

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a Public Hearing on **Monday, May 15, 2023, at 6:00 p.m.**, or shortly thereafter in the Council Chambers of Cotati City Hall, 201 West Sierra Avenue, to consider the following matter:

An ordinance to rezone 7.54 acres of vacant land located at the northeast corner of the intersection of Gravenstein Highway (Highway 116) and Alder Avenue (APNs 144-050-009 & 046-286-021) from Commercial, Gravenstein corridor: Planned Unit Development (CG:PUD) to Commercial, Gravenstein Corridor (CG).

The property was rezoned from CG to CG:PUD in 2007 as part of the City's approval of a proposed development that was not constructed. This proposed rezoning will eliminate the project-specific zoning from 2007 and restore the historical CG zoning.

The Planning Commission will consider the proposed rezoning and may provide a recommendation to the City Council. A subsequent public hearing will be held by the City Council and will be duly noticed in advance of the meeting.

In conformance with the California Environmental Quality Act (CEQA), the Planning Division found that this project is consistent with the City of Cotati General Plan and its associated Environmental Impact Report and recommends that no further environmental review is required.

ALL INTERESTED PERSONS are invited to attend in person or virtually, or send their comments on the matters listed above to Jon-Paul Harries at [jpharries@cotaticity.org](mailto:jpharries@cotaticity.org). Please see the meeting agenda for instructions regarding how to participate virtually.

DATE POSTED: On or before May 5, 2023

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Jon-Paul Harries  
Senior Planner

### WAIVER WARNING

IF YOU CHALLENGE THESE ISSUES IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY OF COTATI AT, OR PRIOR TO THE PUBLIC HEARING.