



City of Sebastopol
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UNAPPROVED DRAFT ACTION MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF DECEMBER 9, 2025

PLANNING COMMISSION:

The notice of the meeting was posted on December 4, 2025.

1. CALL TO ORDER: Chair Fritz called the meeting to order at 6:01 p.m.

2. ROLL CALL:

Present: Chair Fritz,
Vice-Chair Fernandez,
Commissioner Koelemeijer,
Commissioner Kanzler,
Commissioner Harper

Absent: None

Staff: Jane Riley, Contract Planning Director
John Jay, Contract Associate Planner
Tori Henkel, Permit Technician

Chair Fritz corrected the agenda. Regular Agenda Item 6A should have been listed as Agenda Item 7A under Public Hearings. It was correctly noticed as a public hearing.

3. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA: None.

4. STATEMENTS OF CONFLICT OF INTEREST: None.

5. APPROVAL OF MINUTES: September 23, 2025, and October 14, 2025

Commissioner Kanzler made a motion to approve the minutes of September 23, 2025, as submitted.

Vice-Chair Fernandez seconded the motion.

VOTE: 4-0-1-0

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

Noes: None

Abstain: Commissioner Harper
Absent: None

Commissioner Kanzler made a motion to approve the minutes of October 14, 2025, as submitted.

Commissioner Harper seconded the motion.

VOTE: 3-0-2-0

Ayes: Commissioner Kanzler, Harper, Chair Fritz

Noes: None

Abstain: Commissioner Koelemeijer, Vice-Chair Fernandez

Absent: None

6. REGULAR AGENDA: None.

7. PUBLIC HEARINGS:

A. Zoning Code Amendments to Implement Housing Element

Commissioner Kanzler made a motion recommending the City Council adopt changes to the Zoning Code to implement Housing Element programs and provide consistency with new state laws, with applicable changes as discussed.

Commissioner Koelemeijer seconded the motion.

VOTE: 5-0-0-0

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

Noes: None

Abstain: None

Absent: None

8. SUBCOMMITTEE UPDATES: None.

9. PLANNING DEPARTMENT REPORT was given by staff.

10.ADJOURNMENT: Chair Fritz adjourned the meeting of the Sebastopol Planning Commission at 8:19 p.m. The next regular Planning Commission meeting will be held on December 23rd, 2025, at 06:00 p.m.