



## City of Sebastopol Planning Commission Staff Report

Meeting Date: February 24, 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: Sufi Sadati, on behalf of Apple Noir, LLC  
File Number: 2026-002  
Address: 8050 Bodega Ave  
CEQA Status: Exempt  
General Plan: Commercial Office (CO)  
Zoning: General Commercial (CG)

### **Introduction:**

This is an Alcohol Use Permit application for a new restaurant, "Mansoor" at 8050 Bodega Ave. Mansoor's will occupy the same space where the Gravenstein Grill and Marty's Top of the Hill used to operate, and was approved with a Type 47 alcohol license. The request from the applicant is for a Type 41 license and includes more than 50 seats, which requires the approval of the Planning Commission.

### **Project Description:**

As requested by the applicant, they are asking to initially have operating hours from 2:00 pm to 10:00 pm daily to focus on lunch and dinner services, but will eventually be open from 11:00 am to 10:00 pm daily. The request also includes a Type 41 alcohol license, which allows for on-site consumption of beer and wine issued to restaurants. As the applicant has noted in the application, the restaurant would be a flambé dinner house restaurant, which will incorporate French/American fusion style cuisine.

### **Project Location and Surrounding Land Uses:**

The project is located within the General Commercial zoning district of Sebastopol and was an existing restaurant. The project is surrounded by other commercial businesses, including office buildings, as well as surrounding residential units. The site has been vacant and on the market since January 2024, after the closing of the Gravenstein Grill in December 2023.

### **General Plan Consistency:**

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

- **Policy EV 2-3:** Develop a distinct image and brand for Sebastopol that reflects its unique identity and sets it apart from the region, as the project would add a new French/American fusion flambé dinner style cuisine, where there are none in Sebastopol or nearby cities.
- **Policy EV 2-4:** Encourage businesses and programs that emphasize and promote shopping locally, as the project would promote eating locally.
- **Policy EV 4-3:** Encourage amenities needed to support tourism, including hotels, bed-and-breakfasts, eco-lodging, and a variety of restaurants, shopping, and services, as the project would introduce another restaurant in town.
- **Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism, as the project would offer a new restaurant in town at an iconic space.

**Zoning Ordinance Consistency:**

The project is located within the General Commercial (CG) district of Sebastopol. A restaurant is a permitted use within the CG district. However, alcohol served on the premises requires a Conditional Use Permit regulated by SMC Chapter 17.415, as well as the criteria found in the Alcohol Use Permit Chapter 17.350.

**Required Findings:**

All alcohol permit requests within the City of Sebastopol are required to obtain a Conditional Use Permit.

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

- A. *General Conditional Use Permit Criteria. A conditional use permit may be granted only if the establishment, maintenance or operation of the proposed use or development applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

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

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

*affect the health, safety or welfare of area residents or will result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.*

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

- 1. Residential buildings;*
- 2. Churches, schools, hospitals, public playgrounds and other similar uses; and*
- 3. Other establishments dispensing, for sale or other consideration, alcoholic beverages including beer and wine.*

*D. In all determinations pursuant to this section, the applicant for the conditional use permit shall have the burden of proving by clear and convincing evidence that the proposed use will not adversely affect the health, safety or welfare, result in undue concentration of alcoholic beverage outlets, or detrimentally affect nearby communities.*

*E. The Planning Commission, or City Council on appeal, may impose any conditions on the applicant or proposed location reasonably related to the health, safety or welfare of the community.*

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

**Analysis:**

As noted in the application materials and above, the project requests the approval of an alcohol use permit to allow an alcohol license for a restaurant of more than 50 seats. With that, it requires the approval of the Planning Commission, and as the site has historically been a restaurant that has sold beer, wine, and cocktails to customers in the past, staff feels confident in its review of the project and will not be detrimental to the health and safety of the neighborhood. The application includes a request for future live music entertainment, such as a live piano or violinist. As the application does not clearly state if the applicant is requesting live music at this time, the Planning Commission, as part of their deliberation, can include the condition to allow live music (subject to the Noise Ordinance) to their approval. If the Commission does not feel comfortable at this time, it should be noted within the Conditions of Approval that no live music is approved as part of this permit, and should the request for live music come at a future time, it would be an amendment to the permit and would come back to the Commission for review. There will be a speaker that plays background music, which is typically a part of restaurants, and no amplified music.

**Environmental Review:**

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301 Existing Facilities, which includes interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The alcohol use permit would fit this exemption

as it is for the use of a restaurant where one has existed in the past and will not create any new environmental impacts, as it will be in an already developed area.

**City Departmental Comments:**

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

The Fire Department has requested that during any tableside flambé performance, there shall be no combustibles near an open flame (i.e. Tablecloths, napkins, etc.). All staff shall be properly trained for any emergency situation that may arise from flames indoors.

**Public Comment:**

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within 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 -Recommended Findings of Approval, and subject to the Recommended Conditions of Approval found in Exhibit B, Standard Conditions of Approval tenant improvements found in Exhibit C, and any additional or modified conditions the Planning Commission determines is appropriate.

Additionally, should the Commission should consider if they would like to include the allowance for live music to be included as part of the approval of this use permit.

**Attachments:**

- Exhibit A – Recommended Findings for Approval
- Exhibit B – Recommended Conditions of Approval
- Exhibit C – Standard Conditions of Approval
- Application Materials

**EXHIBIT A  
RECOMMENDED FINDINGS OF APPROVAL**

**Mansoor (Apple Noir, LLC)  
Alcohol Use Permit (2026-002)**

**8050 Bodega Avenue (APN 004-350-077)**

Based on the evidence in the public record, the Planning Commission finds that:

1. The proposed use is categorically exempt from the requirements of CEQA under Section 15301 Existing facilities, which includes interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, in that the alcohol use permit would fit this exemption, as the use is a restaurant where one has existed before.
2. The project/use/proposal is consistent with the provisions of the General Plan as follows:
  - **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 French/American fusion flambé dinner style cuisine, where there are none in Sebastopol or nearby cities.
  - **Policy EV 2-4:** Encourage businesses and programs that emphasize and promote shopping locally, as the project would promote eating locally.
  - **Policy EV 4-3:** Encourage amenities needed to support tourism, including hotels, bed-and-breakfasts, eco-lodging, and a variety of restaurants, shopping, and services, as the project would introduce another restaurant in town and would invite locals and tourists alike.
  - **Policy EV 4-4:** Encourage the development of civic amenities, entertainment venues, retail and restaurants, and services that increase visitation, spending, and tourism, as the project would offer a new restaurant in town at an iconic space.
3. The use is consistent with the Sebastopol Zoning Ordinance, including the specific criteria of the following sections as described:

**Section 17.415.020.A Conditional Use Permits (CUP)** 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, in that the project will not have an adverse effect on the neighborhood as there has historically been a restaurant at this location and the use is consistent with that.

**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, in that the project is obtaining a use permit through the City's requirements, and this location has been previously approved for an alcohol permit in the past.
- B. A copy of the conditions of approval for the conditional use permit must be kept on the premises of the establishments and posted in a place where it may readily be viewed by any member of the general public, in that as a condition, the applicant will be required to post a copy of the conditions of approval in plan view for any member of the public to view.
- C. In making any of the findings required pursuant to this chapter, the Planning Commission, or the City Council on appeal, shall consider whether the proposed use will adversely affect the health, safety or welfare of area residents or will result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, in that the previous restaurants have sold beer and wine at this location and it does not result in an undue concentration in the area.

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

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

the City and shall be paid within 30 days of issuance of the conditional use permit, or said permit shall be revoked, as conditioned, this criterion will be met.

**EXHIBIT B  
RECOMMENDED CONDITIONS OF APPROVAL**

**Mansoor (Apple Noir, LLC)  
Alcohol Use Permit (2026-002)**

**8050 Bodega Avenue (APN 004-350-077)**

1. The Use shall be in substantial conformance with the proposed operations as described in the application materials prepared by Sufi Sadati, and stamped received on February 2, 2026, and on file at the City of Sebastopol Planning Department, except as modified by the conditions of approval, and is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
2. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
3. No sound may emanate from the building, which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
4. Hours of operation shall be consistent with the hours stated in the application. The initial hours will be from 2:00 pm to 10:00 pm daily, to focus on lunch and dinner services, then the restaurant plans to be open from 11:00 am to 10:00 pm daily. The Planning Director shall have the authority to modify the hours of operation.
5. A Business License is required and shall be obtained prior to operation of the use.
6. During any tableside flambé performance, there shall be no combustibles near an open flame (i.e. Tablecloths, napkins, etc.). Staff shall be properly trained for any emergency situation that may arise from flames indoors.
7. Food, including meals, must be made available during all times that alcohol is served. This may include incidental food items.
8. Any minimum purchase requirement may be satisfied by the purchase of food or beverages. In no case shall a “drink minimum” be imposed.
9. Off-sale of beer and wine is not permitted with this approval.
10. No beer or wine shall be displayed within five feet of the cash register or the front door.
11. Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. and 9:00 P.M.
12. The business owner shall ensure that employees are drug and alcohol free while on duty.
13. The establishment is not approved as an entertainment venue. Dancing and/or regular live music shall not be permitted on the premises without prior City approval. As an incidental use, recorded background music and occasional live acoustic music may be conducted inside the

establishment only. All doors and windows shall be closed during any such activity. The Police Department or Planning Director may require termination or modification of such activity.

14. The business owner shall ensure that exterior areas, including the adjacent courtyard area and sidewalk, are free of trash and other debris that may be generated by patrons.
15. The business owner shall be responsible for removing any graffiti on the outside of the establishment.
16. 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.
17. Occupancy limitations shall be established by the Building Official and clearly posted prior to issuance of a Certificate of Occupancy for any building, including a use requiring a Use Permit.
18. 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.
19. 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.
20. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
21. All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including, but not limited to Building and Safety Department, Department of Alcoholic Beverage Control, Fire Department, and County Health Department.
22. Sonoma County Department of Health Services:
  - a. A Retail Food Facility Permit is required to store, prepare, package, serve or vend food. A review and approval of the building plans will be required prior to issuance of a retail food facility permit to operate.
  - b. A review and approval of building plans and/or specification sheets is required for the remodel/ addition of any new retail food facility equipment or expansion of any food or alcohol storage or food processing areas prior to use of this area or equipment.

**EXHIBIT C  
STANDARD CONDITIONS OF APPROVAL**

**Mansoor (Apple Noir, LLC)  
Alcohol Use Permit (2026-002)**

**8050 Bodega Avenue (APN 004-350-077)**

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

**Planning Department Standard Conditions of Approval:**

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

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

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

**Fire Department Standard Conditions of Approval:**

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

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

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

**Building Department Standard Conditions of Approval:**

17. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes are incorporated into the design.
18. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL



City of Sebastopol

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

Received
02/02/2026 4:20:09 PM

MASTER PLANNING
APPLICATION FORM

APPLICATION TYPE

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

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

REVIEW/HEARING BODIES

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

APPLICATION FOR

Street Address: 8050 Bodega Ave Sebastopol, CA 95472 Assessor's Parcel No(s): 004-350-077-000
Present Use of Property: Vacant Zoning/General Plan Designation: Commercial

APPLICANT INFORMATION

Property Owner Name: Simorgh Landing LLC
Mailing Address: 675 Ygnacio Valley Rd STE B201 Phone: 925-699-7224
City/State/ZIP: Walnut Creek, CA, 94596 Email:
Signature: [Signature] Date: 2-2-24
Authorized Agent/Applicant Name: Apple Noir Inc.
Mailing Address: 675 Ygnacio Valley Rd STE B201 Phone: 925-785-1784
City/State/ZIP: Walnut Creek, CA, 94596 Email: sadatimns@gmail.com
Signature: [Signature] Sufi Sadati, President Date: 2-2-24
Contact Name (if different from above): Phone/Email:

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

This project involves the operation of a dinnerhours restaurant, seeking approval to sell beer and wine for on-site consumption as an accessory use to food service offered only to patrons dining on the premises.

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

## CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

**NOTE:** The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

A general plan

A specific plan

An ordinance affecting building permits or grading permits

A zoning ordinance

### Certification

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

Property Owner's Signature: \_\_\_\_\_

Date: 2-2-26

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

Applicant's Signature: \_\_\_\_\_

Date: 2-2-26

**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.

# 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	C	-
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	- % of lot	- % of lot
	- sq. ft.	- sq. ft.	- sq. ft.
Parking	-	-	-
Building Height	-	-	-
Number of Stories	-	-	-
<b>Building Setbacks – Primary</b>			
Front	-	-	-
Secondary Front Yard (corner lots)	-	-	-
Side – Interior	-	-	-
Rear	-	-	-
<b>Building Setbacks – Accessory</b>			
Front	-	-	-
Secondary Front Yard (corner lots)	-	-	-
Side – Interior	-	-	-
Rear	-	-	-
<b>Special Setbacks (if applicable)</b>			
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	- % of lot
		- sq. ft.	- sq. ft.
Pervious Surface Area	N/A	- % of lot	- % of lot
		- sq. ft.	- sq. ft.

## Neighbor Notification

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In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project:       Yes                       No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

## Website Required for Major Projects

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Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

**Written Statement Alcohol Use Permit**

Description of Business

The business is intended to be a full service restaurant with a beer & wine license.

Food Service

The food will be a flambé dinner house that incorporates French/American fusion style cuisine.

Type of ABC License

Type 41 - Beer & Wine

Time of Operation

The business will eventually be opened during the times and days shown below, but will initially be opened from 2 - 10 pm:

<b>Monday</b>	11 am to 10 pm
<b>Tuesday</b>	11 am to 10 pm
<b>Wednesday</b>	11 am to 10 pm
<b>Thursday</b>	11 am to 10 pm
<b>Friday</b>	11 am to 10 pm
<b>Saturday</b>	11 am to 10 pm
<b>Sunday</b>	11 am to 10 pm

Employee Training for Alcoholic Beverage Service

For employees who service alcohol:

1. RBS Training Program from an ABC approved provider
  - a. Register, and take ABC approved RBS training
2. Pass the ABC Server Certification Exam
  - a. Passed within 30 days of training
3. All New hires must become certified within 60 days of their first day of employment.

Operational Security Measures

There will be an alarm system, and camera system to monitor the surrounding areas.

### Entertainment Features

Light dinner music in the background. In the near future, we would like to incorporate live piano, violin, etc.



# City of Sebastopol Alcohol Use Permit – Application Supplement

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

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

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

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

**Master Planning Application Form**

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

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

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

**Fee**

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

**Site Photographs**

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

**Location Map**

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

**Floor Plan**

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

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

**Master Planning Application Form**

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

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

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

**Deposit**

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

**Site Photographs**

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

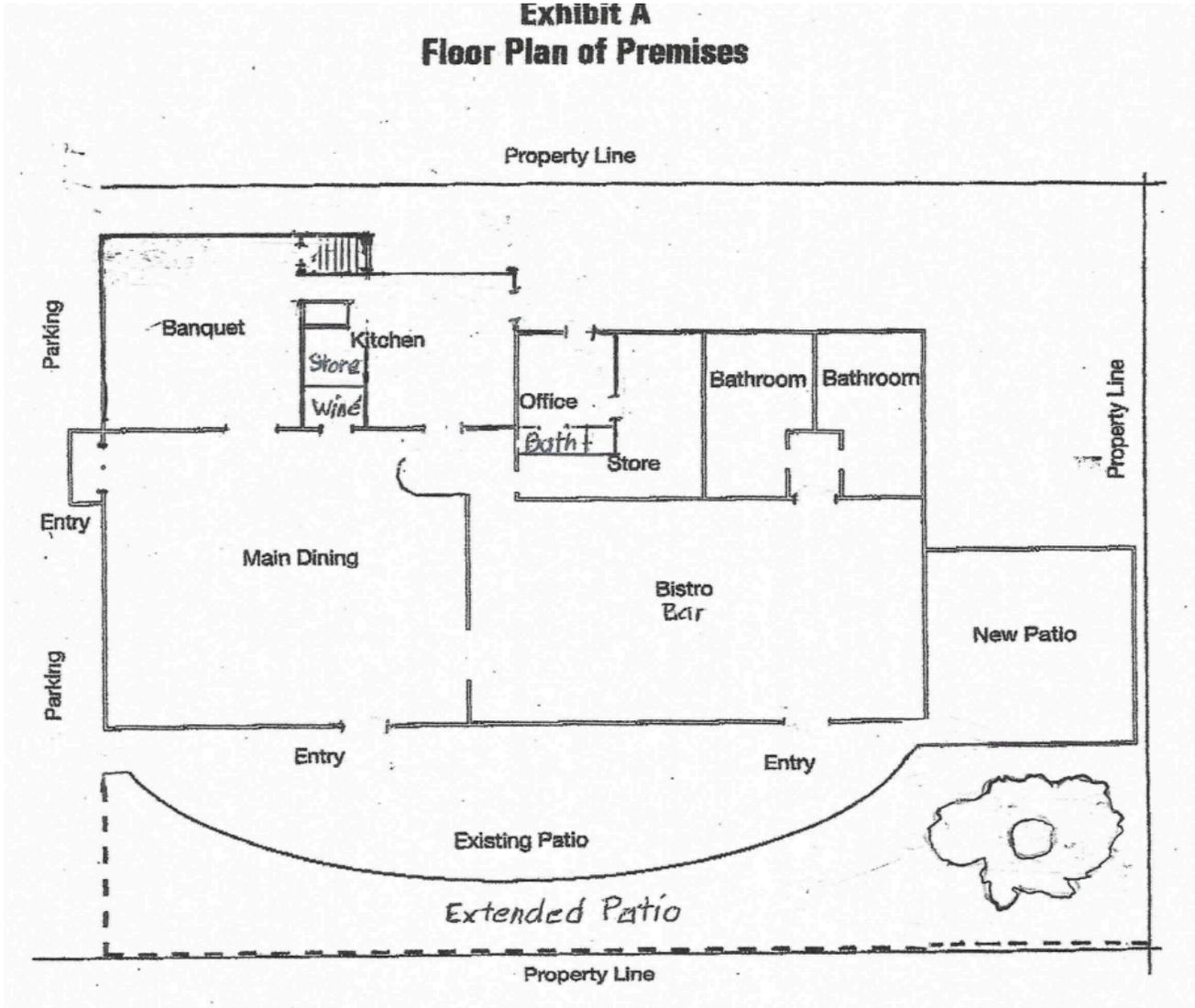
**Location Map**

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

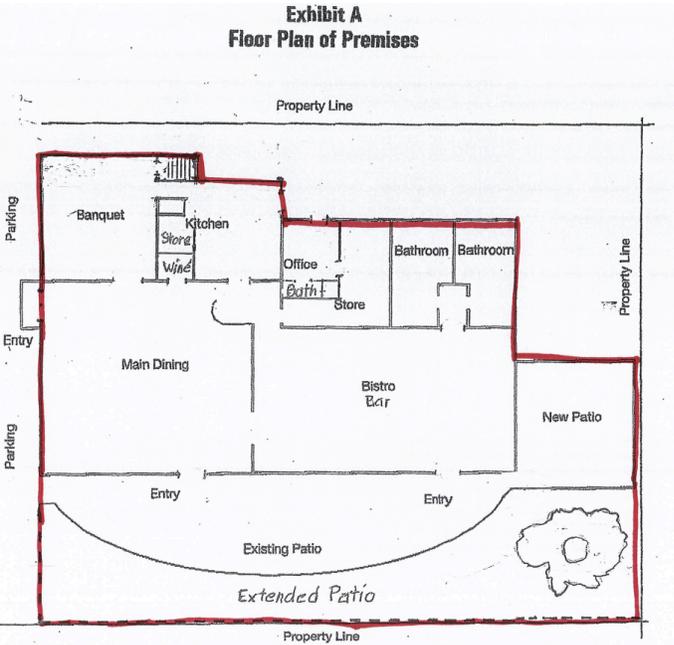
**Floor Plan**

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### Exhibit A Floor Plan of Premises



### Exhibit A Floor Plan of Premises

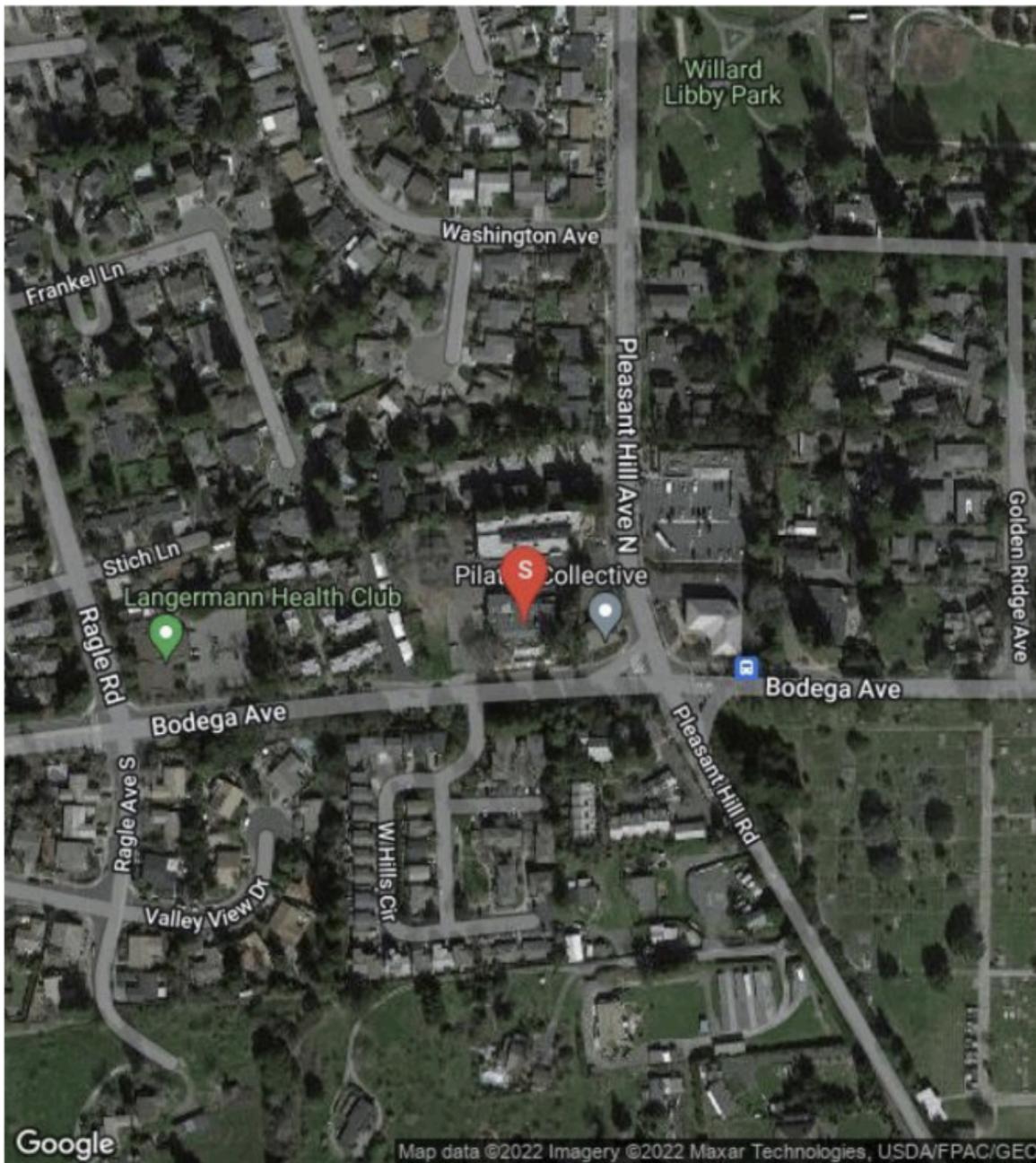


The red lining indicates the areas where alcohol will be served.

AERIAL PHOTOGRAPH



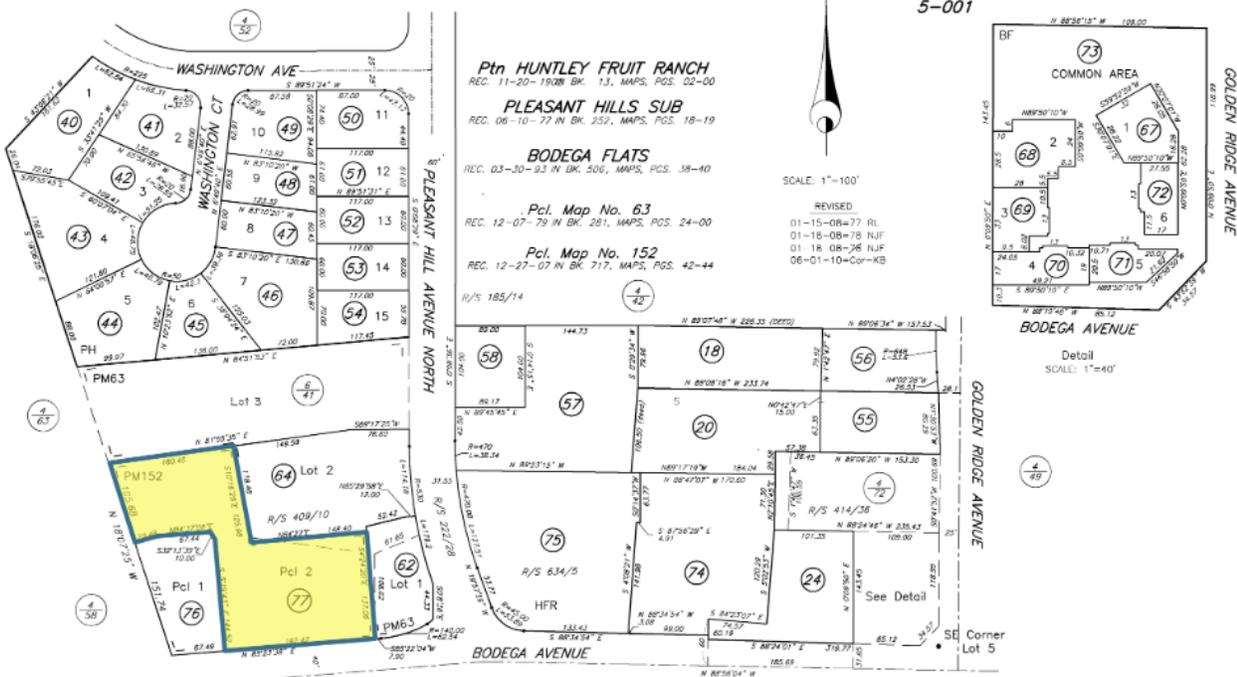
### NEIGHBORHOOD MAP



Assessor's Parcel Map

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 4-35  
5-001



**Ptn HUNTLEY FRUIT RANCH**  
REC. 11-20-1908 BK. 13, MAPS, PGS. 02-00

**PLEASANT HILLS SUB**  
REC. 06-10-77 IN BK. 252, MAPS, PGS. 18-19

**BODEGA FLATS**  
REC. 03-30-93 IN BK. 506, MAPS, PGS. 38-40

**Pcl. Map No. 63**  
REC. 12-07-79 IN BK. 281, MAPS, PGS. 24-00

**Pcl. Map No. 152**  
REC. 12-27-07 IN BK. 717, MAPS, PGS. 42-44

R/S 185/14



NOTE: This map was prepared for Assessor's purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data obtained. The acreages are based on the information supplied to the Assessor (i.e., recorded survey maps, recorded deeds, prior assessment maps, etc.).

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk.004, Pg. 35  
Sonoma County, Calif. (AC00)

KEY 01/15/08 RL



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8050 Bodega Avenue, Sebastopol

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**SUBJECT PROPERTY PHOTOGRAPHS**



Front Exterior



Front Exterior



Front Entrance



Rear Exterior



Outdoor Seating



Main Parking Lot

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8050 Bodega Avenue, Sebastopol

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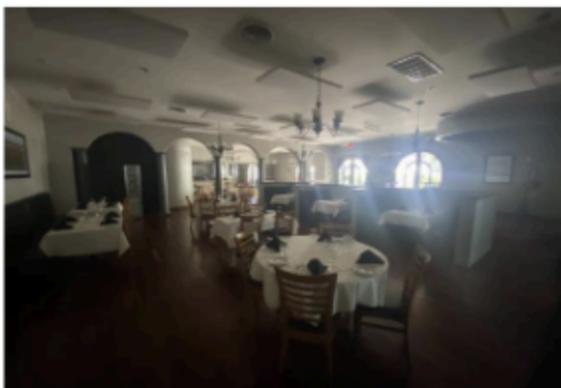
**SUBJECT PROPERTY PHOTOGRAPHS**



**View East Along Bodega Avenue  
(Subject To Left)**



**Reception**



**Dining Area**



**Bar/Lounge**



**Fireplace In Lounge**



**Kitchen**