



City of Sebastopol
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UNAPPROVED DRAFT ACTION MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF MAY 27, 2025

PLANNING COMMISSION:

The notice of the meeting was posted on May 22, 2025.

1. CALL TO ORDER: Chair Fritz called the meeting to order at 6:06 p.m.

2. ROLL CALL:

Present: Chair Fritz,
Vice-Chair Fernandez,
Commissioner Koelemeijer (joined at 6:50 pm)
Commissioner Hanley

Absent: Commissioner Oetinger

Staff: Emi Theriault, Community Development Director
Tori Henkel, Planning Technician

3. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:

A. Bridget Erickson expressed her interest in opening a non-storefront delivery cannabis business in Sebastopol and wanted to introduce herself.

4. STATEMENTS OF CONFLICT OF INTEREST: Chair Fritz recused himself from Item 6A, as he is working with the Barlow on projects.

5. APPROVAL OF MINUTES: May 13, 2025

Commissioner Hanley made a motion to approve the minutes of May 13, 2025, after correcting the adjournment date to May 27, 2025.

Vice-Chair Fernandez seconded the motion.

VOTE: 3-0-0-2

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

Noes: None

Abstain: None

Absent: Commissioner Oettinger, Commissioner Koelemeijer

- 6. PUBLIC HEARINGS:** Chair Fritz amended the agenda to move Item 6A to a later time to allow Commissioner Koelemeijer to join the meeting.

7. REGULAR AGENDA:

A. SB9 Overview (Info Item) was discussed.

B. Existing Housing Law Refresher (Info Item) was discussed.

- 6. PUBLIC HEARINGS:** Chair Fritz amended the agenda to move Item 6A to a later time to allow Commissioner Koelemeijer to join the meeting.

A. 6780 McKinley Street & Morris Street – Jennifer Adametz (The Trade) Amendment

Commissioner Hanley made a motion to approve the temporary use permit amendment as noted in the staff report.

Vice-Chair Fernandez seconded the motion.

VOTE: 3-0-1-1

Ayes: Commissioner Koelemeijer, Hanley, Vice-Chair Fernandez

Noes: None

Abstain: Chair Fritz

Absent: Commissioner Oettinger

7. REGULAR AGENDA:

A. SB9 Overview (Info Item) was discussed earlier.

B. Existing Housing Law Refresher (Info Item) was discussed earlier.

8. SUBCOMMITTEE UPDATES

A. Zoning Fix-It List

9. COMMUNITY DEVELOPMENT DEPARTMENT REPORT was given by staff.

- 10. ADJOURNMENT:** Chair Fritz adjourned the meeting of the Sebastopol Planning Commission at 7:13 p.m. The next regular Planning Commission meeting will be held on June 10th, 2025, at 06:00 p.m.