



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a Public Hearing on **August 5, 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 recommending that the City Council approve entitlements to allow construction of a 126-unit multifamily mixed-use development on a 5.62-acre property located at the northwest corner of Alder Avenue and SR-116, and finding the project consistent with the Cotati General Plan and its environmental impact report and exempt from further environmental review pursuant to CEQA Guidelines Section 15183.

**CEQA DETERMINATION:** In conformance with California Environmental Quality Act (CEQA), the Community Development Department, Planning Division has found that this project is consistent with the previously adopted goals, policies and objectives to the 2015 General Plan and associated environmental impact analysis. Therefore, the project environmental analysis and determination conforms to CEQA Guidelines Section 15183, which provides a streamlined review of the environmental impacts of the project by tiering from the program level analysis prepared for the Cotati General Plan and its certified EIR.

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

Project Name: Cotati Village 2  
Address: 7515 Alder Avenue and 8145 Gravenstein Highway (State Route 116)  
APNs: 144-040-011 AND 144-040-021  
Applicant: 7515 Alder Avenue LLC and Townsend Capital Partners LLC  
Owner: 7515 Alder Avenue LLC and Townsend Capital Partners LLC  
File No. PA 23-19

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

DATE POSTED: On or before July 26, 2024

### WAIVER WARNING

/s/ Autumn Buss  
Associate Planner

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.