



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council will conduct a Public Hearing on **Tuesday, January 9, 2024, 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:

Consideration of a resolution approving entitlements to allow construction of a 35-lot single-family home subdivision on a 7.1-acre site at 8841 Old Redwood Highway and finding that the project is exempt under California Environmental Quality Act (CEQA) Guidelines Section 15183.

The homes are proposed to vary from one to two stories in height, contain 1,912 to 2,261 square feet of living area, and include two-car garages. The project proposes five floor plan options which can be built as either a single-family dwelling or single-family dwelling with an accessory dwelling unit (ADU). Five of the units will be deed restricted affordable units and 30 of the units will be sold at market rates.

Project plans may be viewed at: <https://www.cotaticity.org/228/Projects-in-Progress>

Project Name: Pink Viking (Flahavan Estates)
Address: 8841 Old Redwood Highway
APN: 046-223-018
Applicant: Pink Viking ORH, LLC / Brian Flahavan
Owner: Pink Viking ORH, LLC
File No. PA# 16-17

ALL INTERESTED PERSONS are invited to attend the meeting in person, attend virtually, or send their comments on the matters listed above to Jon-Paul Harries, Senior Planner, at jpharries@cotaticity.org. Please see the meeting Agenda for instructions regarding how to participate virtually.

DATE POSTED: On or before December 22, 2023

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.

Jon-Paul Harries
Senior Planner