



**City of Sebastopol**  
*Incorporated 1902*  
Planning Department  
7120 Bodega Avenue  
Sebastopol, CA 95472  
707-823-6167  
707-823-1135 (Fax)  
[www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us)

**UNAPPROVED DRAFT ACTION MINUTES**

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF January 24, 2023

**PLANNING COMMISSION**

The notice of the meeting was posted on January 19th, 2023.

- 1. CALL TO ORDER:** Chair Evert Fernandez called the meeting to order.
- 2. ROLL CALL:**

**Present:** Chair Evert Fernandez  
Vice-Chair Paul Fritz  
Commissioner Kathy Oetinger  
Commissioner Deborah Burnes  
Commissioner Linda Kelley

**Absent:** None.

**Staff:** Kari Svanstrom, Planning Director, John Jay, Associate Planner

- 3. APPROVAL OF MINUTES:** August 9<sup>th</sup>, 2022

Commissioner Kathy Oetinger made a motion to approve the minutes as submitted.

Commissioner Deborah Burnes seconded the motion.

VOTE: Motion passed, 4-0-1-0

Ayes: Chair Evert Fernandez, Commissioner Kathy Oetinger, Commissioner Deborah Burnes, Commissioner Linda Kelley

Noes: None.

Abstain: Vice-Chair Paul Fritz

Absent: None.

- 4. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:** None.

- 5. STATEMENTS OF CONFLICT OF INTEREST:** None.

**6. REGULAR AGENDA:**

**A. Zoning Code Interpretation – Alcohol Use Permits was discussed.**

**B. Piala Report (Quarterly Assessment) was discussed.**

**7. PUBLIC HEARINGS**

**A. The Redwood - 234 South Main Street - Conditional Use Permit Amendment**

MOTION: Vice-Chair Fritz moved and Commissioner Burnes seconded the motion to approve to approve the alcohol use permit with conditions as amended.

VOTE: Motion passed, 5-0

Ayes: Chair Evert Fernandez, Commissioner Kathy Oetinger, Commissioner Deborah Burnes, Commissioner Linda Kelley, Vice-Chair Paul Fritz

Noes: None.

Abstain: None.

Absent: None.

**B. Piala - 7233 Healdsburg Ave - Conditional Use Permit Amendment**

The Planning Commission will consider an application from Jeff Berlin, Piala, for an amendment to the approved alcohol use permit at 7233 Healdsburg Ave. The request would amend the condition of approval that currently does not allow the sale of off-sale beer and wine at this location.

MOTION: Commissioner moved and Commissioner seconded the motion to off-sale beer and wine at the location.

VOTE: Motion passed, 3-1-1

Ayes: Chair Evert Fernandez, Commissioner Kathy Oetinger, Vice-Chair Paul Fritz

Noes: Commissioner Linda Kelley

Abstain: Commissioner Deborah Burnes

Absent: None.

**C. PLANNING DEPARTMENT REPORT (Update on Future Agendas, Action of Other Boards and City Council)**

**D. ADJOURNMENT:** Chair Evert Fernandez adjourned the meeting of the Sebastopol Planning Commission. The next regular Planning Commission meeting will be held on February 14th, 2023, at 6:00 p.m.