



CITY OF SEBASTOPOL CITY COUNCIL

AGENDA ITEM REPORT FOR MEETING OF: September 16, 2025

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To: Honorable Mayor and City Councilmembers
From: Victoria Henkel, Permit Technician
Subject: Planning Commission Interviews

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RECOMMENDATIONS:

The item is to request the Council conduct interviews for the two open positions on the Planning Commission.

EXECUTIVE SUMMARY:

PLANNING COMMISSION - 4 YEAR TERM

The Planning Commission meets the 2nd and 4th Tuesdays of each month at 6:00 p.m. at the Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA. Appointments are for four years, and the term ending dates for the current vacancies are December 31, 2026, and December 31, 2027.

BACKGROUND AND DISCUSSION:

Municipal Code Chapter 2.24, Planning Commission states for Members and Terms as follows:

- A. The Commission shall consist of seven members or such other numbers as the City Council shall, from time to time, determine by resolution, but in no event less than five members. An alternate may also be appointed who may serve as a member in the absence of a regular member, or if there is a vacant member position.
- B. The members of the Commission and the alternate shall be from among residents of the City of Sebastopol or shall be the owner of a business within the City of Sebastopol, and up to one person who is not in one of the above categories, but who is a resident of the 95472-zip code area, may also be appointed. Members and the alternate shall be appointed by a majority of the members of the City Council.
- C. Members shall serve at the pleasure of the City Council, and may be terminated without cause, by a majority of the City Council.
- D. Members shall not serve for more than four years unless reappointed by the City Council
- E. In the event new Commissioners are appointed by reason of any increase in the number of the Commission, they shall serve for such period of time as to provide for as close to equal a number of commissioners being selected each year as possible.
- F. Final determination of the length of the term of new members shall be determined by the City Council.
- G. All terms of office shall commence on January 1st of the year of appointment.



The current Planning Commission Members are as follows (highlighted members are those we need to replace):

PLANNING COMMISSION	TERM ENDING DATE	RESIDENT? AND/OR BUSINESS IN TOWN?
Paul Fritz, Chair	12/31/2028	Resident
Evert Fernandez, Vice-Chair	12/31/2027	Resident
Jennifer Koelemeijer	12/31/2028	Lives outside City Limits/Owns business within City limits
Seth Hanley (Resigned May 31, 2025)	12/31/2027	Resident
Kathy Oetinger (Resigned August 31, 2025)	12/31/2026	Lives outside City Limits but within the school district boundaries (Sebastopol Union)

The City Council received five applications from the following individuals for the two openings on the Planning Commission.

PLANNING COMMISSION	RESIDENT? AND/OR BUSINESS IN TOWN?
Breanna Christenson	Lives inside City limits/Business owner within City limits
Robin Rudderow	Lives outside City limits but within the school district boundaries (Gravenstein Union)
Kenna Lee	Resident
Joan Harper	Resident
Alex Kanzler	Resident

15-minute interviews for the applicants are scheduled as follows:

PLANNING COMMISSION INTERVIEW:

Planning Commission (Two Seats Open)

Note: Interview times shown below are approximate and may start after the time indicated. The following interviews will start at 6:00 pm:

<i>Interview Time</i>	<i>Applicant Name</i>	<i>Resident? And/or business in Town?</i>
6:00 p.m.	Breanna Christenson	Lives inside City limits/Business owner within City limits
6:15 p.m.	Robin Rudderow	Lives outside City limits but within the school district boundaries
6:30 p.m.	Kenna Lee	Resident
6:45 p.m.	Joan Harper	Resident
7:00 p.m.	Alex Kanzler	Resident

STAFF ANALYSIS:

The City received five applications during the application period for the two openings. All applicants meet the qualifications outlined in the Municipal Code. This agenda item provides an opportunity for the Council to conduct interviews. If any seats remain unfilled following the interviews and appointments, City staff will re-advertise the vacancies.



COMMUNITY OUTREACH:

This item has been noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to scheduled meeting date.

FISCAL IMPACT:

There is no direct fiscal impact associated with the recommended action tonight.

RESTATED RECOMMENDATION:

That the City Council conduct interviews for the open positions on the Planning Commission.

OPTIONS:

None. Item is for interviews only. Consideration of appointments will be later in the agenda

ATTACHMENTS:

Applications

APPROVALS:

Department Head Approval: Approval Date: 9-8-2025

CEQA Determination (Planning): Approval Date: 9/8/2025

The proposed action is not a project under the California Environmental Quality Act (CEQA)

Administrative Services (Financial): Approval Date: 9-8-2025

Costs authorized in City Approved Budget: ☐ Yes ☐ No ☒ N/A

Account Code (if applicable) _____

City Attorney Approval: Approval Date: N/A

City Manager Approval: Approval Date: Sep 8, 2025

The members of the Commission shall be from:

- Residents of the City of Sebastopol
- Shall be the owner of a business within the City of Sebastopol and a resident of one of the following school districts: Twin Hills, Sebastopol Union, and Gravenstein Union.
- Up to one person who is not in one of the above categories, but who is a resident of the area served by one of the following school districts: Twin Hills, Sebastopol Union, and Gravenstein Union, may also be appointed.

What category is being applied for?

☐ A resident of the City of Sebastopol.

☒ Business owner within the City of Sebastopol and a resident of either Twin Hills, Sebastopol Union, or Gravenstein Union school districts.

☐ A resident of the area served by either the Twin Hills, Sebastopol Union, or Gravenstein Union school districts.

Name: Breanna Christenson

Home Address, City, State and Zip Code:

[REDACTED]

Home Phone Number:

[REDACTED]

If appointed, do you want this number to be visible to the public?

☐ Yes ☐ No

Work Phone Number:

[REDACTED]

If appointed, do you want this number to be visible to the public?

☒ Yes ☐ No

Facsimile Number: _____

If appointed, do you want this number to be visible to the public?

☐ Yes ☐ No

E-Mail Address: [REDACTED]

If appointed, do you want this address to be visible to the

public?

☒ Yes ☐ No

Are you a registered voter in Sebastopol?

☒ Yes ☐ No

If so, for how long? 3 years

Do you hold a current business license from the City of Sebastopol?

☒ Yes ☐ No

If so, for how long? 6 months

Have you attended a meeting of this body? When?

Not yet

Have you served on, interviewed for, or applied for this body previously?

☐ Yes ☒ No

If so, when? _____

Present Employer: Self Employed - Breanna Christenson NMT,CMT

Job Title: Neuromuscular Massage Therapist - Owner

Have you previously served on any governmental bodies or held elected office? If so please list position held and dates:

I have not had the pleasure to serve on any governmental bodies yet.

Please list civic or charitable organization to which you belong or have belonged:

Throughout my 12 years in practice, I've been committed to giving back by volunteering my skills to numerous charitable and community-focused initiatives although not belonging to any specific organization. After opening my office in Sebastopol, I have partnered with the VA to support our local veteran community!

Have you been an officer in any of these organizations? If so, please list position held and dates:

What special interests, skills and talents would you bring to this board, commission, or committee?

I have over a decade of experience running a local wellness small business, which has given me insight into the ways city planning impacts both community wellbeing and small businesses. I also was a massage therapy instructor for 7 years with National Holistic Institute; helping me to harness my attentively empathetic communication, as well as a deep awareness for flexible and adaptable problem solving.

Please list any college, professional or vocational schools you have attended with major subject studied, dates and any earned degrees:

Santa Rosa Junior College - AA 2012

National Holistic Institute - Neuromuscular Massage Therapist 2013

Siena Heights University - BS (in process)

Please list any special awards or recognition you have received:

Please state why you would like to become a member of this board, commission or Committee, including what specific objectives you would be working toward as a member of this body:

As a lifelong resident of Sebastopol whose family has lived here for generations, I bring a deep-rooted understanding of our town's unique character, history, and values. I'm passionate about preserving Sebastopol's small-town charm and cultural identity while also supporting thoughtful, sustainable growth that will benefit future generations.

I'm interested in joining the Planning Commission not only to contribute but to deepen my understanding of local government and to stay more meaningfully connected with the decisions shaping our community. I hope to be a thoughtful and responsive voice that represents the values and concerns of fellow residents.

Are you associated with any organization/employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

☐Yes ☒No

If yes, please state name of organization/employment: _____

City policy directs all appointed, advisory body members not to vote on matters where there exists a potential conflict of interest such as property ownership near a project, or a financial relationship with the applicant. Would you be willing to abstain from voting if such a conflict arises?

☒Yes ☐No

How did you hear about this opening?

A friend sent me the posting through Sebastopol's website, Elissa Overton

Is there any other information that you feel would be useful to the City Council in reviewing your application and materials provided with the application?

I appreciate the opportunity to be considered and would be honored to serve my hometown in this capacity. I bring a deep commitment to community wellbeing, a collaborative mindset, and a genuine desire to learn and contribute. I'm happy to provide any additional information or references if needed.

What do you think qualifies you to be appointed to this board/committee/commission?

My qualifications stem from my generational roots in Sebastopol and my professional background in education, wellness, and community engagement, giving me a deep understanding of the town's values and a strong commitment to preserving its small-town charm while supporting sustainable growth. Having never been in a government position, I feel like I will be coming in with the positive influence of my fresh view on community driven topics.

Are there particular issues you think the board/committee/commission should concentrate on?

I believe the current conversation regarding the sustainable transportation and mobility of downtown is incredibly important.

How should community comments be integrated into the board/committee/commission decision-making process?

Community comments should play a key role in decision-making by bringing real-life perspectives to the table. Listening openly and considering public input helps ensure decisions reflect community needs and build trust in the process. While not every comment can directly shape an outcome, transparency about how community input is reviewed and weighed builds trust and helps ensure that decisions are grounded in the realities of those we serve.

If appointed, how would you handle it if another board/committee/commission member vehemently disagrees with your comments on a regular basis?

I would approach disagreements with respect and curiosity, aiming to understand the other member's perspective without taking it personally. Constructive dialogue is essential to good decision-making, and our differing opinions can lead to better outcomes when handled with professionalism and a shared passion to serving the community.

How would you handle a situation where a proposal comes before your board/committee/commission that the City staff finds consistent with City policies and standards, but that you personally do not support?

I would carefully review the proposal in the context of City policies and standards, while also reflecting on my own concerns. If my personal views differ, I would aim to respectfully voice those concerns and ask thoughtful questions to ensure all perspectives are considered. Ultimately, my role is to uphold the City's policies and serve the public interest, even when that may differ from my personal opinion.

☒ I certify that I have thoroughly read and understand all material in this application.

Applicant's Signature : Breanna Christenson

Applicant's Name (PLEASE PRINT): Breanna Christenson

Date: 7/5/2025

What category is being applied for?

☐ A resident of the City of Sebastopol.

☐ Business owner within the City of Sebastopol and a resident of either Twin Hills, Sebastopol Union, or Gravenstein Union school districts.

☒ A resident of the area served by either the Twin Hills, Sebastopol Union, or Gravenstein Union school districts.

Name: ROBIN RUDDEROW

Home Address, City, State and Zip Code:

[Redacted Address]

Home Phone Number:

[Redacted Phone Number]

If appointed, do you want this number to be visible to the public? ☐ Yes ☒ No

Work Phone Number:

N/A

If appointed, do you want this number to be visible to the public?

☐ Yes ☐ No

Facsimile Number:

N/A

If appointed, do you want this number to be visible to the public?

☐ Yes ☐ No

E-Mail Address:

[Redacted Email Address]

If appointed, do you want this address to be visible to the public?

☒ Yes ☐ No

Are you a registered voter in Sebastopol? ☒ Yes ☐ No

If so, for how long? 2 ½ years

Do you hold a current business license from the City of Sebastopol? ☐ Yes ☒ No

If so, for how long?

Have you attended a meeting of this body? When? No.

Have you served on, interviewed for, or applied for this body previously? ☐ Yes ☐ No

If so, when?

Present Employer: [REDACTED]

Job Title: Attorney

Have you previously served on any governmental bodies or held elected office? If so please list position held and dates:

No.

Please list civic or charitable organization to which you belong or have belonged:

Rancho Bodega Historical Society, Inc., Bodega Bay, CA

Archivist – 2005 to present

Treasurer – 2009 to 2019

President – 2019 to 2024

CommonSpace Community Land Trust, Sebastopol, CA

Board member – 2018 to 2023

Treasurer – 2019 to 2023

Community outreach coordinator – 2025

California Community Land Trust Network

Policy committee member – 2020 to present

Legal technical assistance panel member – 2024 to present

Have you been an officer in any of these organizations? If so, please list position held and dates:

Please see above.

What special interests, skills and talents would you bring to this board, commission, or committee?

As a licensed California attorney since 1986, I bring the wisdom to discern the motivations of people and the patience and clarity to respond to them according to their needs. My practice has primarily been in the fields of real property, business and estate planning law, giving me a wealth of knowledge and experience to understand the transactions before the Sebastopol Planning Commission.

I practiced in San Francisco until 2015, and I often represented developers, contractors, real estate brokers, and homeowners. Many cases relied on my interpretation of Planning and Zoning Codes.

My word-smithing skills have been honed over time. As a litigator, I focused on presenting a clear message to my reader, whether it be a judge, opposing counsel, or client. In transactions, I thrive in creating contracts that accurately reflect the intent of the parties and serve as guideposts in the performance of the contract. I write extensively on the history of West County, especially the Rancho Bodega area, and enjoy writing in a style that is informative and engaging.

I have been a student of nonviolent communication (“NVC”) since 2016 and I incorporate these concepts into my daily life, reflecting on the feelings and needs of those around me, as well as my own.

Please list any college, professional or vocational schools you have attended with major subject studied, dates and any earned degrees:

Sonoma State College – 1976 – Psychology
Golden Gate University – 1984 – Juris Doctorate
Golden Gate University - 2005 - LLM, tax

Please list any special awards or recognition you have received:

N/A

Please state why you would like to become a member of this board, commission or Committee, including what specific objectives you would be working toward as a member of this body:

Between college and law school I lived in Sebastopol, from 1978 to 1981. I was a frequent visitor to Sebastopol thereafter, coming to see friends, and my sister moved here in 1999, giving me an opportunity to be more deeply connected to the town where my two nieces grew up. I owned a home in Bodega Bay from 2005 to 2022, and Sebastopol was always the center of my commercial universe. Seeking better weather, escape from overtourism, and wanting to live in a more community-based environment, I joyfully returned to Sebastopol in February 2023.

I took on the role of community engagement coordinator with CommonSpace Community Land Trust to promote the benefits of the community land trust model and to support the creation of affordable housing within our rural community. As a member of the Planning Commission, supporting affordable housing and housing for our workforce members, farmworkers, homeless people, and trafficked and abused women will be important to me.

I welcome the opportunity for a role on the Planning Commission as a listener to hear how the City of Sebastopol can best serve all of its residents and business partners.

Are you associated with any organization/employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

☐ Yes

☒ No

If yes, please state name of organization/employment:

City policy directs all appointed, advisory body members not to vote on matters where there exists a potential conflict of interest such as property ownership near a project, or a financial relationship with the applicant. Would you be willing to abstain from voting if such a conflict arises?

☒ Yes

☐ No

How did you hear about this opening?

A notice in the Press Democrat.

Is there any other information that you feel would be useful to the City Council in reviewing your application and materials provided with the application?

I love to garden and be outdoors.

What do you think qualifies you to be appointed to this board/committee/commission?

My legal background, community involvement, and desire to be fair.

Are there particular issues you think the board/committee/commission should concentrate on?

How to bring the Sebastopol community together to create affordable housing.

How should community comments be integrated into the board/committee/commission decision-making process?

Community comments and concerns should weigh heavily in the decision-making process.

If appointed, how would you handle it if another board/committee/commission member vehemently disagrees with your comments on a regular basis?

I will make an effort to listen and understand their position and explain my position.

How would you handle a situation where a proposal comes before your board/committee/commission that the City staff finds consistent with City policies and standards, but that you personally do not support?

After making sure I understand the policies/standards and my personal opposition to them, I would seek out the input of other decision makers regarding amending the policies/standards.

☒ I certify that I have thoroughly read and understand all material in this application.

Applicant's Signature : 

Applicant's Name (PLEASE PRINT): ROBIN RUDDEROW

Date: 9/2/2025

The members of the Commission shall be from:

- Residents of the City of Sebastopol
- Shall be the owner of a business within the City of Sebastopol and a resident of one of the following school districts: Twin Hills, Sebastopol Union, and Gravenstein Union.
- Up to one person who is not in one of the above categories, but who is a resident of the area served by one of the following school districts: Twin Hills, Sebastopol Union, and Gravenstein Union, may also be appointed.

What category is being applied for?

- ☒ A resident of the City of Sebastopol.
- ☐ Business owner within the City of Sebastopol and a resident of either Twin Hills, Sebastopol Union, or Gravenstein Union school districts.
- ☐ A resident of the area served by either the Twin Hills, Sebastopol Union, or Gravenstein Union school districts.

Name: Kenna Lee

Home Address, City, State and Zip Code:

[REDACTED]

[REDACTED]

Home Phone Number:

[REDACTED]

If appointed, do you want this number to be visible to the public?

☐ Yes ☒ No

Work Phone Number: N/A

If appointed, do you want this number to be visible to the public?

☐ Yes ☐ No

Facsimile Number: N/A

If appointed, do you want this number to be visible to the public?

☐ Yes ☐ No

E-Mail Address:

[REDACTED]

If appointed, do you want this address to be visible to the

public?

☒ Yes ☐ No

Are you a registered voter in Sebastopol?

☒ Yes ☐ No

If so, for how long? inside city limits x 4 years
outside city limits x 21 yrs

Do you hold a current business license from the City of Sebastopol?

☐ Yes ☒ No

If so, for how long? _____

Have you attended a meeting of this body? When?

yes, 2024 + prior

Have you served on, interviewed for, or applied for this body previously?

☐ Yes ☒ No

If so, when? _____

Present Employer



Job Title: Local Health Jurisdiction Climate Change
Policy & Program Specialist

Have you previously served on any governmental bodies or held elected office? If so please list position held and dates:

Sub. Climate Action Committee 2020 - current

Please list civic or charitable organization to which you belong or have belonged:

350 Sonoma
Sebastopol West 100

Have you been an officer in any of these organizations? If so, please list position held and dates:

no

What special interests, skills and talents would you bring to this board, commission, or committee?

understanding of current + projected impacts of climate change on public health and how built environment effects/mitigates those impacts.

Please list any college, professional or vocational schools you have attended with major subject studied, dates and any earned degrees:

Yale University, BA Theatre Studies 1991

SSU, BSN (Nursing) 2005

Yale School of Public Health, Certificate in Climate Change + Human Health, 2020

Johns Hopkins Bloomberg School of Public Health, Masters of Applied Science, 2024

Please list any special awards or recognition you have received:

n/a

Please state why you would like to become a member of this board, commission or Committee, including what specific objectives you would be working toward as a member of this body:

I believe that City policy can affect the quality of life for our community. I'm especially interested in balancing growth + vibrant business environment with affordability and with implementing the principles embedded in Sebastopol's Climate Action Framework into our planning decisions, particularly in encouraging active transport where possible.

Are you associated with any organization/employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

☐ Yes

☒ No

If yes, please state name of organization/employment: _____

City policy directs all appointed, advisory body members not to vote on matters where there exists a potential conflict of interest such as property ownership near a project, or a financial relationship with the applicant. Would you be willing to abstain from voting if such a conflict arises?

☒ Yes

☐ No

How did you hear about this opening?

word of mouth

Is there any other information that you feel would be useful to the City Council in reviewing your application and materials provided with the application?

no

What do you think qualifies you to be appointed to this board/committee/commission?

In my work at CDPH, I work with county + city planners to collaborate on public health issues. I also feel that the work of the Sebastopol CAC should be amplified with representation on the Planning Commission.

Are there particular issues you think the board/committee/commission should concentrate on?

Long-term livability, ways the community can be nurtured through planning the built environment for walkability, affordability, + climate resilience.

How should community comments be integrated into the board/committee/commission decision-making process?

By every means possible - meaningful consideration of both written + verbal public comment as well as proactive community engagement regarding major decisions

If appointed, how would you handle it if another board/committee/commission member vehemently disagrees with your comments on a regular basis?

Through genuine curiosity about the values and perspectives they bring to the table and respectful, professional dialog. (And maybe occasionally a cocktail after the meeting.)

How would you handle a situation where a proposal comes before your board/committee/commission that the City staff finds consistent with City policies and standards, but that you personally do not support?

I think it's important to respect staff expertise while balancing the purpose + role of commissions, so I would engage in dialog about my reservations but ultimately defer to the process as laid out by City policies.

☒ I certify that I have thoroughly read and understand all material in this application.

Applicant's Signature: 

Applicant's Name (PLEASE PRINT): Kenna Lee

Date: 9/2/25

The members of the Commission shall be from:

- Residents of the City of Sebastopol
- Shall be the owner of a business within the City of Sebastopol and a resident of one of the following school districts: Twin Hills, Sebastopol Union, and Gravenstein Union.
- Up to one person who is not in one of the above categories, but who is a resident of the area served by one of the following school districts: Twin Hills, Sebastopol Union, and Gravenstein Union, may also be appointed.

What category is being applied for?

☒ A resident of the City of Sebastopol.

☐ Business owner within the City of Sebastopol and a resident of either Twin Hills, Sebastopol Union, or Gravenstein Union school districts.

☐ A resident of the area served by either the Twin Hills, Sebastopol Union, or Gravenstein Union school districts.

Name: Joan Harper

Home Address, City, State and Zip Code:

[REDACTED]
[REDACTED]

Home Phone Number: [REDACTED]

If appointed, do you want this number to be visible to the public?

☐ Yes ☒ No

Work Phone Number: [REDACTED]

If appointed, do you want this number to be visible to the public?

☐ Yes ☒ No

Facsimile Number: N/A

If appointed, do you want this number to be visible to the public?

☐ Yes ☐ No

E-Mail Address: [REDACTED]

If appointed, do you want this address to be visible to the

public?

☐ Yes ☒ No

Are you a registered voter in Sebastopol?

☒ Yes ☐ No

If so, for how long? 7 years, approx.

Do you hold a current business license from the City of Sebastopol?

☐ Yes ☒ No

If so, for how long? Not applicable.

Have you attended a meeting of this body? When?

Yes. A couple of times in the last 6 months.

Have you served on, interviewed for, or applied for this body previously?

☐ Yes ☒ No

If so, when? _____

Present Employer: _____

Job Title: Tribal Treasurer

Have you previously served on any governmental bodies or held elected office? If so please list position held and dates:

Tribal Treasurer, Federated Indians of Graton Rancheria, January 2020 - present.

Please list civic or charitable organization to which you belong or have belonged:

Not applicable

Have you been an officer in any of these organizations? If so, please list position held and dates:

Not applicable

What special interests, skills and talents would you bring to this board, commission, or committee?

I am interested in all aspects of community planning. I have 25 years of public and private sector work experience as a planner in the areas of long-range community planning, land-use legislation, environmental review, historic preservation, and transportation planning.

Please list any college, professional or vocational schools you have attended with major subject studied, dates and any earned degrees:

University of Hawaii, American Studies, Doctor of Philosophy, 2012.

University of Hawaii, Graduate Certificate in Historic Preservation 2002.

University of Hawaii, American Studies, Master of Arts, 2001.

San Diego State University, Master of City Planning, 1987.

Humboldt State University, Natural Resources Planning & Interpretation, Bachelor of Science, 1979.

Please list any special awards or recognition you have received:

I am a member of the American Institute of Certified Planners

Please state why you would like to become a member of this board, commission or Committee, including what specific objectives you would be working toward as a member of this body:

I am interested in becoming a member of the Planning Commission because I'd like to use my experience and knowledge in the field of planning to serve my community. As a member of the planning commission I would work toward the objective of helping to ensure that planning commission recommendations are fully vetted and are informed by sound analysis and careful consideration of community concerns.

Are you associated with any organization/employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

☐Yes ☒No

If yes, please state name of organization/employment: Not applicable

City policy directs all appointed, advisory body members not to vote on matters where there exists a potential conflict of interest such as property ownership near a project, or a financial relationship with the applicant. Would you be willing to abstain from voting if such a conflict arises?

☒Yes ☐No

How did you hear about this opening?

I spotted the announcement on the City's planning department website.

Is there any other information that you feel would be useful to the City Council in reviewing your application and materials provided with the application?

I've lived in Sebastopol for the last 7 years, and although I'm a relative new comer to the community, I have long-standing familial ties to the area. My grandfather was born in Sebastopol in 1901 and before that my ancestors lived in areas now located in and around Sebastopol and Sonoma county. My family's long association with Sebastopol and the surrounding area informs my interest in helping to ensure that the area will forever remain a vibrant community that sustains a high quality of life for its residents.

What do you think qualifies you to be appointed to this board/committee/commission?

I feel I am qualified to be appointed to the Planning Commission because I am a resident of Sebastopol and because I'm very interested in serving my community by attending planning commission meetings, reviewing reports and studying the issues, and by asking and listening carefully to the concerns of others in order to work toward the common goal of helping to ensure a high quality of life for people who live in, work in, and visit the community.

Are there particular issues you think the board/committee/commission should concentrate on?

I don't have specific recommendations about what the Commission should concentrate on but I imagine planning-related policy and urban design issues that address the transportation, safety, housing, commercial, and parks and open space needs of the community will be among some of the top issues and concerns that would be considered.

How should community comments be integrated into the board/committee/commission decision-making process?

Community comments should be carefully considered by commissioners to determine how and if public comments and concerns have been, can be, or should be addressed within the context of the recommendations that the Commission makes to staff and the City Council. An essential part of this process is for the Commission to hold public hearings to help ensure that community members have an opportunity to learn about and provide input on planning policies and proposals that affect their community.

If appointed, how would you handle it if another board/committee/commission member vehemently disagrees with your comments on a regular basis?

I would listen carefully, try to keep an open mind, take notes, and if appropriate, verbally acknowledge points of agreement and disagreement. In my experience, healthy discussion can help to ensure that issues are fully vetted and can lead to solid if not very good project outcomes. Above all I would focus on fulfilling my responsibilities as a commissioner and always be respectful of all commission members and their opinions.

How would you handle a situation where a proposal comes before your board/committee/commission that the City staff finds consistent with City policies and standards, but that you personally do not support?

I would voice my concern and initiate a discussion in the hope that all parties involved would have an opportunity to weigh in on the issue. If my concern is valid and shared by others, I would hope that the commission would consider making a recommendation to support the proposal because it meets the City's policies and standards and because it also incorporates conditions or modifications that address concerns that are in the best interest(s) of the City and the people of Sebastopol.

☒ I certify that I have thoroughly read and understand all material in this application.

Applicant's Signature : Joan Harper

Applicant's Name (PLEASE PRINT): Joan Harper

Date: 9/2/2025

The members of the Commission shall be from:

- Residents of the City of Sebastopol
- Shall be the owner of a business within the City of Sebastopol and a resident of one of the following school districts: Twin Hills, Sebastopol Union, and Gravenstein Union. •
Up to one person who is not in one of the above categories, but who is a resident of the area served by one of the following school districts: Twin Hills, Sebastopol Union, and Gravenstein Union, may also be appointed.

What category is being applied for?

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- ☐ Business owner within the City of Sebastopol and a resident of either Twin Hills, Sebastopol Union, or Gravenstein Union school districts.
- ☐ A resident of the area served by either the Twin Hills, Sebastopol Union, or Gravenstein Union school districts.

Name: Alex Kanzler

Home Address, City, State and Zip Code: [REDACTED]

Home Phone Number: [REDACTED]

If appointed, do you want this number to be visible to the public?
☐ Yes ☒ No

Work Phone Number: [REDACTED]

If appointed, do you want this number to be visible to the public?
☐ Yes ☒ No

Facsimile Number: n/a

If appointed, do you want this number to be visible to the public?
☐ Yes ☒ No *n/a*

E-Mail Address: [REDACTED]

If appointed, do you want this address to be visible to the public?

☐ Yes ☒ No

☒ Are you a registered voter in Sebastopol?

☒ Yes ☐ No
 If so, for how long? *~ 24 years*

Do you hold a current business license from the City of Sebastopol?

☐ Yes ☒ No

If so, for how long? _____

Have you attended a meeting of this body? When? Yes, March 12, 2024

Have you served on, interviewed for, or applied for this body previously?

☐ Yes ☒ No

If so, when? _____

Present Employer: [REDACTED]

Job Title: Director of Winemaking

Have you previously served on any governmental bodies or held elected office? If so please list position held and dates: n/a

Please list civic or charitable organization to which you belong or have belonged:

- Russian River Valley Winegrowers
- Sonoma County Winegrowers
- Sonoma County Vintners
- Sebastopol Hills Winegrowers
- Sonoma County Farm Bureau
- Sigma Alpha Epsilon Fraternity, Colorado Chi
- Student Ambassador, University of Colorado, Boulder.

Have you been an officer in any of these organizations? If so, please list position held and dates:

- Russian River Valley Winegrowers, Board of Directors. 2017-2019.
- Sonoma County Winegrowers, Alternate Commissioner. Presently.

What special interests, skills and talents would you bring to this board, commission, or committee?

- Keen listener, eager to learn, passion for asking questions.
- Fair and open minded
- Deep experience and commitment to community.
- Very well-informed on local issues
- Comfortable public speaker
- Obsessive about organization and efficiency
- Active and effective communicator

Please list any college, professional or vocational schools you have attended with major subject studied, dates and any earned degrees:

- University of Colorado, Boulder. 2004-2008.
B.A. History, May 2008.
B.A. Sociology, May 2008.

- Sonoma State University Wine Business Institute
Certificate in Wine Entrepreneurship, March 2024

Please list any special awards or recognition you have received:

- Sonoma County Harvest Fair: Outstanding Young Farmer.
- San Francisco Chronicle: Winemaker to Watch

Please state why you would like to become a member of this board, commission or Committee, including what specific objectives you would be working toward as a member of this body:

I'd like to be a Planning Commission for the City of Sebastopol because I have a deep commitment to this community and want to see it thrive. I've lived in Sebastopol practically my entire life. I attended Apple Blossom Elementary, Twin Hills Middle and graduated from Analy High School. I have a small business (Kanzler Vineyards) in Sebastopol and many life-long friends here. I'd like to work towards making Sebastopol more accessible to young families by making housing more available and affordable.

Are you associated with any organization/employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

☐ Yes ☒ No

City policy directs all appointed, advisory body members not to vote on matters where there exists a potential conflict of interest such as property ownership near a project, or a financial relationship with the applicant. Would you be willing to abstain from voting if such a conflict arises?

☒ Yes ☐ No

How did you hear about this opening? Social Media.

Is there any other information that you feel would be useful to the City Council in reviewing your application and materials provided with the application? n/a

What do you think qualifies you to be appointed to this board/committee/commission?

Experience, knowledge, temperament and critical thinking.

I have experience with formal meetings of various kinds. I understand what it means to have an official title representing an organization much greater than myself. I understand that I'm a servant and that the needs and goals of the community are greater than my own. I've lived in this community for most of my life and have awareness on it's strengths, weaknesses, opportunities and threats. I can contribute fresh eyes and an open mind.

Are there particular issues you think the board/committee/commission should concentrate on?

In my opinion, the commission should be focused on 3 things:

1. Increase the housing supply
2. Increase the tax base
3. Accomplish the above while maintaining the character and charm of the town. own.

How should community comments be integrated into the board/committee/commission decision-making process?

The commission represents the community and therefor community comments are integral to the decision making process. The community should have ample, even generous time and setting to make their comments heard. That said, a wrong decision is still sometimes better than no decision so at an appropriate point the community comment window must be closed and a decision made with the best possible information and discussion.

If appointed, how would you handle it if another board/committee/commission member vehemently disagrees with your comments on a regular basis?

Interesting question. If it were vehement disagreement on a regular basis in *public* meetings I would of course maintain my composure, maintain the courtesy and professionalism of the commission and maintain the agenda of the meeting. I'd then ask the board/committee/commission member if we could speak about our disagreements in private and seek common ground. However, I wouldn't expect a commission to have 100% agreement on much, that'd be a poorly functioning commission. At the end there are multiple commissions and binding votes for a reason, so agree-to-disagree and moving on to other issues is what would be needed.

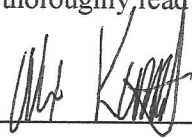
How would you handle a situation where a proposal comes before your board/committee/commission that the City staff finds consistent with City policies and standards, but that you personally do not support?

As mentioned above, what's best for the community is what should be advanced. If a proposal is both consistent with policy/standards and the community supports it, then I would consider it my responsibility as a volunteer, appointed commissioner (as opposed to an elected official) to go with popular support—as opposed to a “vote my conscious”.



I certify that I have thoroughly read and understand all material in this application.

Applicant's Signature :



Applicant's Name (PLEASE PRINT):

Alex Kanzler

Date:

9-2-2025