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Sent: Tuesday, February 10, 2026 5:51 PM
To: info <info@cityofsebastopol.gov>
Cc: [REDACTED]; Geoff Rubendall <[REDACTED]>
Subject: Public comments - Planning Commission for tonight

Hello, please submit for the record. I cannot come in person this evening because I have to watch my children.

1) Sebastopol has too much parking. Parking should be reduced. Businesses that say they need parking to survive are mis-informed and probably bad at business. Pedestrian and cycle traffic return more frequent sales, including impulse purchases, than does car traffic. Studies show 8-9% more.

If parking is needed as a negotiating tool, please offer formalizing informal spaces on Depot Street or adding spaces on Barnes Ave.

Parking in Sebastopol should NOT be free.

2) I am strongly in favor of eliminating parking at the Town Square and I would prefer replacing with farm stands for rent to local farmers to create an all week farm market. Other great options would be more green space or covered bicycle parking.

3) I favor the street plan that allows for the most addition of pedestrian and bicycle facilities.

4) I favor parking protected bike lanes. Or at least bike lanes that are protected by a hardened barrier (no plastic straws).

5) South of Burnett St, Main Street should be ONLY one lane (if using a one way option) and no more than two lanes (if using a two way option).

6) CALTRANS needs to update their planning book to allow for internationally recognized traffic calming measures, such as chicanes and level crossing intersections.

7) Bodega and Petaluma should be a traffic circle - crosswalks should be added in all directions at that intersection - not eliminated and moved further away.

8) Sebastopol should change their parking minimum ordinance to a parking maximum ordinance.

Thanks, Gavin Waters