

**CITY OF NOVATO
NOTICE OF PUBLIC HEARING
NOTICE OF DESIGN REVIEW HEARING ON SITE AND ARCHITECTURAL DESIGN REVISIONS FOR
THE McPHAIL'S COMMERCIAL DEVELOPMENT LOCATED AT 5400 HANNA RANCH RD., APNs 153-
220-16 & 19**

Notice is hereby given that the Novato Design Review Commission will hold a public design review hearing on Wednesday, April 6, 2016, at 7:30 p.m. in the Novato City Hall Council Chambers, 901 Sherman Avenue, Novato, California, to consider approving site design, landscaping and building architecture revisions for Buildings A (21,908sf, one and two story), B (21,640sf, single story), and C (18,440sf single story) of the McPhail's Office Commercial Development for a combined total of 61,988sf on a 4.9 acre vacant site at [5400 Hanna Ranch Rd.](#), APNs 153-220-16 & 19, which is located at the northeast corner of the interchange of Highways 101 and 37. The project, including a Mitigated Negative Declaration, a Master Plan, a Precise Development Plan and a Tentative Map, was initially approved in 2008. The Commission considered the project at its March 2, 2016 hearing. The Commission moved to continue its consideration of the project in order for the applicant to make several site and architectural design revisions to Buildings B and C, and to provide an enhanced landscape plan based on Commission comments provided at the March 2, 2016 hearing.

Based on the type of design changes proposed, pursuant to Section 15162 of the California Environmental Quality Act, no subsequent Negative Declaration will be prepared. Comments received on or before the public hearing date noted above 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 at the public meeting described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public meeting.

For more information regarding this application, please contact Hans Grunt, Senior Planner, at (415)899-8940 or hgrunt@novato.org. It is recommended that an appointment be made with the staff members listed above prior to visiting the City offices to ensure their availability. 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 25, 2016) 9:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m.

COMMUNITY DEVELOPMENT DIRECTOR

File No. P2015-080