



City of Sebastopol
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UNAPPROVED DRAFT ACTION MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF APRIL 28, 2026

PLANNING COMMISSION:

The notice of the meeting was posted on April 23, 2026.

1. CALL TO ORDER: Chair Fernandez called the meeting to order at 6:02 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

3. STATEMENTS OF CONFLICT OF INTEREST: None.

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

5. APPROVAL OF MINUTES: March 24, 2026

Vice-Chair Koelemeijer made a motion to approve the minutes of March 24, 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. Sustainable Transportation Grant 'Reimagining the Core' Plan Acceptance and Recommendation to City Council

Commissioner Fritz's notes and [editorial fixes](#):

1. Bike parking nodes along Main Street and smaller bike parking throughout streets on the multi-modal path
2. Encourage quick build items
3. Continued outreach! Active body keeping it alive!
4. Streetscape treatments/features – add raised crosswalks
5. [Page 80 – Bicycle & Pedestrian Separation Treatments – numbering out of order](#)
6. [Page 80 – Visibility & Illumination Treatments – Pedestrian Scale Lighting Image is not pedestrian scale](#)
7. [Page 82 – Streetscape Treatments – graphic consistency – highlight and/or number the things talked about – like it is done for Safety Treatments – easier to follow](#)
8. [Page 112 – under “Key improvements include:” – A few items after “Installation of curb extensions at intersections to:” need to be indented one more level](#)
9. [Page 114 – Off-Site Improvements – Would like the 116 corridor to feel consistent, not just downtown. For example: the South 116 – “evaluate opportunities to convert continuous two-way left turn lanes to turn lanes and medians – This could also be considered for Healdsburg Ave](#)
10. Outdoor dining/shopping options
11. Prefer a max speed of 15-20 mph on core blocks

Vice-Chair Koelemeijer's comments:

1. Focus on greenspace/vegetation along sidewalks, not just concrete
2. Lighting downtown needs to be more accessible and inviting

Chair Fernandez's notes:

1. How it gets implemented over time – phasing – not fragmented
2. Communication, community involvement, city staff resources
3. Start supplemental studies and funding
4. Put a plan in place for coordination

Commissioner Harper's notes:

1. Goal or objective of cohesive streetscape design with landscaping, lighting, bicycle facilities, and street furniture

Chair Fernandez made a motion to support the consultant's recommended configuration of Main Street with a specific change to the plan to highlight, include, and/or enhance the recommendations to include the support for the supplemental studies and funding approach highlighting the community involvement through an advisory group or similar, as well as ensuring the project is implemented through a coordinated, not fragmented, plan, which would include a cohesive streetscape and landscape design.

**Changes and comments are listed above in detail.*

Vice-Chair Koelemeijer seconded the motion.

VOTE: 4-0-0-1

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

Noes: None
Abstain: None
Absent: Commissioner Kanzler

7. SUBCOMMITTEE UPDATES

- a. Parks Subcommittee update was given by Chair Fernandez.

8. PLANNING DEPARTMENT REPORT was given by staff.

- 9. ADJOURNMENT:** Chair Fernandez adjourned the meeting of the Sebastopol Planning Commission at 8:09 p.m. The next regular Planning Commission meeting will be held on May 12, 2026, at 6:00 p.m.