

## **NOTICE OF PUBLIC HEARING**

The City Council will consider an application from Bob Massaro/Huntley Square LLC, requesting approval of a Development Agreement in relation to a proposed 10-unit "mini-townhouse" residential project at 7950 Bodega Avenue, Sebastopol (File 2019-91). The Development Agreement requests a reduction in Development Impact Fees to assist with required frontage improvements (retaining wall, curb, gutter and new sidewalk) and for an exemption of the Utility Undergrounding requirement. The City Council will hold a preliminary public hearing on this request at the date and time below.

The Planning Commission will hold a future public hearing at a later date to consider the project entitlements needed for the project (including: Use Permit, Planned Community Zoning, Tentative Subdivision Map and Environmental Review). The Project will also require Design Review by the Design Review Board.

The City Council will consider the above application on:

Tuesday, December 17, 2019  
6:00 PM  
Sebastopol Youth Annex  
425 Morris Street  
Sebastopol, CA 95472

Anyone interested may attend and be heard at this meeting.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the City of Sebastopol at or prior to the public meeting.

A copy of the application is available for public review, Monday through Thursday from 7:00 A.M. to 5:30 P.M. (12-12:30 lunch half hour excluded) at the Sebastopol Planning Department, 7120 Bodega Avenue, Sebastopol, California. A copy of the staff report will be made available the Friday before the scheduled meeting at the Sebastopol Library Reference Desk, Sebastopol Library, 7140 Bodega Avenue and posted on the City's web site, [www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us).



Mary Gourley  
Assistant City Manager / City Clerk