

**CITY OF NOVATO
NOTICE OF DESIGN REVIEW HEARING
HAMILTON COTTAGES
SENIOR HOUSING TRIANGLE ON HAMILTON PARKWAY
APN 157-860-03**

Notice is hereby given that the Novato Design Review Commission will conduct a public hearing on **Wednesday, March 16, 2016, at 7:30 PM** in the Novato City Hall at 901 Sherman Avenue, Novato, California, to consider making a recommendation to the Planning Commission and City Council regarding the site design, building massing, and conceptual architecture for Hamilton Cottages, a proposed for-sale, 16-unit, residential development for senior aged residents of 55 years or older. The project is proposed on a 1.5 acre parcel commonly referred to as the “Senior Housing Triangle,” located on the [south side of Hamilton Parkway across from Bristol Lane](#). The project includes four detached home types, all of which are two-stories in height and feature Craftsman architecture. The proposed homes would range in size from 1,496 square-feet to 2,580 square feet. The project applicant is proposing to reserve one (1) residence for-sale to seniors meeting moderate income limits, one (1) residence for-sale to seniors meeting low income limits, and have requested to pay an in-lieu fee for the remaining fractional required affordable unit.

Comments received on or before the hearing date will be considered by the Design Review Commission.

If anyone wishes to challenge this project in court, they may be limited to raising only those issues they or anyone else raised, described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the hearing.

For information regarding the above noted application, please contact Brian Keefer, Planner II, at (415)899-8941 or bkeef@novato.org. It is recommended that an appointment be made with the project staff member prior to visiting the City offices. The City of Novato Community Development Department is located at 922 Machin Avenue, Novato, CA 94945. The Department is open Monday through Friday (**closed every other Friday, including March 11, 2016**) 9:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m.

Community Development Director

File Reference: P2015-071

CITY OF NOVATO
NOTICE OF DESIGN REVIEW HEARING
EXTERIOR DESIGN MODIFICATIONS
OMA VILLAGE
5394 NAVE DRIVE
APN 155-020-46

Notice is hereby given that the Novato Design Review Commission will conduct a public hearing on **Wednesday, March 16, 2016, at 7:30 PM** in Novato City Hall at 901 Sherman Avenue, Novato, California, to consider exterior design changes to Oma Village, an approved 14-unit apartment complex. Oma Village is under construction and the developer, Homeward Bound of Marin, is proposing to adjust elements of the project's architectural design, including: a) reducing the number decorative metal window awnings; b) substituting double-hung windows for casement windows; c) substituting solid panel doors for glass panel doors; and d) simplifying the cornice detail along the top edge of the apartment buildings' exterior walls.

Comments received on or before the hearing date will be considered by the Design Review Commission. To appeal a final action on an application, a letter outlining the basis of the appeal shall be submitted within ten calendar days following the action, accompanied by the required filing fee.

If anyone wishes to challenge this project in court, they may be limited to raising only those issues they or anyone else raised at the public hearing described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the hearing.

For information regarding the above noted application, please contact Steve Marshall, Planning Manager, at (415) 899-8942 or smarshall@novato.org. It is recommended that an appointment be made with the project staff member prior to visiting the City offices. The City of Novato Community Development Department is located at 922 Machin Avenue, Novato, CA 94945. The Department is open Monday through Friday (**closed every other Friday, including March 11, 2016**) 9:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m.

Community Development Director

File Reference: P2014-008