

**CITY OF NOVATO
NOTICE OF DESIGN REVIEW WORKSHOP
NEW HOTEL
7701 REDWOOD BOULEVARD
APNs 125-202-13 & 125-202-14**

Notice is hereby given that the Novato Design Review Commission will hold a public design review workshop on **Wednesday, July 6, 2016, at 7:30 p.m.** in the Novato City Hall Council Chambers, 901 Sherman Avenue, Novato, California, to consider and provide feedback to the applicant regarding the conceptual site design and architecture for a new hotel proposed on a vacant parcel at the northwest corner of [Wood Hollow Drive and Redwood Boulevard](#). The hotel would be approximately 55,350 square feet in floor area with 87 to 95 rooms and would include associated parking, access, landscaping, retaining walls, and bio-retention (storm water filtration) facilities. The conceptual project plans describe the hotel building stepping from a height 33 feet-4 inches to 48 feet-6 inches at the top of a tower element. The hotel would include basement level parking.

The Design Review workshop noted above is intended to provide an opportunity for the Design Review Commission, the public, and the project applicant to have an informal discussion about the project's conceptual site design, building massing, and architectural theme. The Design Review Commission will not be making a formal decision on the project at the public workshop. However, comments and suggestions on the project are encouraged at this early stage of review so that they may be considered by the Design Review Commission, city staff, and the project applicant.

For more information regarding this application, please contact Brian Keefer, Planner II, at (415)899-8941 or bkeefe@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 July 1st, 2016**) from 9:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m. Please note the City of Novato is closed for the July 4 holiday.

COMMUNITY DEVELOPMENT DIRECTOR

CITY OF NOVATO
NOTICE OF DESIGN REVIEW WORKSHOP
RODAS RESIDENCE- SINGLE FAMILY RESIDENCE
715 LAMONT AVENUE - APN: 153-141-31

Notice is hereby given that the Design Review Commission on **July 6, 2016 at 7:30 pm** at Novato City Hall at 901 Sherman Avenue, Novato, California will consider and provide feedback to the applicant on the conceptual building massing and architecture of a proposed two-story, single family residence located at [715 Lamont Avenue](#), APN: 153-141-31. The proposed residence would include 1,970 square feet of ground floor area, 1,055 square feet of second story area, and 540 square feet of garage space. Design Review is required for two-story residences in the R4-6.0 zoning district.

The Environmental Coordinator has determined that this project is exempt from the California Environmental Quality Act under Section 15303 *New Construction or Conversion of Small Structures*. CEQA Guidelines Section 15303 exempts projects involving the construction and location of limited numbers of new, small facilities or structures, including the construction or conversion of a single family residence.

The Design Review workshop noted above is intended to provide an opportunity for the Design Review Commission, the public, and the project applicant to have an informal discussion about the project's conceptual site design, building massing, and architectural theme. The Design Review Commission will not be making a formal decision on the project at the public workshop. However, comments and suggestions on the project are encouraged at this early stage of review so that they may be considered by the Design Review Commission, city staff, and the project applicant

For information regarding the above noted application, please contact Matt Gilster, Planner II, at (415) 493-4708, or mgilster@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 Thursday and every other Friday (closed every other Friday, including July 1, 2016) from 9:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m. Please note that the City offices are also closed on Monday, July 4.

Community Development Director

File Reference: P2015-075