



City of Sebastopol
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UNAPPROVED DRAFT ACTION MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF JUNE 23, 2026

PLANNING COMMISSION:

The notice of the meeting was posted on June 18, 2026.

1. CALL TO ORDER: Chair Fernandez called the meeting to order at 6:06 p.m.

2. ROLL CALL:

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

Absent: None

Staff: John Jay, Contract Associate Planner
Tori Henkel, Permit Technician

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

4. STATEMENTS OF CONFLICT OF INTEREST: Chair Fernandez and Commissioner Kanzler recused themselves from item 6A.

5. APPROVAL OF MINUTES: June 9, 2026

Commissioner Harper made a motion to approve the minutes of June 9, 2026, as submitted.

Commissioner Kanzler seconded the motion.

VOTE: 4-0-1-0

Ayes: Commissioners Kanzler, Harper, Fritz, Chair Fernandez

Noes: None

Abstain: Vice Chair Koelemeijer

Absent: None

6. PUBLIC HEARINGS:

- A. 775 Litchfield Ave Non-Hosted Vacation Rental Use Permit** – A public hearing for an application from Amy Vito for a Conditional Use Permit to allow a non-hosted vacation rental of the entire home for more than 30 days a year.

****This item was continued from the June 9, 2026, Planning Commission meeting.**

Commissioner Fritz made a motion to approve the non-hosted vacation rental use permit as conditioned.

Commissioner Harper seconded the motion.

VOTE: 3-0-2-0

Ayes: Commissioners Kanzler, Harper, Vice-Chair Koelemeijer

Noes: None

Abstain: Commissioner Kanzler, Chair Fernandez

Absent: None

- B. 7621 Healdsburg Ave Tentative Map and Use Permit Extension** – A public hearing for an application from Katherine Austin on behalf of Pacific Realty LLC for a tentative map extension and use permit request for an approved project at 7621 Healdsburg Avenue. The tentative map and use permit were approved by the City Council on November 5, 2024, and the design for the project was approved by the Design Review Board on November 26, 2024. The request is to extend the use permit and the tentative map for three years, as allowed by the Subdivision Map Act.

Commissioner Fritz made a motion to approve the tentative map and use permit extension as conditioned.

Vice-Chair Koelemeijer seconded the motion.

VOTE: 5-0-0-0

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

Noes: None

Abstain: None

Absent: None

- C. 6908 Weeks Way Use Permit Amendment** – A public hearing for an application from Barbara Hom on behalf of the Sebastopol Farmers' Market. This public hearing is for an amendment to the current use permit to request live amplified music exceeding the levels allowed by the City's Noise Ordinance at the market on Sundays from 9:00 am – 1:30 pm. Additionally, the request includes the use of the city's power source at the stage area.

Commissioner Harper made a motion to approve with the following updated conditions:

1. Maintain date-stamped photographic evidence of lock box(s) being locked at the end of each market. Such evidence shall be provided to city staff upon request.
2. Music at the market shall be allowed between the hours of 10:00 am and 1:00 pm on Sundays. Music shall not go above 80 dBA at the back of the sidewalk at the property line along McKinley Street and Petaluma Avenue.
3. Amend condition of approval number three (3) to state: *In the event the City of Sebastopol receives more than two (2) verified complaints/violations on*

two (2) separate event dates of live music continuing after hours, the City shall reserve the right to revoke the live music permit, and the Farmers Market would again be subject to the rules and regulations of the Noise Ordinance Section 8.25 of the Sebastopol Municipal Code.

Commissioner Kanzler seconded the motion.

VOTE: 5-0-0-0

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

Noes: None

Abstain: None

Absent: None

7. SUBCOMMITTEE UPDATES

8. PLANNING DEPARTMENT REPORT was given by staff.

9. ADJOURNMENT: Chair Fernandez adjourned the meeting of the Sebastopol Planning Commission at 8:06 p.m. The next regular Planning Commission meeting will be held on July 14, at 6:00 p.m.