



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

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF MARCH 24, 2026

**PLANNING COMMISSION:**

The notice of the meeting was posted on March 19, 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:** None

**Staff:** John Jay, Contract Associate Planner  
Tori Henkel, Permit Technician  
Zulema Higgins, Admin Technician

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

**4. STATEMENTS OF CONFLICT OF INTEREST:** None.

**5. APPROVAL OF MINUTES:** March 10, 2026

Commissioner Fritz made a motion to approve the minutes of March 10, 2026, as submitted.

Commissioner Harper seconded the motion.

VOTE: 4-0-0-0

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

Noes: None

Abstain: None

Absent: None

## **6. PUBLIC HEARINGS:**

- A. 7820 Covert Lane - Conditional Use Permit** - A public hearing for an application from Network Connex on behalf of T-Mobile for the continued use and operation of an existing telecommunications facility located at 7820 Covert Lane. T-Mobile is not requesting to collocate, remove, or replace equipment. This application is solely to formalize a previous use permit for the same use for a new operator and involves no physical or operational changes.

Commissioner Fritz made a motion to approve the application for a Use Permit for the existing telecommunications facility at 7820 Covert Lane with the removal of Exhibit C.

Commissioner Harper seconded the motion.

VOTE: 4-0-0-0

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

Noes: None

Abstain: None

Absent: None

- B. 7983 Covert Lane – Minor Subdivision Tentative Map** - A public hearing for an application from Mark Andrilla on behalf of the St. Sebastian Catholic Church of Sebastopol. The applicant is requesting approval of a tentative minor subdivision map for a two-way lot split at 7983 Covert Lane. The intent is to separate the existing vacant area of the lot into a new parcel intended for sale, and a designated remainder containing the church buildings and parking.

Commissioner Fritz made a motion to approve the proposed minor subdivision tentative map and lot split at 7983 Covert Lane with the removal of Exhibit C.

Vice-Chair Koelemeijer seconded the motion.

VOTE: 4-0-0-0

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

Noes: None

Abstain: None

Absent: None

## **7. REGULAR AGENDA:**

- A. Re-establishment of Parks Subcommittee, Appointment of Two Members, and Discussion of Duties and Possible Alternatives**

Chair Fernandez appointed himself and Vice-Chair Koelemeijer to the Parks Subcommittee.

## **8. SUBCOMMITTEE UPDATES**

## **9. PLANNING DEPARTMENT REPORT was given by staff.**

**10.ADJOURNMENT:** Chair Fernandez adjourned the meeting of the Sebastopol Planning Commission at 6:41 p.m. The next regular Planning Commission meeting will be held on April 14, 2026, at 6:00 p.m.