



**City of Sebastopol**  
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**UNAPPROVED DRAFT ACTION MINUTES**

PLANNING COMMISSION  
CITY OF SEBASTOPOL  
MINUTES OF JANUARY 28, 2025

**PLANNING COMMISSION:**

The notice of the meeting was posted on January 23, 2025.

**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 Koelemeijer  
Commissioner Fernandez

**Absent:** None

**Staff:** Don Schwartz, City Manager  
Emi Theriault, Community Development Director  
John Jay, Associate Planner

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

**4. STATEMENTS OF CONFLICT OF INTEREST:** Chair Fritz has a conflict of interest with item 6A and recused himself.

**5. APPROVAL OF MINUTES:** November 12, 2024

Commissioner Oetinger made a motion to approve the minutes of November 12, 2024, as submitted.

Commissioner Fernandez seconded the motion.

VOTE: 5-0-0-0

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

Noes: None

Abstain: None

Absent: None

**6. PUBLIC HEARINGS:**

**A. 6780 McKinley Street & Morris Street – Mercedes Hernandez (The Trade)**

Commissioner Fernandez made a motion to approve the use permit.

Commissioner Oetinger seconded the motion.

VOTE: 4-0-1-0

Ayes: Commissioners Oetinger, Koelemeijer, Vice-Chair Hanley, Commissioner Fernandez

Noes: None

Abstain: Chair Fritz

Absent: None

**B. 6908 Weeks Way – Barbara Hom (Farmer’s Market)**

Commissioner Fernandez made a motion to approve the use permit with the modification of conditions of starting the Holiday map the Sunday after Thanksgiving and starting the January map layout the Sunday after Christmas with no specified date. Additionally, adding a new condition to allow for amplified music with a noise ordinance not beginning before 10:00am. Lastly, removing the ratio booth restriction.

Commissioner Koelemeijer seconded the motion.

VOTE: 5-0-0-0

Ayes: Commissioners Oetinger, Koelemeijer, Fernandez, Vice-Chair Hanley, Chair Fritz

Noes: None

Abstain: None

Absent: None

**7. REGULAR AGENDA:** None

**8. SUBCOMMITTEE UPDATES**

**9. PLANNING DIRECTOR’S REPORT**

**10. ADJOURNMENT:** Chair Fritz adjourned the meeting of the Sebastopol Planning Commission at 8:01 p.m. The next regular Planning Commission meeting will be held on February 11<sup>th</sup>, 2025, at 06:00 p.m.