



**City of Sebastopol**  
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**UNAPPROVED DRAFT ACTION MINUTES**

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF MARCH 12, 2024

**PLANNING COMMISSION:**

The notice of the meeting was posted on March 7<sup>th</sup>, 2024.

**1. CALL TO ORDER:** Chair Fritz called the meeting to order at 6:00 p.m.

**2. ROLL CALL:**

**Present:** Chair Fritz,  
Vice-Chair Hanley,  
Commissioner Oetinger  
Commissioner Fernandez  
**Absent:** Commissioner Burnes  
**Staff:** Kari Svanstrom, Planning Director  
John Jay, Associate Planner  
Nzuzi Mahungu, Planning Technician

**3. APPROVAL OF MINUTES:**

Commissioner Oetinger made a motion to approve the minutes of **January 24<sup>th</sup>, 2023** as submitted.

Commissioner Fernandez seconded the motion.

VOTE: motion passed; 3-0-1-1  
Ayes: Commissioner Fernandez, Commissioner Oetinger, Chair Fritz  
Noes:  
Abstain: Vice-Chair Hanley  
Absent: Commissioner Burnes

Commissioner Fernandez made a motion to approve the minutes of **February 28th, 2023** as submitted.

Commissioner Oetinger seconded the motion.

VOTE: motion passed; 3-0-1-1

Ayes: Commissioner Fernandez, Commissioner Oetinger, Chair Fritz

Noes:

Abstain: Vice-Chair Hanley

Absent: Commissioner Burnes

Commissioner Fernandez made a motion to approve the minutes of **March 28th, 2023** as submitted.

Commissioner Oetinger seconded the motion.

VOTE: motion passed; 3-0-1-1

Ayes: Commissioner Fernandez, Commissioner Oetinger, Chair Fritz

Noes:

Abstain: Vice-Chair Hanley

Absent: Commissioner Burnes

Commissioner Oetinger made a motion to approve the minutes of **August 15th, 2023** as submitted.

Commissioner Fernandez seconded the motion.

VOTE: motion passed; 3-0-1-1

Ayes: Commissioner Fernandez, Commissioner Oetinger, Chair Fritz

Noes:

Abstain: Vice-Chair Hanley

Absent: Commissioner Burnes

Commissioner Fernandez made a motion to approve the minutes of \*February 27th, 2024 as amended.

Commissioner Oetinger seconded the motion.

VOTE: 4-0-0-1

Ayes: Commissioner Fernandez, Vice-Chair Hanley, Commissioner Oetinger, Chair Fritz

Noes: none.

Abstain: none.

Absent: Commissioner Burnes

**4. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:**

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

**6. PUBLIC HEARINGS**

**A. 1009-1011 Gravenstein Highway North - Canopy Hearing**

Commissioner Fernandez made a motion to approve the CEQA EIR report.  
Vice-Chair Hanley seconded the motion.

VOTE: motion passed; 4-0-0-1

Ayes: Commissioner Oetinger, Commissioner Fernandez, Vice-Chair Hanley, Chair Fritz

Noes: None

Abstain: None

Absent: Commissioner Burnes

Commissioner Oetinger made a motion to recommend the City Council approve the Use Permit, vesting tentative map, and density bonus at the project side with modifications.  
Vice-Chair Hanley seconded the motion.

VOTE: motion passed; 4-0-0-1

Ayes: Commissioner Oetinger, Commissioner Fernandez, Vice-Chair Hanley, Chair Fritz

Noes: None

Abstain: None

Absent: Commissioner Burnes

**7. REGULAR AGENDA ITEMS**

**8. SUBCOMMITTEE UPDATES**

**9. PLANNING DEPARTMENT REPORT was given by staff.**

**10.ADJOURNMENT:** Chair Fritz adjourned the meeting of the Sebastopol Planning Commission at 8:48 p.m. The next regular Planning Commission meeting will be held on March 26th, 2024 at 06:00 p.m.