occurs outside of market hours.

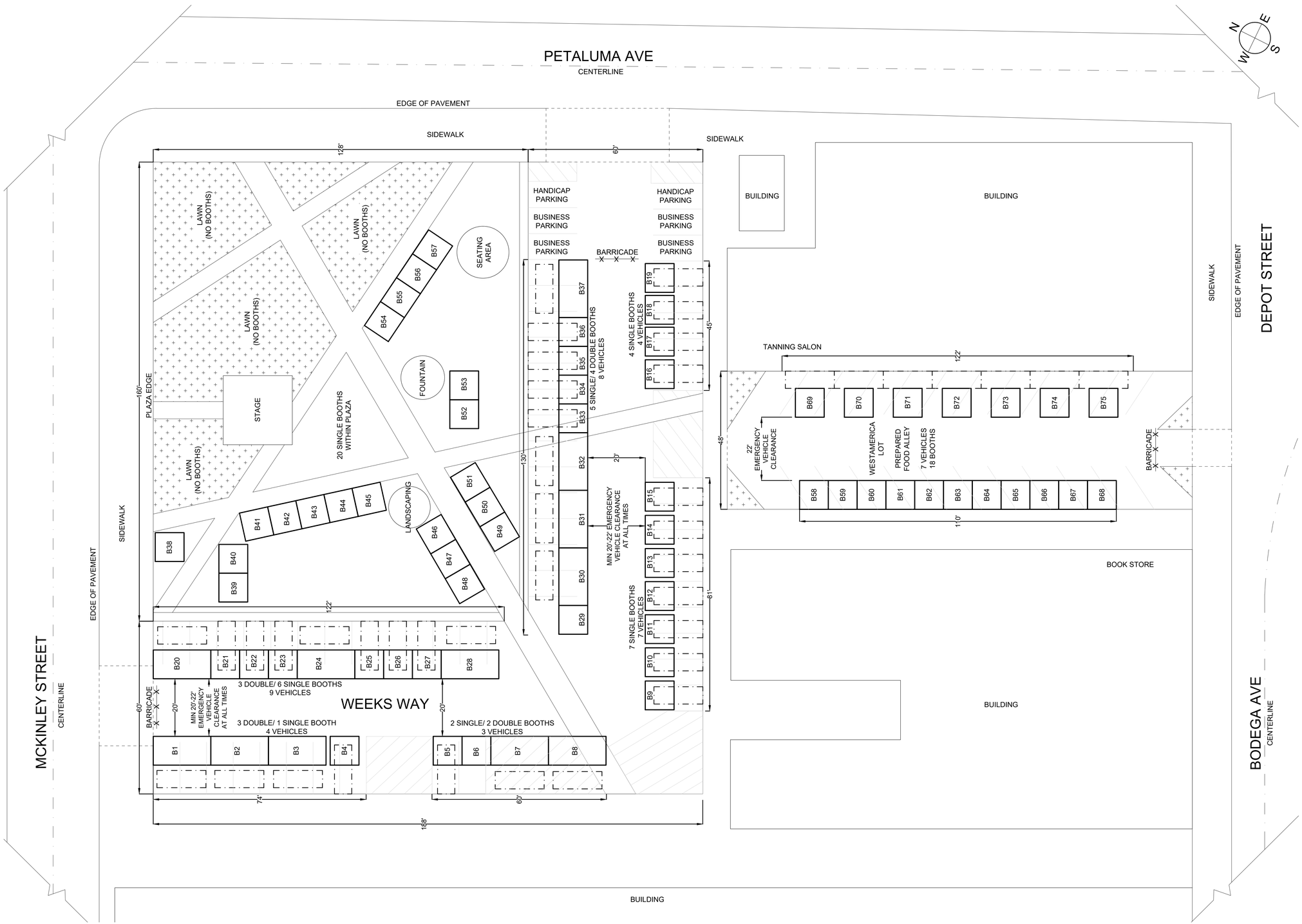
Received 6/25/2026

VICINITY MAP NTS



LEGEND

- 17'X6' VEHICLE MAXIMUM SIZE
- B# 10'X10' BOOTH
- B# 10'X20' BOOTH



1 SITE PLAN
C-2 1/16" = 1'-0"

SEBASTOPOL FARMERS' MARKET

6908 Weeks Way
Sebastopol, CA 95472 USA
PLAZA APN 004-053-028, 004-053-003
WESTAMERICA LOT APN 004-053-023

05.30.2026

issue: date:

revision: date:

title:
PROPOSED EXPANSION SITE PLAN

sheet:
C-2

Received 6/25/2026

Account Name	Contact email
6940 BURNETT STREET LLC	[redacted]
6957 SEBASTOPOL, LLC	
7110 BODEGA AVE, LLC	
ABACUS WEALTH PARTNERS, LLC	
ABL.AFTERGLOW	
AHTI FARMS INC	
AMBER FLOORING INC.	
APPLE COBBLER	
ARCANA THREADS	
ARTISAN REALTY GROUP INC	
ATTICO	
AVALON P & G	
BARBERS GARAGE SEBASTOPOL	
BARE RAYDIANCE SALON	
BELLA CAPELA SALON & SPA	
BENJAMIN GUSTIN, MFT	
BLISS ORGANIC DAY SPA	
BLOSSOM NAILS SKINCARE & HEAD SPA	
BLUSH & GLO SALON AND SPA	
BMO BANK N.A.	
BOBLITT FAMILY TRUST	
BODY-SYMMETRIC	
BREANNA CHRISTENSON NMT, CMT	
BRIDGING WORLDS BEHAVIORAL SVC	
BUCKS	
BUDDHAS PALM TATTOO	
CHILL BATHS	
CHIMERA ART SPACE	
CHRISTINE DUFOND, MFT	
CHRISTINE SAN DIEGO	
COFFEE & MOORE	
COINSTAR, LLC	
COLUMBIA BANK	
COMMUNITY FIRST CREDIT UNION	
COPPERFIELDS BOOKS, INC.	
COZY PLUM CORP.	
CREATE IT!	
CRYSTAL CLEAR HOME CORP	
CVS/PHARMACY #9872	
DAVID ALLEN DESIGNS	
DOLL HOUSE LLC	
DRESSERS	
DWDW, LLC	
ECOATM, LLC (INSIDE ALBERTSONSSAFEWAY0993)	
ELDERBERRY COMMONS	
ERIN RILEY, PH.D.	
EVA REFLEXOLOGY	
EYE CANDY CHOCOLATIER, INC.	
FARM FRESH CLOTHING CO LLC	
FARM TO COAST COLLECTIVE	
FARM TO COAST COLLECTIVE, PBC	

Account Name	Contact email
FARMERS INSURANCE	[redacted]
FRITZ ARCHITECTURE-URBANISM, INC.	
FULL CIRCLE THERAPY COLLECTIVE	
GABRIELA MURGUIA	
GATHER SEBASTOPOL LLC	
GNR VENTURES LLC	
GOLDEN GEAR AUTOMOTIVE	
GOODWILL INDUSTRIES OF THE REDWOOD EMPIRE	
GREGERY LESTER	
GRYPHON'S NEST	
GV IMPORTS, INC	
HAIR BY OLIVIA HEDDERMAN	
HAIR MASTERS	
HARDCORE PILATES INC	
HAROCHE LAW	
HERO USA LLC	
HIDDEN COAST TATTOO	
HOPMONK TAVERN	
HUMBLE BEE HERBAL	
JANNETTE SCHUBERT	
JENNA SMITH SKINCARE	
JOHN S. WOO, DDS, MS	
K SANDHU DENTAL CORPORATION	
KATHMANDU CAFE & GRILL	
KENNEDY SOLUTIONS, INC	
KENNETH S. JACOBS, ATTY AT LAW	
KIANA CASSIDY	
KING FALAFEL	
LARRY M. NAKASHIMA, D.D.S.	
LARS LANGBERG ARCHITECTS	
LAW OFFICE OF DAVID C. BRAYTON	
LAW OFFICE OF JONATHAN BOWNE	
LISA COX, HAIR SALON	
LUCKY ROOTS CLOTHING CO.	
LUMINEE	
LUNCH BOX LLC	
MAC DADDY REPAIRS	
MAIN STREET MERCANTILE	
MAJCO LLC	
MANY RIVERS FOUNDATION	
MARÍA DEL CARMEN WALLE PENA	
MARIGOLD STUDIO	
MARK ERHMANN JEWELRY DESIGN	
MARTHA'S OLD MEXICO	
MARYJANE COVELL LMFT	
MCGRATH AUCTIONS LLC	
MELISSA BECHTEL	
MERGE STUDIO	
MILLER OIL COMPANY	
MJR VENTURES INC.,	
MUSIC TO MY EARS	

Account Name	Contact email
NANI STUDIO	[redacted]
NICHOLAS GIARDINO PHD PSYCHOLOGY PC	
NORCAL UNITED REAL ESTATE PARTNERS	
OAK TREE DENTAL GRADOS & SHEHADEH, DDS, INC.	
OLD MAIN STREET SALOON, INC.	
PINE GROVE GENERAL STORE	
PLUMERIA SPA AND MASSAGE	
POP-EYES HAIR DESIGN	
PORTICO	
PROVIDENCE MEDICAL GROUP, NORTHERN CALIFORNIA	
QUEEN & JESTER INC	
RAMEN GAIJIN	
RAMEY, HANAN	
REDWOOD CLINIC SOUTH	
REFLECTIONS SALON	
RESPONSIBLE PATIENT CARE, INC	
RETROGRADE COFFEE ROASTERS	
RETROSPECT	
REVISION HAIR DESIGN	
RITUAL SALON	
RONALD HAIMOWITZ PHD	
ROOTED - INTEGRATIVE ESTHETICS	
ROSEMARY'S GARDEN	
ROSS LUTHIN LLC	
SAFEWAY INC #933	
SAGESTONE	
SCREAMING MIMI'S ICE CREAM	
SEBASTOPOL AUTO PARTS	
SEBASTOPOL BIKE CENTER	
SEBASTOPOL CHAMBER OF COMMERCE	
SEBASTOPOL COOKIE COMPANY	
SEBASTOPOL GALLERY, LLC	
SEBASTOPOL LIQUOR & DELI INC	
SEBASTOPOL SUNSHINE CAFE LLC	
SECOND CHANCES USED BOOKS	
SENSUOUS BEAUTY INC.	
SHAELA WINTER	
SILK MOON	
SONOMA CHOCOLATIERS	
SONOMA PAINT CENTER	
SPINNING THREADS	
SPIRALS	
SPRINT PRINTING	
STACY CARR	
STUDY ABROAD ITALY,INC	
SUSHI HANA COFFEE, INC.	
TAMA BELL DESIGN, INC.	
TAQUERIA EL FAVORITO #3	
THAI POT	
THE BEALE GROUP	
THE FACE PLACE	

Account Name	Contact email
THE NATURAL GIFT WELLNESS	[redacted]
THE NEST	
THE WHOLE BODY STORE	
THOMAS R MACKINNEY	
TICKET FRONTIER INC	
TOMBE REALTY	
TOPPERS	
UPLEVEL FITNESS, LLC	
VENUS TATTOO COLLECTIVE	
VERONICA MELISSA CARNEAL	
VINEYARD TABLE HOME	
WELLS FARGO CLEARING SERVICES	
WELLSPRING INTEGRATIVE HEALTH & ACUPUNCTURE	
WESCO UNITED FC	
WEST COUNTY BJJ LLC	
WEST COUNTY PROVISIONS LLC	
WEST SONOMA COUNTY PHYSICAL THERAPY	
WESTAMERICA BANK	
WHOLE FOODS MARKET	
WIND HUGHES M.S.	

Received 6/25/2026

SEBASTOPOL FARMERS MARKET

COMMUNITY MEETING JUNE 16, 2026

Please sign in below.

Name	Business
1 Denver Booker	Seb Bike Center
2 Taylor Dawson	Farmers [redacted]
3 David Gambill	Sonoma Chocolatiers
4 MYRIAH VOLK	Chamber of Commerce
5	
6	
7	
8	
9	
10	

Merchants 1 of 1

Received 6/25/2026

August 22, 2024

Kevin Zimin
Customer Service Manager
West America Bank

Sebastopol Branch
105 N. Main Street
Sebastopol, CA 95472

Dear staff and patrons of West America Bank,

We, the undersigned, represent shopkeepers and merchants of downtown Sebastopol. We strongly support the expansion of the Sebastopol Community Farmers Market into the West America Bank parking lot.

This expansion of the Sebastopol Farmers Market creates a vibrant center for our community to gather and support local farmers and artisans. The market brings upwards of 1,100-1,300 visitors to the downtown area every Sunday, which we believe benefits all of our businesses.

We don't believe that this expansion creates a parking shortage downtown, and there's substantial parking options within three blocks of the Sebastopol Town Square. We believe it's worth prioritizing creating a more walkable downtown, that is safe for pedestrians to mingle among our shops, relax, and socialize with other members and makers of our community.

We urge West America Bank to join us in creating a vibrant community center by allowing the market to continue their operations in your parking lot, and offer all of our patrons more reasons to love their downtown.

Sincerely,

Barbara Hom
Manager of the Sebastopol Farmers Market

Richard Bullatt	"Create It"
David Trowbridge	Sonoma Chocolatiers
[illegible]	Cozy Plum
[illegible]	Rosemary's Garden
[illegible]	Sub Cam Co
Dennene Jellume	Artisana

August 22, 2024

Kevin Zimin
Customer Service Manager
West America Bank

Sebastopol Branch
105 N. Main Street
Sebastopol, CA 95472

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We urge West America Bank to join us in creating a vibrant community center by allowing [illegible]et to continue their operations in your parking lot, and offer all of our patrons more reasons [illegible] their downtown.

Sincerely,

Barbara Hom
Manager of the Sebastopol Farmers Market

Emma Spillane — Silk Moon
[illegible] — Whole Foods Ma[illegible]
Sebastian[illegible] — Jams Jax Bun[illegible]
[illegible] — SEBASTOPOL G[illegible]
[illegible] — Coffee fields
[illegible] — Lunch Box

August 22, 2024

Kevin Zimin
Customer Service Manager
West America Bank

Sebastopol Branch
105 N. Main Street
Sebastopol, CA 95472

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Sincerely,

Barbara Hom
Manager of the Sebastopol Farmers Market

Lisa Wang	Milk + Honey
Tessa Gaul	Dressers Ca[illegible]
ANJULI LUCAS	Americana
Patrick Kenny	Americana
Anya Concoff	Global Village
Emily Martin	Luminarium Cur[illegible]
Maria Vallee	Sagestone
	Screamin' Min[illegible]

as other spot sta open plea