

# City of Cotati

Sonoma County, California



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a Public Hearing on **March 2, 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:

Introduction and first reading of an ordinance to rezone approximately 99 parcels totaling 8.7 acres to the Santero Way (SW) zoning district and approximately 24 parcels totaling 16.65 acres to the Transit Oriented Communities (TOC) zoning district, and to make additional minor modifications to the Cotati Municipal Code (CMC) which will implement increased and intensified land use densities surrounding the SMART station and on E. Cotati Avenue in conformance with the TOC land use policies.

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

Project Name: Santero Way and TOC Rezoning Ordinance  
Address: Approximately 104 parcels located on Santero Way and 19 additional parcels along E. Cotati Avenue.  
APNs: Approximately 104 parcels located on Santero Way and 19 additional parcels along E. Cotati Avenue.  
Applicant: City of Cotati  
Owner: Multiple  
File No. PA#26-03

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](mailto:nhoush@cotaticity.gov). Please see the meeting agenda for instructions regarding how to participate virtually.

DATE POSTED: On or before February 11, 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.