



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

BIANCHI JOHN M & JUDITH B TR
4521 MADDOCKS RD
SEBASTOPOL CA 95472-9769

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

GRACE CATO A & GRACE PRITAM BHAGWATI
7940 SWARTZ AVE
SEBASTOPOL CA 95472-3526

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

LOVEJOY LENORE M TR
7800 LYNCH RD
SEBASTOPOL CA 95472-4600

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

SAVIDGE GRETCHEN TR
7906 SWARTZ AVE
SEBASTOPOL CA 95472-3526

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

GHANAIM SAMIR G & GHANAIM JOYCE L
PO BOX 117912
BURLINGAME CA 94011

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

LINDBERG THOMAS R & LINDBERG DEBORAH E
7980 WASHINGTON AVE
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

BODEGA FLATS HOMEOWNERS ASSN
PO BOX 2565
SEBASTOPOL CA 95473-2565

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

SCHOCH PAUL L TR & SCHOCH PATTY J TR ET AL
335 SPARKES RD
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

FOLEY JOHN & FOLEY JENNIFER
321 S MAIN ST # 512
SEBASTOPOL CA 95472-4208

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

MARTINEZ PATRICIA D & MARTINEZ DAVID J
9990 CHESTNUT LN
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

NAGLE CANDACE MARIE TR
132 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472-3520

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

BODEGA HEIGHTS INVESTMENTS LLC
127 N MAIN ST
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

HAMANN LEE E & DEBORAH M TR
PO BOX 728
SEBASTOPOL CA 95473-0728

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

LINDBERG DEBORAH TR & LINDBERG THOMAS TR
7980 WASHINGTON AVE
SEBASTOPOL CA 95472-3533

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

LIND JANE DOROTHEA
PO BOX 341
SEBASTOPOL CA 95473-0341

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

SETTERLAND MARK
7895 WASHINGTON AVE
SEBASTOPOL CA 95472-3553

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

TREMAINE JOSEPH N TR & SMITH-TREMAINE JULIA M TR
212 PLEASANT HILL RD
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

HAUPTMAN STEPHEN TR & HAUPTMAN TRUDI M TR
258 PLEASANT HILL AVE N
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

RESSLER ANA E
PO BOX 2261
SEBASTOPOL CA 95473-2261

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

DEGROSS MARCEL J & HASLETT GERALDINE M
3562 BOSTON AVE
OAKLAND CA 94602

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

REID JOHN P TR & VALERIE J TR
300 SILALA LN
SEBASTOPOL CA 95472-9533

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

MORSE CHARLES H TR ET AL
PO BOX 2007
MILL VALLEY CA 94942

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

AQUILINA STEPHEN G & CONSTANCE J
PO BOX 135
PAHOA HI 96778

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

BOX WILLIAM THOMAS JR & LAURA L TR
7925 WASHINGTON AVE
SEBASTOPOL CA 95472-3532

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

STEELE BONNIE J TR
288 CORTE ALLEGRA
PETALUMA CA 94952

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

LUCAS PEGGY N TR
7990 BODEGA AVE
SEBASTOPOL CA 95472-3537

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

SMITH DAN D TR & JOAN MARLER TR
1645 FURLONG RD
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

SEBASTOPOL GARDEN APARTMENTS LLC
PO BOX 6164
SAN RAFAEL CA 94903-6164

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

HOURIGAN JIM & HOURIGAN RENDELL
255 GOLDEN RIDGE AVE
SEBASTOPOLE CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

DE ANGELIS MARVIN ET AL
3210 COFFEY LN STE D
SANTA ROSA CA 95403

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

ALBOHER ROBERT A & MEDAGLIA JANICE E
162 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472

PUBLIC NOTICE

REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

WEHAUSEN ALAN & WEHAUSEN TESSA
166 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472

PUBLIC NOTICE

REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

HUNTLEY SQUARE LLC
630 AIRPORT RD SUITE A
NAPA CA 94558

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

CITY OF SEBASTOPOL
7120 BODEGA AVE
SEBASTOPOL CA 95472-3700

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

HOCK PAUL TR & STROM ANN TR
729 1ST ST
SEBASTOPOL CA 95472-4123

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

UNGER A

UNGER ANNE THOMAS & OSHETSHY ROBERT E TR &
7910 SWARTZ AVE
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

PUBLIC NOTICE

REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

SEBASTOPOL MEMORIAL LAWN INC
PO BOX 66
SEBASTOPOL CA 95473-0066

PUBLIC NOTICE

REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

LEVIS ANDREW
7986 WASHINGTON AVE
SEBASTOPOL CA 95472-3533

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

PITT INVESTMENTS LLC
127 N MAIN ST
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

LACOE DEAN R ET AL
708 GRAVENSTEIN HWY N # 84
SEBASTOPOL CA 95472-2808

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

ALLEN LORENE TR ET AL
190 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

AUSTIN BROOKS TR
PO BOX 102
OCCIDENTAL CA 95465

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

HUYCK TRACY BRUCE TR & HUYCK SHARON ARLEEN TR
4635 BORDER VILLAGE RD F-1
SAN YSIDRO CA 92173

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

BODEGA HILLS LLC
1425 CORPORATE CENTER PKWY
SANTA ROSA CA 95407

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

FRANCO RUSSELL TR & FRANCO JAYDEAN I TR
PO BOX 324
BODEGA CA 94922

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

HULS RODNEY W TR & HULS SUSAN J TR
225 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472-3521

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

KEYSER AARON
156 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

BURRILL PHILLIP D & PILGRIM SARAH L
164 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

ALCANTARA ANTONIA TR
7903 WASHINGTON AVE
SEBASTOPOL CA 95472-3532

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

CONRADSON SHARI TR
7899 WASHINGTON AVE
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

MCPHAIL LAND CORPORATION
38180 DEL WEBB BLVD PMB 218
PALM DESERT CA 92211

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

SMITH CONNOR
16600 SKYLINE DR
MIDDLETOWN CA 95461

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

STIMPSON FRANK A TR & STIMPSON CHRISTEL TR
2491 SANDERS RD
SEBASTOPOL CA 95472-5363

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

GOLDIN JAY R & GOLDIN SHELLI ANN
7924 WASHINGTON AVE
SEBASTOPOL CA 95472-3533

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

SMITH CHARLES R & SMITH RUBY E
17160 CEDAR AVE
SONOMA CA 95476

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

HILLTOP HEIGHTS INVESTMENTS LLC
127 N MAIN ST
SEBASTOPOL CA 95472-3448

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

BROWDER GAIL C TR
7976 WASHINGTON AVE
SEBASTOPOL CA 95472-3533

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

CESARETTI DIANA TR
5244A HIGHWAY 116
SEBASTOPOL CA 95472

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

CHERRY JEFFREY D TR & CHERRY TAISSA N TR
1 EDGEWATER RD
BELVEDERE CA 94920

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

LISSOW GARY F TR & MELANCON JAMES M TR
168 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472

PUBLIC NOTICE

REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

SIDES HEATHER C
126 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472-3520

PUBLIC NOTICE

REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

CAZEL TOMMIE L TR
9 SAN LUIS PL
SANTA ROSA CA 95409-2806

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

YAEGER ROBERT A TR
PO BOX 1001
PENNGROVE CA 94951

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: [Huntley Square Townhomes](#). The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

BEAUCHAMP ROBERT O TR & BEAUCHAMP NATASHA TR
215 GOLDEN RIDGE AVE
SEBASTOPOL CA 95472-3521

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

DREW GREGORY
PO BOX 1979
SEBASTOPOL CA 95473

PUBLIC NOTICE
REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



**CITY OF SEBASTOPOL
PLANNING
DEPARTMENT**

NOTICE OF PUBLIC MEETING – PLANNING COMMISSION

Project Type: Zoning Amendment, Use Permit, Tentative Map, CEQA Review

Applicant: Bob Massaro/Huntley Square LLC **Project ID:** 2020-005

Address: 7950 Bodega Avenue **APN:** 004-50-024

Zoning District: Multi-Family Residential (R7)

MEETING DATE: Tuesday, November 9, 2021 at 6:00 PM

MEETING LOCATION No physical location of the meeting will be open to the public; meeting will only be held via a virtual meeting format. To attend the meeting please select the May 26, 2020 Planning Commission Meeting at www.ci.sebastopol.ca.us/Meeting-Event and select the Virtual Meeting Attachment for details on how to attend.

PROJECT CONTACT Kelly Hickler, Contract Planner, Sebastopol Planning Department
(707)823-6167 or planningtemp@cityofsebastopol.org

PROJECT DESCRIPTION: **Huntley Square Townhomes.** The applicant is seeking Planning Commission's recommendation for a 10-unit townhome project located at 7950 Bodega Avenue. Requested entitlements include a zoning amendment to modify the zoning from R7 to a Planned Community, Use Permit, a Tentative Map, and Environmental Review pursuant to the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for review on the 'Special Projects' page of the City website at <http://ci.sebastopol.ca.us/page/special-projects>, the Planning Department and, at the Sebastopol Regional Library (7140 Bodega Avenue in Sebastopol, California). Please contact the Planning Department at (707) 823-6167 for more information. Comments on the IS/MND will be received from: September 28, 2021 to October 27, 2021. The proposed project must also go to a City Council public meeting for a final decision. A separate notice will be sent when that meeting is scheduled.

- All interested persons are welcome to attend and to comment, in person or in writing at the hearing.
- For any questions or further information on this project, or to submit a written statement prior to the public hearing contact the project contact (listed above).

IF YOU CANNOT ATTEND: You can comment on the project in writing, prior to the meeting via email or mail to the project contact. Project plans and other information about the project are available for public review at the website above. Meeting agendas and materials can be viewed the Thursday before the meeting at www.ci.sebastopol.ca.us/Meeting-Event



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

WINMILL-LEE GAIL MARIE TR
7909 WASHINGTON AVE
SEBASTOPL CA 95472-3532

PUBLIC NOTICE

REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD



City of Sebastopol, Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

PUBLIC NOTICE

REGARDING A PROPOSED PROJECT IN YOUR NEIGHBORHOOD
