



**City of Sebastopol**  
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## APPROVED ACTION MINUTES

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF JULY 23, 2024

### **PLANNING COMMISSION:**

The notice of the meeting was posted on July 18<sup>th</sup>, 2024.

**1. CALL TO ORDER:** Chair Fritz called the meeting to order at 6:00 p.m.

### **2. ROLL CALL:**

**Present:** Chair Fritz,  
Vice-Chair Hanley,  
Commissioner Oetinger  
Commissioner Fernandez  
**Absent:** Commissioner Burnes  
**Staff:** John Jay, Associate Planner  
Nzuzi Mahungu, Planning Technician

### **3. APPROVAL OF MINUTES:**

Commissioner Fernandez made a motion to approve the minutes of **October 10<sup>th</sup>, 2023**, as submitted.

Commissioner Oetinger seconded the motion.

VOTE: motion passes: 4-0-0-1

Ayes: Chair Fritz, Vice-Chair Hanley, Commissioner Oetinger, Commissioner Fernandez

Noes: None

Abstain: None

Absent: Commissioner Burnes

Commissioner Oetinger made a motion to approve the minutes of **November 14th, 2023**, as submitted.

Commissioner Fernandez seconded the motion.

VOTE: motion passes: 4-0-0-1

Ayes: Chair Fritz, Vice-Chair Hanley, Commissioner Oetinger, Commissioner Fernandez

Noes: None

Abstain: None

Absent: Commissioner Burnes

Commissioner Fernandez made a motion to approve the minutes of **June 25<sup>th</sup>, 2024**, as submitted.

Commissioner Oetinger seconded the motion.

VOTE: 3-0-1-1

Ayes: Chair Fritz, Commissioner Oetinger, Commissioner Fernandez

Noes: None

Abstain: Vice-Chair Hanley

Absent: Commissioner Burnes

**4. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:**

**5. STATEMENTS OF CONFLICT OF INTEREST:**

**6. PUBLIC HEARINGS**

**A. Capital Improvement Program (CIP) General Plan**

Vice-Chair Hanley made a motion to approve the new project and add the additional general plan policy to the resolution.

Commissioner Oetinger seconded the motion.

VOTE: motion passes: 4-0-0-1

Ayes: Chair Fritz, Vice-Chair Hanley, Commissioner Oetinger, Commissioner Fernandez

Noes: None

Abstain: None

Absent: Commissioner Burnes

**B. 403 Petaluma Avenue – Matthieu Pelpel, Owner (Vacation Rental Use Permit)**

Commissioner Fernandez made a motion to approve the application with changes to Exhibit B #22 and the removal of Exhibit C.

Commissioner Oetinger seconded the motion.

VOTE: motion passes: 4-0-0-1

Ayes: Chair Fritz, Vice-Chair Hanley, Commissioner Oetinger, Commissioner Fernandez

Noes: None

Abstain: None

Absent: None

**7. Regular Agenda Items**

**A. Future Walking Tour** was discussed.

**8. PLANNING DEPARTMENT REPORT was given by staff.**

**9. ADJOURNMENT:** Chair Fritz adjourned the meeting of the Sebastopol Planning Commission at 7:23 p.m. The next regular Planning Commission meeting will be held on August 13th, 2024, at 06:00 p.m.