



City of Sebastopol
Incorporated 1902
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
707-823-6167
707-823-1135 (Fax)
www.ci.sebastopol.ca.us

UNAPPROVED DRAFT ACTION MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF SEPTEMBER 22, 2026

PLANNING COMMISSION:

The notice of the meeting was posted on September 17, 2026.

1. CALL TO ORDER: Chair Fernandez called the meeting to order at 6:03 p.m.

2. ROLL CALL:

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

Absent: None

Staff: Jane Riley, Contract Planning Director
John Jay, Contract Associate Planner
Eli Arreola, Associate Planner
Tori Henkel, Permit Technician

3. STATEMENTS OF CONFLICT OF INTEREST:

- a. Chair Fernandez, Commissioner Fritz, and Commissioner Kanzler expressed that the applicant gave individual, separate presentations of the 8100 Valentine Ave item prior to the meeting.

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

5. APPROVAL OF MINUTES: September 8, 2026

Commissioner Fritz made a motion to approve the minutes of September 8, 2026, as submitted.

Commissioner Harper seconded the motion.

VOTE: 4-0-1-0

Ayes: Commissioners Kanzler, Harper, Fritz, Vice-Chair Koelemeijer
Noes: None
Abstain: Chair Fernandez
Absent: None

6. PUBLIC HEARINGS:

A. 8100 Valentine Avenue Subdivision – Vesting Tentative Map, Design Review, State Density Bonus Application, and CEQA Section 15183 Consistency Determination

Commissioner Fritz moved to make a recommendation to the City Council to approve the 8100 Valentine Avenue Subdivision application, including the Vesting Tentative Map, Design Review, State Density Bonus Application, and the CEQA Section 15183 Consistency Determination, with the recommended modifications listed below:

- a. Add the nesting bird surveys standard condition of approval.
- b. Add the cultural resources standard condition of approval.
- c. Fix the redundancy in condition of approval #13.
- d. Clarify condition #19 encroachment permit requirements.
- e. Fix the conditions of approval numbering between #22 and #23
- f. Add the recommendation of a 24-inch box for tree replacements if a tree is damaged during construction.
- g. Add the recommendation of changing the single rooftop needing the height waiver so that the waiver is not needed.

Commissioner Kanzler seconded the motion.

VOTE: 4-1-0-0

Ayes: Commissioners Kanzler, Harper, Fritz, Vice-Chair Koelemeijer
Noes: Chair Fernandez
Abstain: None
Absent: None

7. REGULAR AGENDA:

A. Planning Commission Quorum and Attendance Policy Discussion was postponed to the next Planning Commission meeting.

B. Planning Commission Representative to Attend the October 6, 2026, City Council Meeting Discussion and Action.

Chair Fernandez nominated himself to be the Planning Commission representative at the City Council meeting on October 6, 2026.

8. SUBCOMMITTEE UPDATES

9. PLANNING DEPARTMENT REPORT was given by staff.

10. ADJOURNMENT: Chair Fernandez adjourned the meeting of the Sebastopol Planning Commission at 9:36 p.m. The next regular Planning Commission meeting will be held on October 13, 2026, at 6:00 p.m.