

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:

A resolution to amend the entire 59.5 acre City of Cotati Downtown Specific Plan to provide technical and clarifying updates in response to changes in State housing law and;

An ordinance proposing to amend the City of Cotati Zoning Code to implement the amendments proposed in the Downtown Specific Plan (DSP) amendment resolution and to make other code changes in response to changes in State housing regulations, including modifying Section 17.20.030; 17.22 Table 2-4; Section 17.28.050; Chapter 17.32 Density Bonus; 17.39 030; Section 17.42.100; 17.32.050; Chapter 17.36; and Section 17.90.020 as needed in response to changes in State law.

This proposed DSP amendment and rezoning will clarify acreage based densities previously identified in the DSP, make land use changes in response to State law allowances for residential uses in commercial zoning districts, mixed use zoning districts and near transit and make other land use regulatory changes to support the goals of the DSP.

The Planning Commission will consider the proposed specific plan amendments and rezoning and may provide a recommendation to the City Council regarding these changes. 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 is expected to find that this project is consistent with the City of Cotati General Plan and its associated Environmental Impact Report as well as the Downtown Specific Plan and its associated Environmental Impact Report and will consider the DSP EIR Addendum prepared to analyze the impacts associated with the 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 Noah Housh at nhoush@cotaticity.org. Please see the meeting agenda for instructions regarding how to participate virtually.

DATE POSTED: On or before May 5, 2023

Noah Housh
Community Development Director
City of Cotati

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.