



City of Sebastopol
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UNAPPROVED DRAFT ACTION MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF OCTOBER 13, 2026

PLANNING COMMISSION:

The notice of the meeting was posted on October 8, 2026.

1. CALL TO ORDER: Chair Fernandez called the meeting to order at 6:03 p.m.

2. ROLL CALL:

Present: Chair Fernandez,
Vice-Chair Koelemeijer,
Commissioner Kanzler,
Commissioner Harper
Absent: Commissioner Fritz
Staff: Eva Kelly, Contract Planning Director
Eli Arreola, Associate Planner
Tori Henkel, Permit Technician

3. STATEMENTS OF CONFLICT OF INTEREST: None.

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

a. Kyle Falbo – Brown Act, public comment response, connection to the public.

5. APPROVAL OF MINUTES: September 22, 2026

Vice-Chair Koelemeijer made a motion to approve the minutes of September 22, 2026, as submitted.

Commissioner Harper seconded the motion.

VOTE: 4-0-0-1

Ayes: Commissioners Kanzler, Harper, Vice-Chair Koelemeijer, Chair Fernandez

Noes: None

Abstain: None

Absent: Commissioner Fritz

6. REGULAR AGENDA:

A. Parks Commission Review of Rotary Ives Park Project and Recommendation to City Council

Vice-Chair Koelemeijer made a motion to recommend that the City Council approve the concession stand and the ADA access as proposed, and recommend the approval of the Plaza in concept, contingent upon the following amendments: a revision to the Calder Creek Vision Plan; the Plaza would need to minimize its overlap with the creek meander in order to reduce the footprint within the adopted creek alignment; to use permeable materials or removable surfacing, that would allow future creek work; to have the design reviewed by the Public Works, a City restoration design consultant, and CUSP, to ensure that the design would be feasible; and then return to either the Planning Commission or the Planning Director, whichever is appropriate, for approval of the building permit prior to issuance. Additionally, recommend that the Council direct staff to prepare an amendment to the Calder Creek Vision Plan that would shift that meander modestly to make sure that the modified channel stays stable and would not result in erosion or head-cutting, confirm that there is no increased flood risk in collaboration with Public Works, and make sure that the funding is not impacted.

Motion failed due to lack of a second.

Commissioner Kanzler made a motion to recommend that the City Council approve two of the three proposed areas of Ives Park: (1) the Polley Field Concession Stand and (2) the West Park Entry off Jewell Avenue accessibility improvements and allow them to proceed without delay.

Chair Fernandez seconded the motion.

VOTE: 4-0-0-1

Ayes: Kanzler, Harper, Vice-Chair Koelemeijer, Chair Fernandez

Noes: None

Abstain: None

Absent: Commissioner Fritz

Chair Fernandez made a motion to recommend that the City Council approve the Centennial Plaza in a way that is consistent with the Calder Creek Vision Plan.

Commissioner Harper seconded the motion.

VOTE: 2-2-0-1

Ayes: Commissioner Harper, Chair Fernandez

Noes: Commissioner Kanzler, Vice-Chair Koelemeijer

Abstain: None

Absent: Commissioner Fritz

The Commission could not come to a consensus on the third proposed area: (3) the area identified as the Rotary Centennial Plaza, east of the entry and south of Polley Field. The Commission could not come to a consensus on whether it would be best to recommend that the Rotary Club redesign their proposed Plaza, or if it would be best to recommend an amendment to the Calder Creek Vision Plan. Therefore, there is no recommendation to the

City Council on the third item. The Commission requested that their motions and discussion be relayed to the City Council in the staff report.

B. Planning Commission Quorum and Attendance Policy Discussion

Commissioner Harper made a motion not to change the existing rules regarding non-consecutive absences for the Planning Commission.

Chair Fernandez seconded the motion.

VOTE: 4-0-0-1

Ayes: Kanzler, Harper, Vice-Chair Koelemeijer, Chair Fernandez

Noes: None

Abstain: None

Absent: Commissioner Fritz

C. Planning Commission Election of Officers Policy Discussion

Vice-Chair Koelemeijer made a motion to approve Chair Fernandez' proposal with the following modifications, as long as they do not require Municipal Code changes:

- a. Change "nominee receiving a majority is declared elected" to "Affirmative vote of a simple majority of Commissioners present, with a quorum present."
- b. Chair to start at next meeting; add language of "effective at the next meeting"
- c. "Incoming Chair" versus "Current Chair" definition clarification

Commissioner Kanzler seconded the motion.

VOTE: 4-0-0-1

Ayes: Kanzler, Harper, Vice-Chair Koelemeijer, Chair Fernandez

Noes: None

Abstain: None

Absent: Commissioner Fritz

7. SUBCOMMITTEE UPDATES

8. PLANNING DEPARTMENT REPORT was given by staff.

9. ADJOURNMENT: Chair Fernandez adjourned the meeting of the Sebastopol Planning Commission at 9:11 p.m. The next regular Planning Commission meeting will be held on October 27, 2026, at 6:00 p.m.