

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Sebastopol has scheduled a public hearing to consider an application from Rob Toste on behalf of the Grupe Company, LLC for a Tentative Subdivision Map, Density Bonus, and related entitlements to subdivide a 2.69 acre lot located at 8100 Valentine Avenue 20 lots, allowing up to 39 total units (20 single family homes and up to 19 detached Accessory Dwelling Units (ADUs)). The project requests removal of up to 7 protected native trees, with mitigation per the project Tree Inventory Report. Parking for 83 vehicles is proposed. The applicant has requested waivers and/or concessions under Government Code 65915 to allow greater lot coverage, reduced building setbacks, and greater building heights. The project will also require Tree Removal permits and Design Review approval.

The proposed project has been determined to be exempt from further environmental review under Section 15183 (Projects Consistent with a Community Plan) of the California Environmental Quality Act (CEQA) Guidelines. A copy of the CEQA determination will be included with the staff report.

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/86778662496> ID: 867 7866 2496 Passcode: 991622 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 September 22, 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: Public comments received at least one week prior to the meeting date will be included with the staff report. Comments should be submitted by email to planning@cityofsebastopol.gov or mailed/left at City of Sebastopol City Hall at 7120 Bodega Avenue. You may also 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 Planning Commission.

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 on the City of Sebastopol website at least 5 days before the meeting, www.cityofsebastopol.gov

