

City of Cotati

Sonoma County, California



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Cotati Planning Commission will conduct a Public Hearing on **November 17, 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 Resolution recommending that the City Council approve entitlements to permit construction of two buildings at 8150 La Plaza which will include a total of five residential units and 890 square feet of commercial retail space and find the infill development project consistent with the Cotati General Plan and its environmental impact report and exempt from further environmental review pursuant to CEQA Guidelines Sections 15183 and 15332.

CEQA DETERMINATION: In accordance with the California Environmental Quality Act (CEQA), the Community Development Department's Planning Division has determined that the project is consistent with the goals, policies, and objectives of the 2015 Cotati General Plan, as well as its associated environmental impact analysis. Consequently, the project's environmental review and determination comply with CEQA Guidelines Section 15183, which allows for streamlined evaluation by tiering from the program-level analysis in the certified General Plan EIR. Additionally, as an urban infill development, the project qualifies for a Class 32 Categorical Exemption under CEQA Guidelines Section 15332.

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

Project Name:	La Plaza Village
Address:	8150 La Plaza
APNs:	144-273-009
Applicant:	Emil Hewko
Owner:	Emil Hewko
File No.	PA# 25-10

ALL INTERESTED PERSONS are invited to attend the meeting in person, attend virtually, or send their comments on the matter listed above to JP Harries, Senior Planner, at jpharries@cotaticity.gov. Please see the meeting agenda for instructions regarding how to participate virtually.

DATE POSTED: On or before November 7, 2025

WAIVER WARNING

/s/ JP Harries
Senior 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.