



City of Sebastopol
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UNAPPROVED DRAFT ACTION MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF AUGUST 11, 2026

PLANNING COMMISSION:

The notice of the meeting was posted on August 6, 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 Kanzler,
Commissioner Harper

Absent: None

Staff: John Jay, Contract Associate Planner
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: July 28, 2026

Commissioner Fritz made a motion to approve the minutes of July 28, 2026, as submitted.

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

6. REGULAR AGENDA:

A. Association of Bay Area Governments (ABAG) Webinar Resource: Mixed-Use Development when Ground-Floor Retail Works, and When it Doesn't was discussed.

B. Priority Development Area (PDA) Grant Update was discussed.

7. SUBCOMMITTEE UPDATES

8. PLANNING DEPARTMENT REPORT was given by staff.

9. ADJOURNMENT: Chair Fernandez adjourned the meeting of the Sebastopol Planning Commission at 7:11 p.m. The next regular Planning Commission meeting will be held on August 25, 2026, at 6:00 p.m.