

Received
02/09/2026 8:22:52 AM



City of Sebastopol

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

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- | | | |
|---|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input checked="" type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> 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: 218 N. Main St. Assessor's Parcel No(s): 004-242-017

Present Use of Property: Vacant; last tenant was retail Zoning/General Plan Designation: Zoning: CD (Central Core). GP: Central Core.

APPLICANT INFORMATION

Property Owner Name: AHM Properties, LLC, a California limited liability company c/o R&L Properties

Mailing Address: 10940 Wilshire Boulevard, Ste. 2250 Phone: _____

City/State/ZIP: Los Angeles, CA 90024 Email: schwab.rhs@gmail.com

Signature: ROBERT H. SCHWAB Date: 2/4/2026

Authorized Agent/Applicant Name: Grocery Outlet, c/o Mark Loper, Reuben, Junius & Rose LLP

Mailing Address: 1 Bush Street, Suite 600 Phone: 415-567-9000

City/State/ZIP: San Francisco, CA 94104 Email: mloper@reubenlaw.com

Signature: M Loper Date: 2/5/2026

Contact Name (If different from above): _____ Phone/Email: _____

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

See attachment.

CITY USE ONLY

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



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Present Use of Property: Vacant; last tenant was retail Zoning/General Plan Designation: Zoning: CD (Central Core). GP: Central Core.

APPLICANT INFORMATION

Property Owner Name: Paula Schwab, as Trustee of the Schwab Family Revocable Inter Vivos Trust dated February 23, 2016

Mailing Address: 2544 6th Avenue W Phone: _____


City/State/ZIP: Seattle, WA 98119 Email: paulaschwab@olyphen.com

Signature:  Date: 2/4/2026

Authorized Agent/Applicant Name: Grocery Outlet, c/o Mark Loper, Reuben, Junius & Rose LLP

Mailing Address: 1 Bush Street, Suite 600 Phone: 415-567-9000

City/State/ZIP: San Francisco, CA 94104 Email: mloper@reubenlaw.com

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APPLICATION FOR

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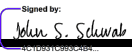
Present Use of Property: Vacant; last tenant was retail Zoning/General Plan Designation: Zoning: CD (Central Core). GP: Central Core.

APPLICANT INFORMATION

Property Owner Name: John S. Schwab as Trustee of the John S. Schwab Living Trust dated November 27, 1990

Mailing Address: 701 South Warson Road Phone: _____


City/State/ZIP: Ladue, MO 63124 Email: ozarkfish2@gmail.com

Signature:  Date: 2/4/2026

Authorized Agent/Applicant Name: Grocery Outlet, c/o Mark Loper, Reuben, Junius & Rose LLP

Mailing Address: 1 Bush Street, Suite 600 Phone: 415-567-9000

City/State/ZIP: San Francisco, CA 94104 Email: mloper@reubenlaw.com

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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	CD	No change.
Use	N/A	Retail	No change.
Lot Size		1.27 acres	No change.
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>		Appx. 16,000 sf	No change.
Floor Area Ratio (F.A.R)	____.____ FAR	____.____ FAR	____.____ FAR
Lot Coverage	_____% of lot	_____% of lot	_____% of lot
	____sq. ft.	____sq. ft.	____sq. ft.
Parking	55	63	No change.
Building Height			No change.
Number of Stories			No change.
Building Setbacks – Primary			
<i>Front</i>			No change.
<i>Secondary Front Yard (corner lots)</i>			No change.
<i>Side – Interior</i>			No change.
<i>Rear</i>			No change.
Building Setbacks – Accessory			
<i>Front</i>			No change.
<i>Secondary Front Yard (corner lots)</i>			No change.
<i>Side – Interior</i>			No change.
<i>Rear</i>			No change.
Special Setbacks (if applicable)			
<i>Other (_____)</i>			
Number of Residential Units	0 ___ Dwelling Unit(s)	0 ___ Dwelling Unit(s)	0 ___ 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.

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.

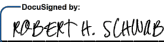
NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

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:  **Date:** 2/4/2026

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:** 2/5/2026

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.

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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.

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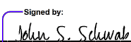
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Neighbor Notification

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:

Grocery Outlet hosted two neighborhood meetings on January 26, 2026 and February 2, 2026. A website has been created, as well: <https://www.groceryoutletsebastopol.com/>

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