



City of Sebastopol Planning Commission Staff Report

Meeting Date: June 9, 2026
Agenda Item: 6B
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: Martin Maigaard
File Number: 2026-018
Address: 6780 Depot Street, Suite 160
CEQA Status: Exempt under Class 1 (Existing Facilities)
General Plan: Light Industrial (LI)
Zoning: Commercial Industrial (CM)

Introduction:

This is an Alcohol Use Permit application for a new restaurant, "The Wild Poppy," in an existing 3,900 sq. ft. building in the Barlow district at 6780 Depot Street, Suite 160. The Wild Poppy will occupy the same space where Woodfour Brewing used to operate. Woodfour Brewing was previously approved for a Type 23 alcohol license (small beer manufacturer) within a Master Use Permit for several buildings in the Barlow district in 2011. The request from the new use is for a Type 41 license for on and off-sale, which requires the approval of the Planning Commission.

Project Description:

According to the Applicant, the Wild Poppy will operate as a community and family-oriented restaurant and small retail market, with ancillary alcohol sales for on and off-site purchase. The restaurant features seasonal, locally sourced foods that are approachable and desirable to locals, families, and tourists. The Wild Poppy will offer an order-at-the-counter service model, grab-and-go foods to take home, fresh bakery items, and a retail market.

The premises comprise an interior seating space, including a bar, and an outside patio dining area (1,500 sq. ft.), with a total seating capacity of over 50 persons. A full commercial kitchen, sized for the space, supports all food preparation and service operations. The retail market component will take up less than 5% of the space and will include mostly food/bakery goods and a few supplemental goods like pottery, small gifts, local wines, olive oil, and Wild Poppy merchandise. The location of the market is planned to be on a 12-foot-long, 12-inch-deep, 4-foot-high shelf along the order counter line.

As requested by the applicant, full food service will operate all hours the establishment is open. Proposed hours of operation are 10:00 am – 6:00 pm every day of the week and open until 8:00 pm Thursday – Saturday.

Project Location and Surrounding Land Uses:

The project is located within the Barlow Commercial Industrial (CM) zoning district of Sebastopol. The CM District is intended to encourage local production, innovation, and sales of local art, textile, food, beverage, and other tangible goods by allowing a range of complementary, community-oriented building types and spaces that accommodate small- and mid-size makers, fabricators, producers, and manufacturers, as well as specified commercial, residential, and other uses.

The project is surrounded by other commercial businesses, including other restaurants and retail shops. The site has been vacant since the closing of Woodfour Brewing in October 2024.

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.
 - Determination: Consistent. The project would add a new restaurant to the Barlow district, in a building that has been vacant for a few years.
- **Policy EV 2-4:** Encourage businesses and programs that emphasize and promote shopping locally.
 - Determination: Consistent. The application materials state that the restaurant focuses on locally sourced foods and market products.
- **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.
 - Determination: Consistent. The project would introduce another restaurant space in a building that has been vacant for the past few years.
- **Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism.
 - Determination: Consistent. The project would offer a new sit-down eatery and grab-and-go market in town.

Zoning Ordinance Consistency:

The project is located within the Commercial Industrial (CM) district of Sebastopol. A restaurant and retail sales are permitted uses within the CM 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 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.

Additionally, as part of the 2018 Zoning Amendments the CM Zoning District was provided with a uniform parking standard that applies to the entire district, with the intent that the mix of uses will be complementary to each other, in that the industrial and commercial uses will have 9am-5pm business hours and that the more services-based uses such as restaurants and breweries will typically generate their peak demand in evenings and weekends. In 2020, it was determined that the Barlow had a surplus of approximately 71 parking spaces.

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.*

Determination: The proposed use is a restaurant and is replacing a similar establishment, and that establishment does not cause detriment to the health and well-being of persons in Sebastopol.

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.*

Determination: The project is obtaining a use permit through the city's requirements.

- 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.*

Determination: As conditioned, 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.*

Determination: The previous operator (Woodfour) sold beer and wine at this location. The Barlow district has many alcohol serving vendors nearby. The Barlow

is meant to be a concentrated market district for patrons to enjoy a variety of local shops, including places to eat and drink.

D. 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.*

Determination: The restaurant building is not near any churches or schools; there are residential homes and the Laguna Skategarden Skatepark within 600 feet of the restaurant to the north. However, the project proposes food as the main service for patrons; alcohol sales are ancillary to the main restaurant use. The Barlow district has many other alcohol serving establishments nearby. However, the Barlow is meant to be a concentrated market district for patrons.

E. 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.

Determination: The applicant has provided, through their application, that food will be the main focus of the restaurant and alcohol will be ancillary to the primary use.

F. 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.

Determination: As conditioned, this criterion will be met.

G. 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.

Determination: As conditioned, this criterion will be met.

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 restaurant with more than 50 seats. Because the site was most recently a restaurant that sold beer and wine to customers, staff feels confident that the above findings are met and that the project, as conditioned, will not be detrimental to the health and safety of the neighborhood.

The application states there is no request for live music at this time. Should such a request be made in the future, a temporary Use Permit would be considered by the Planning Director.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301 Existing Facilities, Class 1, 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. The alcohol use permit would fit this exemption as it is for the use of a 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 applicable to all alcohol permits and are required to be completed by all members of the establishment's staff. These comments have been incorporated into the Conditions of Approval.

Public Notification and 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 2026-05, and subject to the Recommended Conditions of Approval found in Exhibit B.

Attachments:

- Exhibit A – Resolution 2026-05
- Exhibit B – Recommended Conditions of Approval
- Application Materials

RESOLUTION NO. 26-05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL APPROVING A TYPE 41 ON AND OFF-SALE ALCOHOL CONDITIONAL USE PERMIT FOR 'THE WILD POPPY', A NEW RESTAURANT (2026-018) AT 6780 DEPOT ST, SUITE 160 (APN 004-750-034)

WHEREAS, on April 29, 2026, an application was submitted to the City of Sebastopol for an Alcohol Conditional Use Permit located at 6780 Depot St, Suite 160 (APN 004-750-034); and

WHEREAS, on May 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 restaurant to the Barlow district, in a building that has been vacant for a few years. Policy EV 2-4: Encourage businesses and programs that emphasize and promote shopping locally, as the application materials state that the restaurant focuses on locally sourced foods and market products. 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 restaurant space in a building that has been vacant for the past few 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 sit-down eatery and grab-and-go market in town; and

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, because the existing restaurant building, which has served alcohol in the past, is presented for and subject to 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.* The restaurant is replacing a similar establishment, staff has determined that the establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case and as conditioned, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

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

A. The project is obtaining a use permit through the City's requirements, and this location has been approved for an alcohol permit in the past.

- 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,* because the project is obtaining a use permit through the City's requirements, and this location has been 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.* 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.* The previous brewery/restaurant sold beer and wine at this location. The Barlow district has several alcohol serving vendors and is meant to be a concentrated market district for patrons to enjoy a variety of local shops, including places to eat and drink. Therefore, staff has determined that the establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case and as conditioned, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. *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 restaurant building is not near any churches or schools; there are residential homes and the Laguna Skategarden Skatepark within 600 feet of the restaurant to the north. However, the project proposes food as the main service for patrons; alcohol sales are ancillary to the main restaurant use. The Barlow district has other alcohol serving establishments and is meant to be a concentrated market district for patrons, and staff has determined that the proposed use will not detrimentally affect nearby residentially zoned communities, churches, schools, hospitals, and public playgrounds.

- 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.* The applicant has provided, through their application, that food will be the main focus of the restaurant and alcohol will be ancillary to the primary use. Staff has determined that the applicant for the conditional use permit has provided clear and convincing evidence that the proposed use will not adversely affect the health, safety, or welfare, resulting 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,* As conditioned, the criterion for 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 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, the criterion for 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 will be met; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 9, 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 June 9, 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

Martin Maigaard “The Wild Poppy”
Type 41 On and Off-Site Sales
Alcohol Use Permit (2026-018)

6780 Depot St, Suite 160 (APN 004-750-034)

1. The Use shall be in substantial conformance with the proposed operations as described in the application materials prepared by Martin Maigaard and stamped received on April 29, 2026, and further revised on May 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 any 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 and 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 10:00 am – 6:00 pm Sunday through Wednesday and 10:00 am - 8:00 pm Thursday through Saturday. The Planning Director shall have the authority to approve minor modifications to these hours of operation.
5. A Business License is required and shall be obtained prior to initiation of the use.
6. Food 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. No beer or wine shall be displayed within five feet of the cash register or the front door.
9. Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. and 9:00 P.M.
10. The business owner shall ensure that employees are drug and alcohol free while on duty.
11. The business owner shall ensure that exterior areas, walkways, and sidewalks are free of trash and other debris that may be generated by patrons.
12. The business owner shall be responsible for removing any graffiti on the outside of the

establishment.

13. 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.
14. Occupancy limitations shall be established by the Building Official and clearly posted prior to issuance of a Certificate of Occupancy for the building.
15. 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.
16. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
17. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in these conditions of approval.
18. 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.
19. 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.



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: [X] Yes [] No

REVIEW/HEARING BODIES

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

APPLICATION FOR

Street Address: 6780 Depot St Suite 160 Assessor's Parcel No(s):
Present Use of Property: Commercial/Restaurant Zoning/General Plan Designation:

APPLICANT INFORMATION

Property Owner Name: BARLOW SIMON, LLC
Mailing Address: 6780 Depot St #110 Phone: (408) 219-1069
City/State/ZIP: Sebastopol, CA 95472 Email: jennifer@thebarlow.net
Signature: Jademelo Date: 4/28/26.
Authorized Agent/Applicant Name: Martin Maigaard (The Wild Poppy)
Mailing Address: 4652 Fairway Dr Phone: 785-550-8855
City/State/ZIP: Bohmert Park, CA 94928 Email: info@thewildpoppycafe.com
Signature: [Signature] Date: 04/28/2026
Contact Name (if different from above): Martin Maigaard Phone/Email: 785-550-8855 info@thewildpoppycafe.com

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

Alcohol use permit for previously permitted Restaurant space in The Barlow (old Woodfaw Brewing space)

CITY USE ONLY

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

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		n/a
Use	N/A		n/a
Lot Size			n/a
Square Feet of Building/Structures (if multiple structures include all separately)		3100	n/a
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.	_____ % of lot _____ sq. ft.
Parking	n/a	Street	n/a
Building Height			n/a
Number of Stories	1	1	n/a
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 (_____)	n/a	n/a	n/a
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:

- | | |
|---|---|
| <input type="checkbox"/> A general plan | <input type="checkbox"/> A specific plan |
| <input type="checkbox"/> An ordinance affecting building permits or grading permits | <input type="checkbox"/> 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: J. Scamers Date: 4/28/2020

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: 04/28/2026

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:

Barlow Complex is aware of our business addition.

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

12:45

Safari



7



Sebastopol Community Market



osho
Sushi



The Barlow Shopping mall

The Wild Poppy
American



Street

APPROVED

DATE

DRAWN

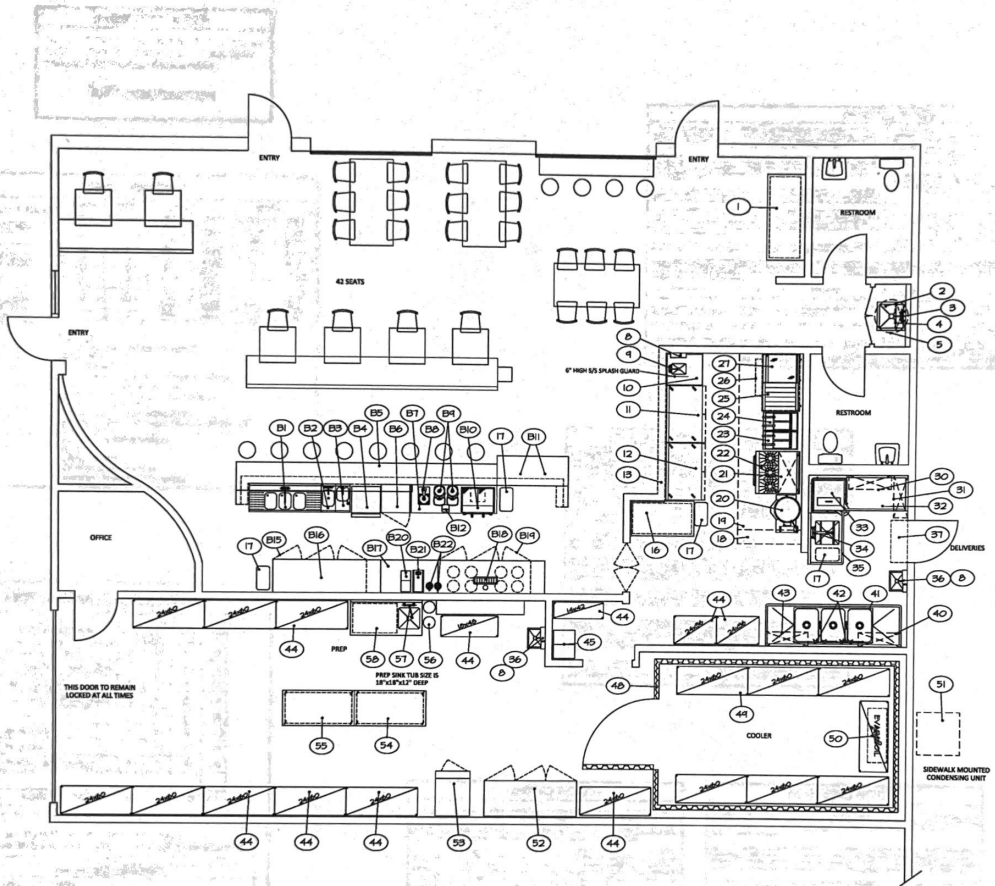
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DATE

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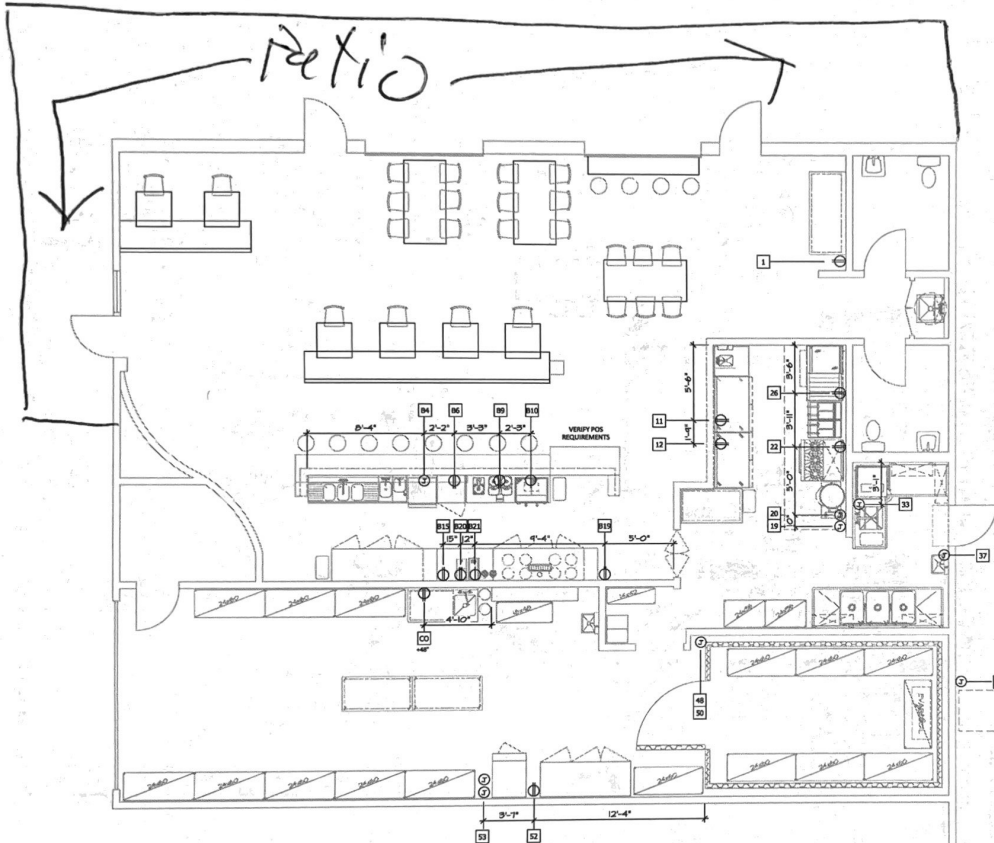
SHEET

K1.0



LEGEND		ABBREVIATIONS	
[Symbol]	FULL HEIGHT WALLS AND PARTITIONS	RCB	KITCHEN CABINETS CONTRACTOR
[Symbol]	SEMI HEIGHT WALLS AND CORNS (EMPTY SHELF)	PC	PLUMBING CONTRACTOR
[Symbol]	ITEM NUMBER INVESTIGATION BY SYMBOL	EC	ELECTRICAL CONTRACTOR
[Symbol]	DELIVERIES SYMBOLS	CC	CARRIER CONTRACTOR
[Symbol]	DELIVERED FROM SYMBOL (SEE ELECTRICAL PLAN)	MC	Mechanical CONTRACTOR
[Symbol]	ELECTRICAL MARK SYMBOL (SEE ELECTRICAL PLAN)	ME	Mechanical ENGINEER
[Symbol]	REVISION NUMBER	NS	NOT TO SCALE
		RP	REVISION

EQUIPMENT SCHEDULE					
ITEM	QTY	DESCRIPTION	STATUS	MFG	MODEL
1	1	GRAB N GO REFRIGERATOR	NEW	AVANTIGO	VG0A-30-H
2	1	HOPE SINK	EXISTING	FLORSTONE	2424
3	1	HOPE SINK FAUCET	EXISTING	ADVANCE	K-240
4	1	S/S CHEMICAL SHELF	EXISTING	ADVANCE	K-245
5	1	WATER HEATER - ON PLATFORM ABOVE	NEW	JOOK	JOOK
6	---	SPARE	---	---	---
7	---	SPARE	---	---	---
8	3	UBETSU SOAP & TOWEL DISPENSERS	NEW	TED	TED
9	1	FAUCET FOR HAND SINK	NEW	TES BRASS	B-310
10	1	S/S HAND SINK TABLE	NEW	CUSTOM	CUSTOM
11	1	S/S REFRIGERATED HORCKTABLE HYDRANTS	NEW	TURBO AIR	THR-485D-DRL-N
12	1	S/S REFRIGERATED HORCKTABLE HYDRANTS	NEW	TURBO AIR	THR-485D-DRL-N
13	1	MILLHORSK SERVING COUNTERTOP	NEW	CUSTOM	CUSTOM
14	---	SPARE	---	---	---
15	---	SPARE	---	---	---
16	1	S/S HORCKTABLE	NEW	CUSTOM	CUSTOM
17	1	6.0QT TRASH RECEPTACLES	NEW	TED	TED
18	1	FIRE SUPPRESSION SYSTEM	EXISTING	ANGEL	RS02
19	1	S/S EXHAUST HOOD	EXISTING	CAPTIVE-AIRE	NO-2
20	1	30 GALLON TILTING KETTLE	NEW	GLEWLAND	HE720T
21	1	30 GALLON TILTING KETTLE	NEW	IMPERIAL	IR-24
22	1	6-DOOR RANGE W/CONVECTION OVEN	NEW	IMPERIAL	IR-6-C
23	1	FRYER	EXISTING	IMPERIAL	IPS-40
24	1	FRYER	NEW	IMPERIAL	IPS-40
25	1	24" RADIANT BROILER	EXISTING	IMPERIAL	IRB-24
26	1	48" LOCKBOX REFRIGERATOR	EXISTING	ATOMA	MPFMB00R
27	1	24" BRISOLE	NEW	IMPERIAL	IMBA-242B
28	---	SPARE	---	---	---
29	---	SPARE	---	---	---
30	1	S/S HALL SHELF	EXISTING	CUSTOM	CUSTOM
31	1	S/S HALL SHELF	EXISTING	CUSTOM	CUSTOM
32	1	S/S CLEAN SIDE DISHWASHER	EXISTING	CUSTOM	CUSTOM
33	1	CON-TROL DISHWASHER	NEW	GEN	GEN
34	1	PREPENSE UNIT	EXISTING	CUSTOM	CUSTOM
35	1	S/S SOILED SIDE DISHWASHER	EXISTING	CUSTOM	CUSTOM
36	2	S/S SOILED SIDE DISHWASHERS	EXISTING	GEN	IRB-TRE-N
37	1	AIR CURTAIN	NEW	RENNER	GL08-100NA
38	---	SPARE	---	---	---
39	---	SPARE	---	---	---
40	1	S/S HALL SHELF	EXISTING	CUSTOM	CUSTOM
41	1	S/S 3-TIER SINK-24"X36"X12" TUBS	NEW	ADVANCE	AS-36-40-24RL
42	2	PREPENSE UNIT W/FAUCETS	NEW	TES BRASS	R-03B-ADP12-B
43	1	S/S HALL SHELF	EXISTING	CUSTOM	CUSTOM
44	1	6.0QT DRY STORAGE SHELVING	NEW	METRO	MSR03REG2A
45	2	DRY EMPLOYEE LOCKERS - 3-TIER	NEW	OH-CAN USA	SL20
46	---	SPARE	---	---	---
47	---	SPARE	---	---	---
48	1	HALK-IN COOLER	EXISTING	IMPERIAL BROOK	CUSTOM
49	1	6.0QT HALK-IN SHELVING	NEW	METRO	METROBALS3
50	1	EVAP COOL FOR HALK-IN COOLER	EXISTING	HEATCRAFT	EVAP COOL
51	1	CONDENSING UNIT FOR HALK-IN COOLER	EXISTING	HEATCRAFT	GU
52	1	3-DOOR FREEZER	NEW	AVANTIGO	AV-3F-HC
53	1	CONVECTION OVEN - VENTLESS	NEW	HOPPAT	HS03E-26
54	1	VENTLESS HOOD ELECTRICAL	NEW	HOPPAT	HS03E-26
55	1	S/S ISLAND HORCKTABLE	NEW	JOHN BOOS	JTB-306-009K
56	1	S/S ISLAND HORCKTABLE	NEW	JOHN BOOS	JTB-306-009K
57	2	CO2 TANKS	NEW	GO2	GO2
58	1	FAUCET	NEW	TES BRASS	B-022B
59	1	S/S FREE TABLE SINK	NEW	CUSTOM	CUSTOM
BAR EQUIPMENT					
B1	1	S/S 60" 30" ISLAND SINK	EXISTING	KROHNE	KR24-39K
B2	1	S/S 12" CLAMP SINK	NEW	KROHNE	KR24-16
B3	1	S/S 12" HAND SINK	NEW	KRC	KR24-19T
B4	1	ICE MACHINE II FILTER	EXISTING	JOOK	JOOK
B5	1	MILLHORSK BAR TOP	NEW	CUSTOM	CUSTOM
B6	1	27" UNDER-COUNTER REFRIGERATOR	NEW	AVANTIGO	AVC-27H-1HHS
B7	1	S/S ESPRESSO TABLE	NEW	CUSTOM	CUSTOM
B8	1	WATER DISPENSER	NEW	GRYBULLI	GR-69S-VL
B9	2	ESPRESSO BREWERS	NEW	MARZOCCO	MONT 3-A
B10	1	ESPRESSO MACHINE	NEW	L.A. MARZOCCO	LINEA 2 GROUP
B11	2	PWS UNITS	NEW	TED	TED
B12	---	SPARE	---	---	---
B13	---	SPARE	---	---	---
B14	---	SPARE	---	---	---
B15	1	30" 3-DOOR BACKBAR COOLER	NEW	AVANTIGO	LEB-4-HC
B16	1	MILLHORSK BACKBAR ASSEMBLY	NEW	CUSTOM	CUSTOM
B17	1	MILLHORSK DRY CABINET	NEW	TED	TED
B18	1	BEER TOWER	NEW	TED	TED
B19	1	30" 3-DOOR BACKBAR COOLER	NEW	AVANTIGO	LEB-4-HC
B20	1	COFFEE BREWERS	NEW	GEN	GB000/0009
B21	1	COFFEE BREWERS	NEW	GEN	GB000/0009
B22	2	AIRPOTS	NEW	GEN	SL20/000



ELECTRICAL LEGEND	
(Symbol)	WALL OUTLET
(Symbol)	REPLUG OUTLET
(Symbol)	JUNCTION BOX (IN WALL)
(Symbol)	JUNCTION BOX (OUTSIDE)
(Symbol)	CONDUIT

ELECTRICAL SCHEDULE

ITEM	QTY	DESCRIPTION	STATUS	MFG	MODEL	ELECTRICAL				
						VOLTS	PHASE	APPS	CON.	WT.
KITCHEN EQUIPMENT										
1	1	600 REFRIGERATOR	NEH	AVANTGO	YDA-70-24	120	1	12.5	PLUS	+5'
2	1	MOP SINK	EXISTING	FLORESTONE	2424					
3	1	MOP SINK FAUCET	EXISTING	ADVANCE	K-240					
4	1	5/8" CHEMICAL SHELF	EXISTING	ADVANCE	K-245					
5	1	WATER HEATER - ON PLATFORM ABOVE	NEH	XXX	XXX					
6	---	SPARE	---	---	---					
7	---	SPARE	---	---	---					
8	3	1/2" SOAP & TOWEL DISPENSERS	NEH	TED	TED					
9	1	FAUCET FOR HAND SINK	NEH	T15 BRASS	B-202					
10	1	5/8" HAND SINK TABLE	NEH	CUSTOM	CUSTOM					
11	1	5/8" REFRIGERATED MORTARABLE METERMANS	NEH	TURBO AIR	TUR-4850-DR-N	120	1	2.4	PLUS	+5'
12	1	5/8" REFRIGERATED MORTARABLE METERMANS	NEH	TURBO AIR	TUR-4850-DR-N	120	1	2.4	PLUS	+5'
13	1	HILLHOKS SERVING COUNTERTOP	NEH	CUSTOM	CUSTOM					
14	---	SPARE	---	---	---					
15	---	SPARE	---	---	---					
16	1	5/8" MORTARABLE	NEH	CUSTOM	CUSTOM					
17	1	5/8" TRASH RECEPTACLES	NEH	TED	TED					
18	1	FIRE SUPPRESSION SYSTEM	EXISTING	ANNA	RI02					
19	1	5/8" EXHAUST HOOD	EXISTING	CAPTIVE-CAUSE	MC-2	120	1	8.0	BOOK	8'
20	1	30" GALLON TILTING KETTLE	NEH	GLYNDLAND	KE202T	208	3	40.0	BOOK	+5'
21	1	SALAMANDER - HALL MOUNT	NEH	INFERRIAL	RSB-36					
22	1	8" BURNER RANGE (CONVECTION OVEN)	NEH	INFERRIAL	RS-B-C	120	1	8.0	PLUS	+5'
23	1	FRYER	EXISTING	INFERRIAL	RF-40					
24	1	FRYER	NEH	INFERRIAL	RF-40					
25	1	24" RADIANT BROILER	EXISTING	INFERRIAL	RFB-24					
26	1	48" LOBBY REFRIGERATOR	NEH	ATLANTA	INFERRIAL-300R	120	1	2.8	PLUS	+5'
27	1	24" FREEZER	NEH	INFERRIAL	FM4-242B					
28	---	SPARE	---	---	---					
29	---	SPARE	---	---	---					
30	1	5/8" HALL SHELF	EXISTING	CUSTOM	CUSTOM					
31	1	5/8" HALL SHELF	EXISTING	CUSTOM	CUSTOM					
32	1	5/8" CLEAN SIDE DIGITABLE	EXISTING	CUSTOM	CUSTOM					
33	1	LIGHTING DISPENSER	NEH	COA	C	120	1	16.0	BOOK	+6'
34	1	PREPARE UNIT	EXISTING	CUSTOM	CUSTOM					
35	1	5/8" SLOPED SIDE DIGITABLE	EXISTING	CUSTOM	CUSTOM					
36	2	5/8" HAND SINK W/FLASH GUARDS	EXISTING	INFERRIAL	RS-B-N					
37	1	AIR CRYSTAL	NEH	BERNER	GLL208-105MA	120	1	3.4	BOOK	+6'
38	---	SPARE	---	---	---					
39	---	SPARE	---	---	---					
40	1	5/8" HALL SHELF	EXISTING	CUSTOM	CUSTOM					
41	1	5/8" 3-TUB SINK-24"X36"X12" TUBS	NEH	ADVANCE	RS-83-60-24RL					
42	2	PREPARE UNIT W/FAUCETS	NEH	T15 BRASS	B-02B-ACF12-B					
43	1	5/8" HALL SHELF	EXISTING	CUSTOM	CUSTOM					
44	1	(60") DRY STORAGE SHELVING	NEH	METRO	SUPERRECTA					
45	2	(60") EMPLOYEE LOCKERS - 3-TIER	NEH	CHCAN USA	FR2B					
46	---	SPARE	---	---	---					
47	---	SPARE	---	---	---					
48	1	MALK-IN COOLER	EXISTING	INFERRIAL BROWN	CUSTOM	120	1	8.0	BOOK	8'
49	1	(60") MALK-IN SHELVING	NEH	METRO	METROREALS					
50	1	EVAP COOL FOR MALK-IN COOLER	EXISTING	HEATGRAFT	EVAP-GGS	VER	1	8.0	BOOK	8'
51	1	CONDENSING UNIT FOR MALK-IN COOLER	EXISTING	HEATGRAFT	GU	VER	VER	8.0	BOOK	8'
52	1	3-DOOR FREEZER	NEH	AVANTGO	56-3F-14C	120	1	12.0	PLUS	+6'
53	1	CONVECTION OVEN - VENTLESS	NEH	HOFFAT	ES200-2P	208	3	3.0	BOOK	+6'
54	1	5/8" ISLAND MORTARABLE	NEH	JOHN BOOS	RT4-3060SSK	120	1	2.0	PLUS	+14'
55	1	5/8" ISLAND MORTARABLE	NEH	JOHN BOOS	RT4-3060SSK					
56	2	COZ TANKS	NEH	COZ	COZ					
57	1	FAUCET	NEH	T15 BRASS	B-02B					
58	1	5/8" PREP TABLE W/SINK	NEH	CUSTOM	CUSTOM					
BAR EQUIPMENT										
59	1	5/8" 60" 3-TUB BAR SINK	EXISTING	KROHNE	KR24-24C					
60	1	5/8" 12" DUMP SINK	NEH	KROHNE	KR24-K					
61	1	5/8" 12" HAND SINK	NEH	KEG	KR24-12BT	120	1	1.0	PLUS	+5'
62	1	ICE MACHINE & FILTER	EXISTING	XXX	XXX					
63	1	HILLHOKS BAR TOP	NEH	CUSTOM	CUSTOM					
64	1	24" UNDERCOUNTER REFRIGERATOR	NEH	AVANTGO	RC-278-24HS	120	1	2.2	PLUS	+5'
65	1	5/8" ESPRESSO TABLE	NEH	CUSTOM	CUSTOM					
66	1	WATER DISPENSER	NEH	CRTMALL	CS-959-VL					
67	2	ESPRESSO GRINDER	NEH	MAZIERE	SONY S-A	120	1	3.0	PLUS	+6'
68	1	ESPRESSO MACHINE	NEH	LA MARZOCGO	LINEA 2 085CP	208-240	1	22.0	PLUS	+6'
69	2	POS UNITS	NEH	TED	TED					
70	---	SPARE	---	---	---					
71	---	SPARE	---	---	---					
72	---	SPARE	---	---	---					
73	1	40" 3-DOOR BACKRANGE COOLER	NEH	AVANTGO	58B-4-14C	120	1	4.1	PLUS	+5'
74	1	HILLHOKS BACKRANGE ASSEMBLY	NEH	CUSTOM	CUSTOM					
75	1	HILLHOKS DRY CABINET	NEH	CUSTOM	CUSTOM					
76	1	BEER TOWER	NEH	TED	TED					
77	1	40" 3-DOOR BACKRANGE COOLER	NEH	AVANTGO	58B-4-14C	120	1	4.1	PLUS	+5'
78	1	COFFEE GRINDER	NEH	BUNN	05800-0002B	120	1	4.4	PLUS	+5'
79	1	COFFEE BROTHER	NEH	BUNN	2800LOOT	120	1	11.4	PLUS	+5'
80	2	AIRPORTS	NEH	BUNN	3225-0000					

SEE SHEET K1.1 FOR ELECTRICAL NOTES

BALLINGER
RESTAURANT DESIGN
306 EQUINE PLACE
SANTA ROSA, CA 95401
(707) 251-8877

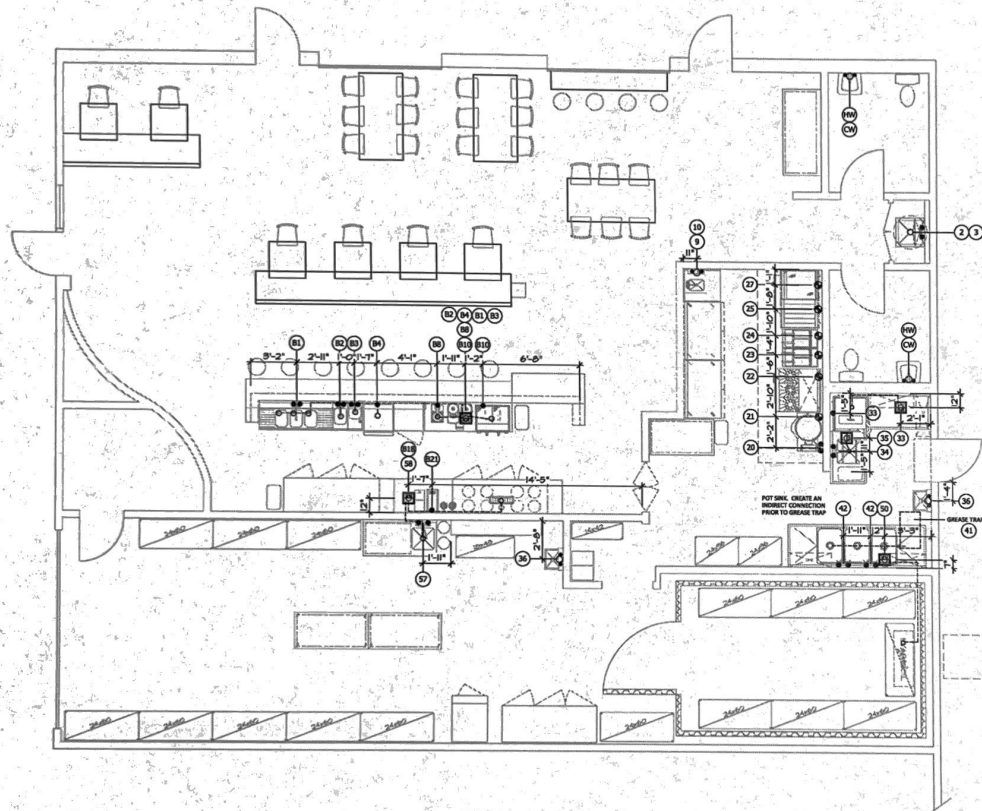
WILD POPPY
6780 DEPOT STREET SUITE 160
SEBASTOPOL, CA 95472

FOODSERVICE EQUIPMENT
ELECTRICAL PLAN

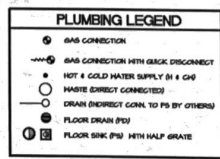
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DATE
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DATE
JOB NO.
SHEET
K2.0

PLUMBING SCHEDULE

ITEM	QTY	DESCRIPTION	STATUS	MFG	MODEL	WATER		WASTE		GAS	
						IN/OUT	COND	HT	DIRECT	EMERG	HT
KITCHEN EQUIPMENT											
1	1	GRAB N GO REFRIGERATOR	NEH	AVANTGO	VGA-70-H						
2	1	HOP SINK	EXISTING	FLORENZIO	2424						
3	1	HOP SINK FAUCET	EXISTING	ADVANCE	K-240	1/2"	1/2"	+36"	2"	1/2"	
4	1	S/S CHEMICAL SHELF	EXISTING	ADVANCE	K-248						
5	1	WATER HEATER - ON PLATFORM ABOVE	NEH	XXX	XXX						
6	--	SPARE	--	--	--						
7	--	SPARE	--	--	--						
8	3	(NETS) SOAP & TOWEL DISPENSERS	NEH	TBO	TBO						
9	1	FAUCET FOR HAND SINK	NEH	T45 BRASS	B-110	1/2"	1/2"	+24"			
10	1	S/S HAND SINK TABLE	NEH	CUSTOM	CUSTOM				1-1/2"	+20"	
11	1	S/S REFRIGERATED HORCKTABLE HYDRATORS	NEH	TURBO AIR	TUR-4850-DR-N						
12	1	S/S REFRIGERATED HORCKTABLE HYDRATORS	NEH	TURBO AIR	TUR-4850-DR-N						
13	1	MILLIKORC SERVING COUNTERTOP	NEH	CUSTOM	CUSTOM						
14	--	SPARE	--	--	--						
15	--	SPARE	--	--	--						
16	1	S/S HORCKTABLE	NEH	CUSTOM	CUSTOM						
17	1	8(OT) TRASH RECEPTACLES	NEH	TBO	TBO						
18	1	FIRE SUPPRESSION SYSTEM	EXISTING	AMUL	FS22						
19	1	S/S EXHAUST HOOD	EXISTING	CAPTIVE-AIRE	NC-2						
20	1	20 GALLON TILTING KETTLE	NEH	CLEVELAND	KET20T	1/2"	1/2"	+24"			
21	1	BUN-ARMER - WALL MOUNT	NEH	IMPERIAL	BSB-36					3/4"	40,000 +36"
22	1	4-BURNER RANGE W/CONVECTION OVEN	NEH	IMPERIAL	RF-4C					3/4"	220,000 +24"
23	1	FRYER	EXISTING	IMPERIAL	FP-40					3/4"	120,000 +24"
24	1	FRYER	NEH	IMPERIAL	FP-40					3/4"	120,000 +24"
25	1	24" RADIANT BROILER	EXISTING	IMPERIAL	RB-24					3/4"	60,000 +20"
26	1	48" LOWBOY REFRIGERATOR	NEH	ATOMA	HMP4800HR					3/4"	60,000 +20"
27	1	24" GRIDDLE	NEH	IMPERIAL	MSA-242B					3/4"	60,000 +20"
28	--	SPARE	--	--	--						
29	--	SPARE	--	--	--						
30	1	S/S HALL SHELF	EXISTING	CUSTOM	CUSTOM						
31	1	S/S HALL SHELF	EXISTING	CUSTOM	CUSTOM						
32	1	S/S CLEAN SIDE DISHTABLE	EXISTING	CUSTOM	CUSTOM						
33	1	LONG-TOP DISHWASHER	NEH	CSA	CS	3/4"		8'		2"	PS
34	1	PRERINSE UNIT	EXISTING	CUSTOM	CUSTOM	1/2"	1/2"	+6"			
35	1	S/S SOLED SIDE DISHTABLE	EXISTING	CUSTOM	CUSTOM					2"	PS
36	2	S/S HAND SINK W/SPASH GUARDS	EXISTING	BSH	HS-1755-N	1/2"	1/2"	8'	1-1/2"	8'	
37	1	ARE CURTAIN	NEH	REISER	CLC08-028A						
38	--	SPARE	--	--	--						
39	--	SPARE	--	--	--						
40	1	S/S HALL SHELF	EXISTING	CUSTOM	CUSTOM						
41	1	S/S 3-TUB SINK-24"x36"x12" TUBS	NEH	ADVANCE	AS-36-40-24EL					3/4"	8'
42	2	PRERINSE UNIT W/FAUCETS	NEH	T45 BRASS	B-38S-ADP2-B	1/2"	1/2"	+6"		3/4"	8'
43	1	S/S HALL SHELF	EXISTING	CUSTOM	CUSTOM						
44	1	8(OT) DRY STORAGE SHELVING	NEH	METRO	SUPRENETCA						
45	2	(NET) EMPLOYEE LOCKERS - 3-TIER	NEH	OSKAN USA	9029						
46	--	SPARE	--	--	--						
47	--	SPARE	--	--	--						
48	1	WALK-IN COOLER	EXISTING	IMPERIAL BROWN	CUSTOM						
49	1	WALK-IN SHELVING	NEH	METRO	METROSERVLS						
50	1	EVAP COIL FOR WALK-IN COOLER	EXISTING	HEATGRAFT	EVAP COIL					1"	PS
51	1	CONDENSING UNIT FOR WALK-IN COOLER	EXISTING	HEATGRAFT	CU						
52	1	3-COOL FREEZER	NEH	AVANTGO	BF-36-16						
53	1	CONVECTION OVEN - VENTLESS	NEH	MORFAT	EB06-28						
54	1	VENTLESS HOOD ELECTRICAL	NEH	MORFAT	EB06-28						
55	1	S/S ISLAND HORCKTABLE	NEH	JOHN BOOS	814-308095K						
56	1	S/S ISLAND HORCKTABLE	NEH	JOHN BOOS	818-308095K						
57	2	CO2 TANKS	NEH	GGI	GGI						
58	1	FAUCET	NEH	T45 BRASS	B-028	1/2"	1/2"	+6"			
59	1	S/S PREP TABLE W/SINK	NEH	CUSTOM	CUSTOM					2"	PS
BAR EQUIPMENT											
60	1	S/S 60" 3-TUB BAR SINK	EXISTING	KROHNE	KR24-36C	1/2"	1/2"	+6"	1-1/2"	PS	
61	1	S/S 1/2" DUMP SINK	NEH	KROHNE	KR24-1C	1/2"	1/2"	+6"	1-1/2"	PS	
62	1	S/S 1/2" HAND SINK	NEH	XXX	KR24-12BT	1/2"	1/2"	+6"	1-1/2"	PS	
63	1	ICR MACHINE & FILTER	EXISTING	XXX	XXX	1/2"	1/2"	+6"	1"	PS	
64	1	MILLIKORC BAR TOP	NEH	CUSTOM	CUSTOM						
65	1	JT UNDERCOUNTER REFRIGERATOR	NEH	AVANTGO	ZUC-2TR-HB						
66	1	S/S SUPPLYING TABLE	NEH	CUSTOM	CUSTOM						
67	1	WATER DISPENSER	NEH	CUSTOM	CUSTOM						
68	1	HATER DISPENSER	NEH	GRIMALDI	GR-4850-VIL	1/2"	+6"		1"	PS	
69	2	ESPRESSO GRINDER	NEH	MAIZER	EGNY 3-A						
70	1	ESPRESSO MACHINE	NEH	LA MARZOCGO	LINBA 2 GROUP	1/2"	+36"		1"	PS	
71	2	POD INTX	NEH	TBO	TBO						
72	--	SPARE	--	--	--						
73	--	SPARE	--	--	--						
74	--	SPARE	--	--	--						
75	1	40" 3-DOOR BACKBAR COOLER	NEH	AVANTGO	UBB-4-16						
76	1	MILLIKORC BACKBAR ASSEMBLY	NEH	CUSTOM	CUSTOM						
77	1	MILLIKORC DRY CABINET	NEH	CUSTOM	CUSTOM						
78	1	BEER TOWER	NEH	TBO	TBO						
79	1	40" 3-DOOR BACKBAR COOLER	NEH	AVANTGO	UBB-4-16					1"	PS
80	1	COFFEE GRINDER	NEH	BUNN	12000/0029						
81	1	COFFEE BRISHER	NEH	BUNN	29001/0071	1/2"	+48"				
82	2	AIRPOTS	NEH	BUNN	31225/0002						

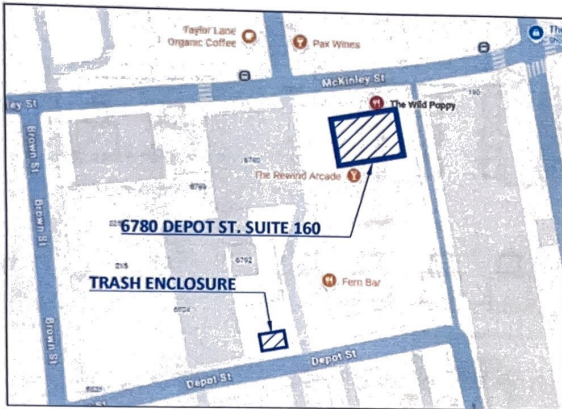


FLOOR SINKS NOTE
ALL FLOOR SINKS SHOWN ON THIS SHEET ARE EXISTING FLOOR SINKS.



SEE SHEET K1.1 FOR PLUMBING NOTES

Received 4/29/2026



VICINITY MAP



KEY MAP



SITE PLAN

BALLINGER
RESTAURANT DESIGN
308 EQUINE PLACE
SANTA ROSA, CA 95401
(707) 251-0877

NO.	REVISION	DATE

WILD POPPY
6780 DEPOT STREET SUITE 160
SEBASTOPOL, CA 95472

FOODSERVICE EQUIPMENT
SITE PLAN

APPROVED
DATE
DRAWN LB
SCALE 1/4" = 1'-0"
DATE 3/2/26
JOB NO. WPB-1
SHEET
K0.0





12:45

Safari



G April 2024



Aerial

6786 McKinley St



2 years ago · See more dates >

Received
05/14/2026 11:02:00 AM





EXIT

GLASS

AID KIT







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 **Applicant intends to serve patrons at outside tables.**
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.

The Wild Poppy
6780 Depot St Suite 160
Sebastopol, CA
The Barlow

Dear City of Sebastopol Planning-

My name is Martin Maigaard, my wife Danielle and I own and operate The Wild Poppy Cafe and Market on Bodega Hwy as well as the new Wild Poppy opening July in The Barlow at the old Woodfour Brewing space. The Wild Poppy is a community and family oriented restaurant and market and we are applying for a Type 41 Beer and Wine license to offer local alcoholic beverages to our customers. The majority of our Wine and Beer sales will come from on premises consumption but we will have a some local bottles for sale to go as well in our Marketplace. We anticipate 10% of our sales will be alcohol related. We focus on daytime service and will be open from 10am-6pm every day of the week and open till 8pm Thurs-Sat.

Our restaurant features seasonal, locally sourced foods that are approachable and desirable to locals, families and tourists alike. The Wild Poppy at The Barlow will offer a order at the counter service model with menu to order from, Grab and Go foods to take home, Fresh Bakery items as well as a retail market.

All employees will be Serve Safe Food Handler certified as well as go through the required RBS training to ensure all are in compliance with Local, State and Federal regulations. We will have safety training and measures posted in visible areas regarding Fire, Flood and other natural disaster evacuation and safety plans.

We will have background music through speakers or occasional acoustic live music but no plans to host live music events.

Thanks you for your consideration,
Martin Maigaard