

# City of Cotati

Sonoma County, California



May 8, 2025

## **Transit Oriented Community (TOC) Rezoning Project Summary**

The City has begun a project to increase the allowable residential and commercial development on properties in close proximity to the SMART rail station. This project is called the Transit Oriented Community (TOC) Rezoning. The attached map highlights all parcels proposed for inclusion, in blue. The yellow highlighted parcels were previously modified as part of the Santero Way Specific Plan (SWSP) update, and this rezoning project will also seek to implement the land use changes previously made in the SWSP update.

The scope of the proposed changes to the identified properties include increasing the allowable residential density to 25-35 units per acre; increasing the allowable commercial development foot-print (called a Floor Area Ratio or F.A.R.) to 3.0, reducing the parking spaces required to serve this future development and lastly, expanding the allowable land uses in the project area. The stated goal of these changes is to increase the number of homes and the amount of commercial activity in close proximity to the SMART train station. These proposed changes will not affect the current use of these properties; rather they affect future redevelopment by allowing more homes and/or commercial buildings to be constructed and more types of commercial activities to occur on-site.

The project is being initiated due to changes in the One Bay Area Grant (OBAG) requirements, which is one of the primary funding sources for City infrastructure improvements. Future OBAG funding cycles will prioritize investments in transit station areas and jurisdictions which are compliant with the TOC Policy. To ensure eligibility for OBAG 4 funding and any other discretionary funding that may be linked to TOC Policy compliance, jurisdictions are being directed to anticipate demonstrating compliance prior to adoption of OBAG 4 (expected in 2026). The TOC land use policies are based on the Metropolitan Transportation Commission (MTC) Plan Bay Area 2050, the region's long-range plan for transportation, housing, the economy and the environment.

More information on the MTC Plan Bay Area 2050 and the Transit Oriented (TOC) Policy can be found on the MTC website

<https://mtc.ca.gov/planning/land-use/transit-oriented-communities-toc-policy>

To discuss this proposal or to get more information on how to participate, please contact me directly at [nhoush@cotaticity.gov](mailto:nhoush@cotaticity.gov) or 707-665-3635.

Sincerely,  
Noah Housh  
Community Development Director

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