



City of Sebastopol
Incorporated 1902
Planning Department
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UNAPPROVED DRAFT MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF September 13, 2022

PLANNING COMMISSION:

The notice of the meeting was posted on September 8, 2022.

CALL TO ORDER: Chair Oetinger called the meeting to order at 6:00 P.M. and read a procedural statement.

1. ROLL CALL:

Present:	Chair Oetinger, Vice Chair Fernandez, and Commissioners Burnes, Fritz, and Kelley
Absent:	None
Staff:	Kari Svanstrom, Planning Director John Jay, Associate Planner

2. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON AGENDA: None.

3. STATEMENTS OF CONFLICTS OF INTEREST:

Commissioner Burnes reported with respect to Item 6.B., 6871 Abbott Avenue, Suite A, that she had a conflict of interest and would recuse herself from participating in the public hearing.

Commissioner Kelley reported with respect to Item 6.B., 6871 Abbot Avenue, Suite A, that her residence is within 600 feet of the site and she would recuse herself from participating in the public hearing.

4. APPROVAL OF MINUTES:

June 28, 2022

Members of the Commission amended the minutes.

Commissioner Fritz moved to approve the minutes as amended.

Vice Chair Fernandez seconded the motion.

AYES: Vice Chair Fernandez, Commissioners Burnes, Fritz, and Kelley
NOES: None
ABSTAIN: Chair Oetinger
ABSENT: None.

July 12, 2022

Commissioner Kelley moved to approve the minutes as presented.

Commissioner Fritz seconded the motion.

AYES: Chair Oetinger, Commissioners Burnes, Fritz, and Kelley
NOES: None
ABSTAIN: Vice Chair Fernandez
ABSENT: None.

5. CONTINUED PUBLIC HEARINGS:

A. SMOKEHOUSE BBQ USE PERMIT – Continued from August 9, 2022 and September 13, 2022 meeting

Request for a Temporary Use Permit to allow live music onsite. Music is proposed Wednesday nights from 4:30PM-7:30PM as part of the Peacetown events. Music is also proposed to be played on Saturdays and Sundays from 1PM-4PM and 5PM-8PM.

This item has been withdrawn by the Applicant.

6. PUBLIC HEARINGS:

A. 736 SOUTH MAIN STREET – Personal Self-Storage

The Planning Commission will consider an application from Shawn Moaveni for a revision to the conditional use permit that was previously approved June 9, 2020. The application is to convert the previously approved 2,100 square foot exercise facility use and add that to the approved 1,172 square feet of personal storage at 736 South Main Street.

Associate Planner Jay presented the staff report.

The Planning Commission asked questions of staff.

Chair Oetinger opened public comment.

The applicant gave a presentation and was available for questions.

The Planning Commission asked questions of the applicant.

Chair Oetinger asked for further questions of the applicant. Seeing none, Chair Oetinger opened the public hearing.

Chair Oetinger asked for public comments. Seeing none, Chair Oetinger closed the public hearing.

The Planning Commission discussed the application.

The Planning Commission asked questions of the applicant and staff.

Chair Oetinger noted an earthquake. The Planning Commission recessed for ten minutes and then returned to the meeting.

The Planning Commission discussed the application.

Commissioner Fritz made a motion to continue the public hearing for 736 S. Main Street to a date certain of September 27, 2023 to allow Planning Commission staff to return with findings for conditions of approval.

Chair Oetinger seconded the motion.

The Planning Commission asked questions of staff.

AYES: Chair Oetinger, Vice Chair Fernandez, and Commissioners Burnes, Fritz, and Kelley

NOES: None

ABSTAIN: None

ABSENT: None

B. 6871 ABBOTT AVENUE, SUITE A – Alcohol Use Permit

The Planning Commission will consider an application from William Burnes on behalf of The Wine Selection for an Alcohol Use Permit. The application is to change locations from 350 Morris Street to 6871 Abbott Avenue where they store and ship limited release wines. The previous location on Morris Street was approved for this use in 2013 and has been in operation since 1994 in various locations around Sebastopol.

Commissioners Burnes and Kelley recused themselves and left the meeting.

Associate Planner Jay presented the staff report.

Chair Oetinger asked for Planning Commission questions of staff. Seeing none, Chair Oetinger opened public comment.

The applicant gave a presentation and was available for questions.

Chair Oetinger asked for Planning Commission questions of the applicant. Seeing none, Chair Oetinger opened the public hearing.

Chair Oetinger asked for public comments. Seeing none, Chair Oetinger closed the public hearing.

The Planning Commission asked questions to staff.

Commissioner Fritz made a motion to approve an Alcohol Use Permit for 6871 Abbott Avenue, Suite A.

Vice Chair Fernandez seconded the motion.

AYES: Chair Oetinger, Vice Chair Fernandez, and Commissioner Fritz

NOES: None

ABSTAIN: Commissioners Burnes and Kelley

ABSENT: None

Commissioners Burnes and Kelley returned to the meeting.

7. REGULAR AGENDA ITEMS

A. Upcoming Meeting/Tour of Parks on September 27, 2022

Director Svanstrom presented the staff report.

The Planning Commission discussed the matter.

The Planning Commission asked questions of Director Svanstrom.

8. SUBCOMMITTEE UPDATES

A. Climate Action Committee Representative

Vice Chair Fernandez made comments regarding his ability to serve on the Climate Action Committee.

The Planning Commission discussed the matter.

The Planning Commission asked questions of Director Svanstrom.

9. PLANNING DIRECTOR'S REPORT

Director Svanstrom and Associate Planner Jay provided updates.

The Commission asked questions of Director Svanstrom.

10. ADJOURNMENT: Chair Oetinger adjourned the meeting at 7:45 p.m. The next regularly scheduled Planning Commission meeting will take place on Wednesday, September 27, 2022 at 6:00 p.m.