



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a Public Hearing on **January 20, 2026, 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:

Request for Design Review approval to allow the construction of a 400 square foot bathroom addition and remodeling of the rear patio to accommodate the use of 8201 Old Redwood Highway as a restaurant. The new building square footage is proposed to be of a different siding material and color to the existing structure. Patio improvements are proposed to include new planters and landscaping, as well as seating and screening to separate access to the kitchen and other “back of house” elements of the proposed use.

CEQA DETERMINATION In conformance with California Environmental Quality Act (CEQA), the Community Development Department, Planning Division has found that this project qualifies for a Class 3 Categorical Exemption under CEQA Section 15303 in that restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area and 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 15303 and 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 Name: Ayawaska Restaurant Addition
Address: 8201 Old Redwood Highway
APNs: 144-263-002
Applicant: Ayahuasca Corporation
Owner: Ayahuasca Corporation
File No. PA #25-31

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 January 9, 2026

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.