



City of Sebastopol  
Planning Department

May 8, 2024

Kathy Austin/Pacific Realty Development  
1555 Grant Ave  
Novato, CA 94945

**Re: Tentative Map, Conditional Use Permit, 7621 Healdsburg Ave**  
**File: 2023-078**

Dear Kathy Austin:

The City of Sebastopol has received your applications referenced above. Staff has completed its review of the plans and application materials you have submitted, which has included a referral to other City Departments and any pertinent outside agencies. Based on this review, staff has found that your application is complete. The next steps of your application are as follows:

1. Perform a traffic study for the subject site to determine final CEQA status.

Anyone dissatisfied with this decision of the Planning Director has the right to file an appeal to the Planning Commission within seven calendar days of the decision. This requires the submittal of a completed City Appeal Form, written statement, and payment of the applicable fee delivered to the Planning Department at 7120 Bodega Avenue, Sebastopol, California no later than 5:00 P.M. on Wednesday May 14, 2024.

Please feel free to contact me if you have any questions at 707-823-6167, or via email at [jjay@cityofsebastopol.gov](mailto:jjay@cityofsebastopol.gov).

Sincerely,

John Jay

cc:

Mark Hanf, via email  
City Departments