October 2026

Planning Department Monthly Report

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Monthly Stats:

1 new planning application received

- Temporary Use Permit at 117 Morris St (routed for review)

During October, we also continued work on existing planning applications. Staff finalized review and hearing materials for Valentine Avenue Subdivision Application ahead of the October 20th City Council meeting, and prepared materials for the November 3rd Design Review Board meeting. The Planning Commission acting as the Parks Commission considered the application for the Rotary Ives Park project at their October 13, 2026 Planning Commission meeting. The item is set to come before the City Council in January 2027 for final determination. Staff continued working with the applicant to address remaining comments on the Grocery Outlet Use Permit Application, as we near a Planning Commission meeting for this project.

New processing fees received: $915.73

Meetings and Ongoing Planning Work:

Continued meetings with Rob Toste from Grupe Company re: 8100 Valentine project; Mark Loper re: Grocery Outlet project; and Patrick Slayter re: Westamerica Bank design review project

City staff met with County staff to discuss the two proposed EIFD boundary maps and identified next steps for the County to review the financial analysis and the process for bringing the EIFD forward for consideration by the BOS.

Public outreach continued for the Priority Development Area (PDA) grant project with the Planning Commission workshop held on October 27, 2026. A community listening session scheduled for November 16, 2026, at the Sebastopol Community Cultural Center.

At the October 27, 2026 Design Review Board (DRB) meeting, the DRB recommended updates to the City's Tree Ordinance. The ordinance updates will be reviewed by staff and brought forward to the City Council following review at a future meeting.

Staff have begun coordinating with the Planning Commission, Design Review Board, Climate Action Committee, and Public Art Committee to have an update discussion on each of their approved 2026-2027 work plans to identify progress made and next steps to continue to move forward on these items. The Design Review Board held a discussion during their October 27, 2026 meeting, the Planning Commission is intended to hold a work plan discussion during their November 10, 2026 meeting, and similar discussions are being planned for upcoming Climate Action Committee and Public Art Committee meetings as well.