

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Sebastopol has scheduled a public hearing for an application from Rob Toste on behalf of the Grupe Company, LLC for a Tentative Subdivision Map, Density Bonus application, and related entitlements to subdivide the site into 20 lots for a for-sale residential subdivision with 19 detached Accessory Dwelling Units at 8100 Valentine Avenue. The project includes removal of protected native trees, with mitigation required per the project Tree Inventory Report. The applicant has requested waivers and/or concessions from lot coverage, building setbacks, and building height. The project will also require Design Review approvals.

The proposed project has been determined to be exempt from further environmental review under Section 15183 – Projects Consistent with a Community Plan or Zoning of the California Environmental Quality Act (CEQA) Guidelines.

The Regular Meeting will be held in Person and Virtual/Remote Participation

In-person Location: Sebastopol Youth Annex, 425 Morris Street, Sebastopol, CA 95472

Remote/Virtual Participation: <https://us02web.zoom.us/j/87117231344> ID: 871 1723 1344 Passcode: 447660 is for providing public comment/Vimeo is utilized for viewing only of the meeting.

Notice: The City of Sebastopol shows live broadcasts and video archives of city meetings over the Internet. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

The Regular Meeting will consider this on: Tuesday, October 20, 2026
at or after 6:00 pm

Anyone interested may attend in person, by phone or by computer and be heard at this meeting.

SUBMITTING COMMENTS: For staff report inclusion, all comments must be received one week prior to the meeting date. Comments shall be submitted: by email to planning@cityofsebastopol.gov or mailed/left at City of Sebastopol City Hall at 7120 Bodega Avenue, or by phone. Please call 707-823-6167 to leave a message (by recording or comments provided verbally to City staff). If recorded, your voicemail will be transcribed and included in the public record, but will not be read into the minutes at the meeting. Comments received after posting of the agenda will be provided to the City Council.

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

A copy of the staff report will be available for public review at the City of Sebastopol website www.cityofsebastopol.gov

