



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

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF FEBRUARY 10, 2026

**PLANNING COMMISSION:**

The notice of the meeting was posted on February 5, 2026.

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

**2. ROLL CALL:**

**Present:** Chair Fernandez,  
Vice-Chair Koelemeijer,  
Commissioner Fritz,  
Commissioner Harper  
**Absent:** Commissioner Kanzler  
**Staff:** Jane Riley, Contract Planning Director  
Tori Henkel, Permit Technician  
Zulema Higgins, Admin Technician

**\*\*Chair Fernandez postponed item 6B to the next regular Planning Commission meeting.**

**3. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:**  
**a. 8100 Valentine Ave project**  
**b. Grocery Outlet**  
**c. Housing Issues like The Canopy prices, Woodmark, and traffic issues**  
**d. Lack of the Community understanding what the City needs**  
**e. Grocery Outlet**

**4. STATEMENTS OF CONFLICT OF INTEREST:**

**5. APPROVAL OF MINUTES:** January 27, 2026

Vice-Chair Koelemeijer made a motion to approve the minutes of January 27, 2026, as submitted.

Commissioner Harper seconded the motion.

VOTE: 4-0-0-1

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

Noes: None

Abstain: None

Absent: Commissioner Kanzler

**6. REGULAR AGENDA:**

- A. Caltrans Sustainable Transportation Grant “Reimagining the Core”, the goal of this item is for the Planning Commission to identify a preferred alternative to recommend to the City Council for their March 3, 2026, meeting. Once the preferred alternative is agreed upon, the consultant will develop conceptual design plans, a draft, and a final report for the Planning Commission and City Council in April of 2026.**

Commissioner Fritz made a motion to move forward with Alternative 4, a “totally two-way” system of vehicular circulation using the pedestrian improvements and design of Alternative 3 with both bike facilities and a two way cycle track on Petaluma Avenue, keeping parking on both sides of Main Street, improved pedestrian crossing infrastructure, with the potential of the removal of parking on Petaluma Ave along the plaza block.

Vice-Chair Koelemeijer seconded the motion.

VOTE: 4-0-0-1

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

Noes:

Abstain:

Absent: Commissioner Kanzler

- B. Discussion of Creation of Parks Commission Ad Hoc Committee was postponed to the next regular meeting.**

**7. SUBCOMMITTEE UPDATES:** None

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

**9. ADJOURNMENT:** Chair Fernandez adjourned the meeting of the Sebastopol Planning Commission at 8:55 p.m. The next regular Planning Commission meeting will be held on February 24, 2026, at 6:00 p.m.