

City of Cotati

Sonoma County, California



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a Public Hearing on **November 3, 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:

Consideration of a recommendation to adopt an ordinance to create the Santero Way (SW) and Transit Oriented Communities (TOC) zoning districts which would implement increased and intensified land use densities surrounding the SMART station and on E. Cotati Avenue. These Districts would implement changes on all the parcels in the Santero Way Specific Plan (SWSP) area and on nine parcels totaling up to 15 acres which front onto E. Cotati Avenue but are located west 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 previously prepared an Environmental Impact Report (EIR) 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 and TOC Rezoning Ordinance
Address: Multiple-112 parcels located on Santero Way and 9 additional parcels along E. Cotati Avenue (125 total). Map attached.
APNs: Multiple-112 parcels located on Santero Way and 9 additional parcels along E. Cotati Avenue (125 total). Map attached.
Applicant: City of Cotati
Owner: Multiple
File No. PA#25-05

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.gov. Please see the meeting agenda for instructions regarding how to participate virtually.

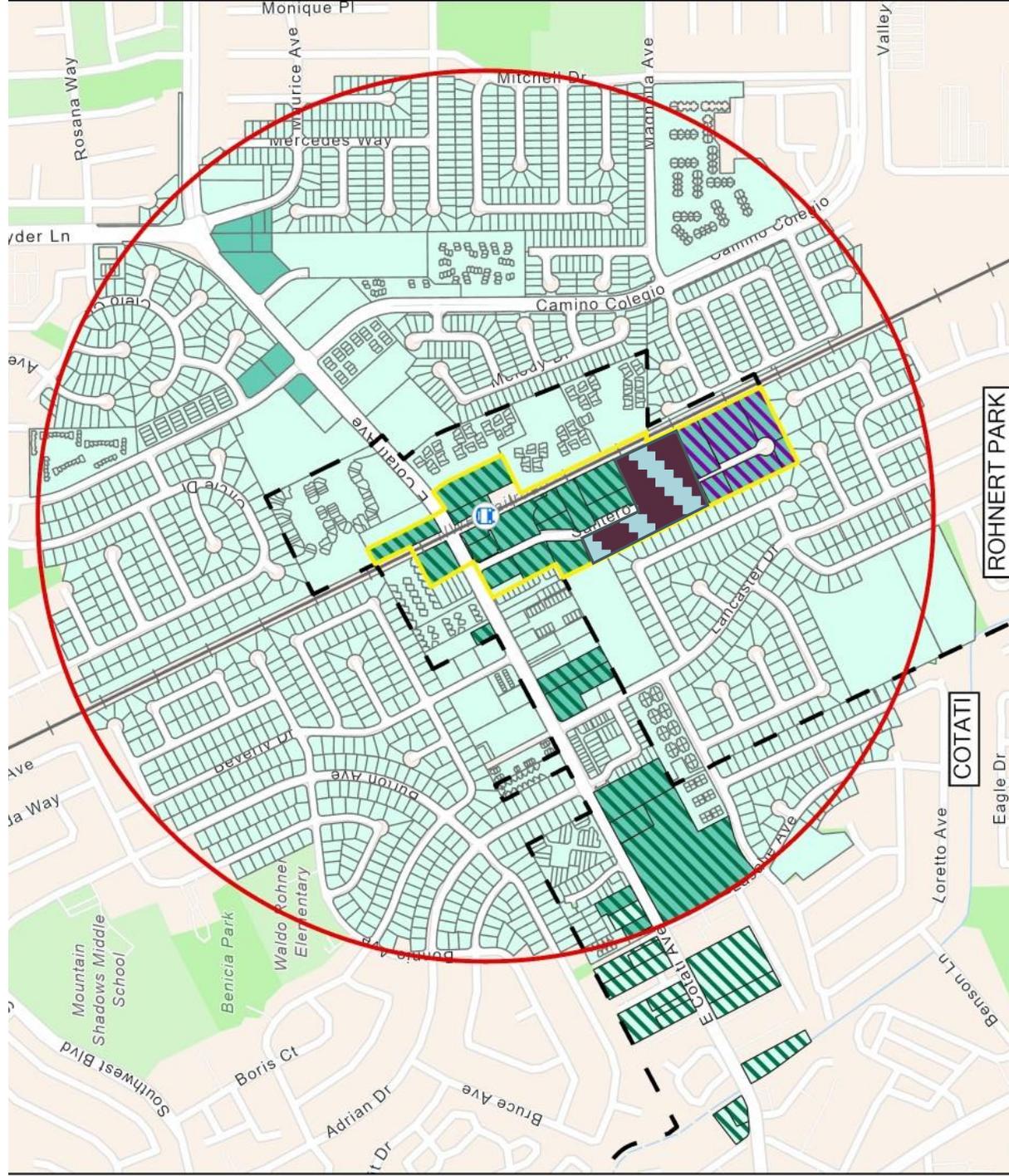
DATE POSTED: On or before October 14, 2025

WAIVER WARNING

/s/ Noah Housh
Community Development Director

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.

Santero Way (SW) and Transit Oriented Communities (TOC) Rezoning Parcels



Cotati Station Area Applicability of Transit-Oriented Communities (TOC) Development Standards

Land Use Policy Option 3:
Citywide Density



SMART Station



TOC Radius

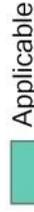


Santero Way Specific Plan Area

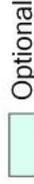


Cotati City Limits

Cotati TOC Parcel Applicability



Applicable



Optional

Transit Oriented Communities (TOC)



Proposed Parcels



Santero Way Zone
(Residential Allowed)



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