

City of Cotati

Sonoma County, California



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a Public Hearing on **January 13, 2025, 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:

The City of Cotati Planning Commission will consider making a recommendation to the City Council regarding adoption of an update to the Santero Way Specific Plan (SWSP) which would increase and intensify land use densities and facilitate a residentially focused transit-oriented neighborhood surrounding the SMART station in Cotati. In addition to considering the Plan Update, the Planning Commission will make a recommendation to the City Council whether to find the Santero Way Specific Plan (SWSP) consistent with the SWSP Environmental Impact Report (EIR) and the General Plan EIR and whether to certify the SWSP Final EIR, which also analyzed the impacts of implementing Transit Oriented Development (TOD) policies on nine parcels totaling up to 15 acres outside of the SWSP area.

CEQA DETERMINATION In conformance with California Environmental Quality Act (CEQA), the Community Development Department, Planning Division has found that this project has the potential to impact the environment. As such the Department has prepared an Environmental Impact Report to analyze these potential impacts and identify potential mitigation measures available to address those impacts, consistent with CEQA Section(s) 15084-15092.

Project plans may be viewed at: <https://www.cotaticity.gov/1535/Santero-Way-Specific-Plan-Update>

Project Name: Santero Way Specific Plan Update
Address: Multiple-112 parcels located on Santero Way and 13 additional parcels along E. Cotati Avenue (125 total). Map attached.
APNs: Multiple-112 parcels located on Santero Way and 13 additional parcels along E. Cotati Avenue (125 total). Map Attached.
Applicant: City of Cotati
Owner: Multiple
File No. PA #23-18

ALL INTERESTED PERSONS are invited to attend the meeting in person, attend virtually, or send their comments on the matters listed above to Noah Housh, Community Development Director, at nhoush@cotaticity.org. Please see the meeting agenda for instructions regarding how to participate virtually.

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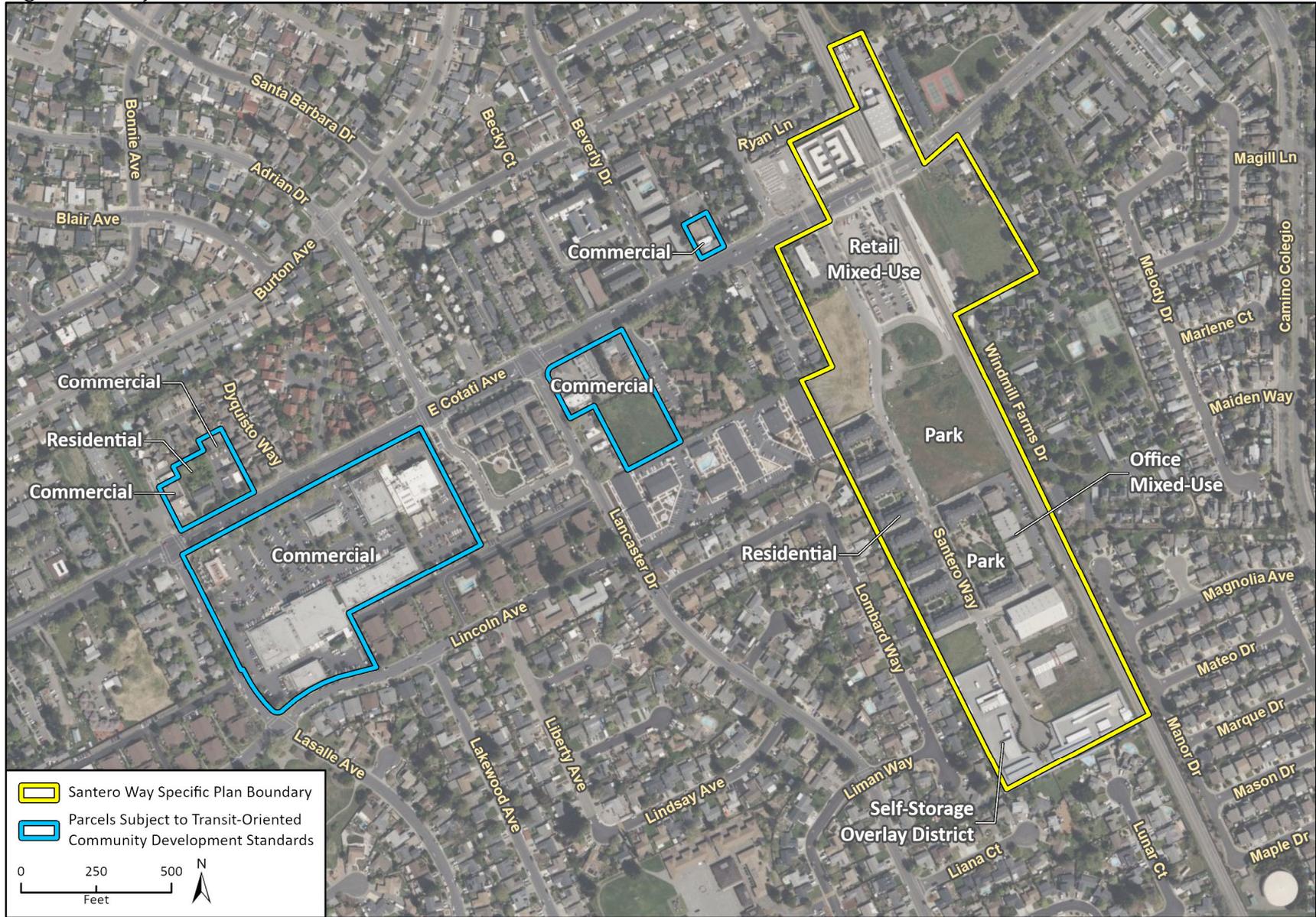
DATE POSTED: On or before January 3, 2025.

/s/ Noah Housh
Community Development Director

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.

Figure 1 – Project Site Location



22-13884 EPS
Fig 2 Project Location