



City of Sebastopol
Incorporated 1902
Planning Department
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UNAPPROVED DRAFT MINUTES

PLANNING COMMISSION
CITY OF SEBASTOPOL
MINUTES OF November 14, 2023

PLANNING COMMISSION:

The notice of the meeting was posted on November 9, 2023.

CALL TO ORDER: Chair Fernandez called the meeting to order at 6:00 p.m. and read a procedural statement.

1. ROLL CALL:

Present:	Chair Fernandez, Vice Chair Fritz, and Commissioners Hanley and Oetinger
Absent:	Commissioner Burnes (excused)
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: None.

4. APPROVAL OF MINUTES:

May 23, 2023

Members of the Commission amended the minutes.

Commissioner Oetinger moved to approve the minutes as amended.

Vice Chair Fritz seconded the motion.

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

NOES: None

ABSTAIN: Commissioner Hanley

ABSENT: Commissioner Burnes

5. PUBLIC HEARINGS:

A. 6731 SEBASTOPOL AVENUE – Conditional Use Permit (Animal Kingdom)

Michael Waldo is requesting a Conditional Use Permit on behalf of the Animal Kingdom Veterinary Hospital. The applicant is proposing an “animal hospital, office only” use at 6731 Sebastopol Avenue (a relocation from the current location at 6742 Sebastopol Avenue). Proposed hours of operations are 7:00 a.m. to 9:00 p.m. Monday through Saturday with no overnight boarding.

The project is exempt from CEQA review as it classifies for a 15301(a) exemption “interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances” as the project proposed is to modify the interior of an existing facility to meet the new use of an animal veterinary hospital.

Associate Planner Jay presented the staff report.

Chair Fernandez asked for Planning Commission questions of staff.

Evert Fernandez, Chair

The applicant’s current location is zoned strictly commercial?

John Jay, Associate Planner

Yes, it is currently zoned Commercial Industrial.

Evert Fernandez, Chair

I guess at one point it was a house, so I’m not sure what the future of it is, I’m just wondering if it is convertible or not and what would have to be done, not that anyone is interested in that.

Kari Svanstrom, Planning Director

It’s Commercial Industrial, which is the same zoning as most of The Barlow, and the house itself is actually a historic structure; it was in historic survey done by the Historic Society and a couple of architects about a decade or two ago, so that would be taken into consideration. It’s a vet clinic now; it could do any sort of commercial use in it. I believe the CI zone would restrict it from being office unless they were to get a conditional use permit to continue that kind of office use; continuing a nonconforming use would require that.

The applicant gave a presentation and was available for questions.

Chair Fernandez asked for Planning Commission questions of the applicant. Seeing none, he opened public comment. Seeing none, he closed public comment.

Vice Chair Fritz made a motion to approve a Conditional Use Permit for 6731 Sebastopol Avenue.

Commissioner Oetinger seconded the motion.

AYES: Chair Fernandez, Vice Chair Fritz, and Commissioners Hanley and Oetinger
NOES: None
ABSTAIN: None
ABSENT: None

Paul Fritz, Vice Chair

We had that dog-grooming place downtown and we talked about looking at the use permit requirements, and I wondered if this would be that kind of use? Is the dog grooming and veterinarian all the same?

John Jay, Associate Planner

Yes, it's the same use category, so that would be one of those ones that the Commission did mention to look at doing a lower-level approval, whether it's the Planning Director or someone else.

Kari Svanstrom, Planning Director

One of the things that we had talked about is similar to the cannabis manufacturing thing where an administrative review does require a hearing, which is even less than the Planning Director hearing that needs to be a scheduled and noticed public hearing. So, yes, this is one of those, especially the overnight boarding is usually the big distinction.

6. REGULAR AGENDA ITEMS: None.

7. SUBCOMMITTEE UPDATES

Ives Park Subcommittee, Commissioner Fernandez

I met with a group of citizens who are interested in some TLC for Ives Park to see what they could do to revitalize it, maybe do some fund raising. Hopefully Director Svanstrom can attend the next meeting, because I want to ensure they have the correct information. I'll give you any updates and I'm glad there are people who are interested.

Kathy Oetinger, Commissioner

I'm glad to hear there are people interested in carrying this forward. Were these people primarily concerned because they had seen the new pavement coming in through the middle of the green area?

Evert Fernandez, Chair

Yes, there was a question about why are they putting a road down the middle of the park? Who approved this? I gave them the limited information that it is not intended for a driveway and I would get more details from the Planning Department.

Kathy Oetinger, Commissioner

I remember the details were changed to accommodate the new Calder Creek Pathway.

Kari Svanstrom, Planning Director

Yes, and it's a multi-use path, not a driveway. Once the big driveway at the arts center parking lot is closed it will look less like a driveway. It is a driveway for maintenance to go in there, but it is the same way in regional parks where workers drive on the trails to do maintenance.

8. PLANNING DIRECTOR'S REPORT

Director Svanstrom provided updates.

The Commission asked questions of Director Svanstrom.

9. ADJOURNMENT: Chair Fernandez adjourned the meeting at 6:27 p.m. The next regularly scheduled Planning Commission meeting will take place on Tuesday, November 28, 2023 at 6:00 p.m.