

From: Patty Holden [REDACTED]
Sent: Tuesday, September 29, 2026 2:53 PM
To: City Council <citycouncil@cityofsebastopol.gov>
Subject: A&M BBQ – October 6 Agenda Item

Dear Mayor and City Councilmembers,

Over a year ago, A&M BBQ started using two large commercial smokers which are not in compliance with their original use permit, zoning regulation and air quality standards.

The first smoke complaint was filed with the City and Planning Commission in September 2025 and numerous others have been filed since then. The resulting unhealthy air has been well-documented by numerous readings from PurpleAir monitors in the nearby neighborhood.

The City has been in direct communication with A&M since January 2026 concerning their use of these smokers. In June, the City gave them six months to resolve the issue by:

1. Moving to a more suitable location that can accommodate their growing needs;
2. Add a filtration system that meets objective performance standards, is tested under operating conditions, monitored, and maintained with periodic verification to confirm that the system continues to control emissions effectively; or
3. Change the zoning and allow them to continue operating without any changes.

Option #3 is not a solution. It completely ignores the concerns of the members of our community that live and/or work in the surrounding area. A&M's operation directly affects the quality of life; creates significant health concerns especially for the young and elderly; and can have a negative impact on property values.

The City has a responsibility to enforce zoning and air quality regulations for the good of ALL Sebastopol community members. Please fulfill that duty and require a solution that will protect the health of everyone in the surrounding area.

Thank you for your consideration.

Patty Holden
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