

**CITY OF NOVATO
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A CEQA MITIGATED NEGATIVE DECLARATION
HAMILTON COTTAGES
SENIOR HOUSING TRIANGLE ON HAMILTON PARKWAY
APN 157-860-03 & 04**

Notice is hereby given that the Novato Planning Commission will conduct a public hearing on **Monday, August 29, 2016, at 7:00 p.m.** in the Novato City Hall at 901 Sherman Avenue, Novato, California, to consider providing a recommendation to the City Council regarding a proposal to develop a 16 unit, senior oriented (62+), single family residential project. 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, and range in size from 1,496 square-feet to 2,580 square feet. The project applicant is requesting the following city approvals to construct the facility: master plan amendment, precise development plan, design review, and a subdivision tentative map.

Further notice is hereby given that an Initial Study has been prepared for the project in conformance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study did not identify any significant environmental impacts arising from the project that could not be mitigated to a less-than-significant level. Therefore, the City of Novato is considering adopting a Mitigated Negative Declaration (MND) for the project. Comments on the MND/Initial Study will be accepted during a 20-day public review period commencing on August 9, 2016, and ending on August 29, 2016. Comments may be provided orally at the Planning Commission hearing listed above or via written correspondence delivered to the Novato Community Development Department, Attn: Brian Keefer, Planner II, 922 Machin Avenue, Novato, CA 94945.

Hard copies of the MND/Initial Study may be viewed at the Community Development Department at the address listed below, the Novato Library at 1720 Novato Boulevard, Novato, or the South Novato Library, 931 C Street, Novato. An electronic copy of the MND/Initial Study may be obtained via the City's website at:

<http://novato.org/government/community-development/planning-division/planning-projects>

Comments received on or before the public hearing date will be considered by the Planning 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 hearing described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

For information regarding the above noted project, please contact Brian Keefer, Planner II, at (415)899-8941 or bkeefer@novato.org. It is recommended that an appointment be made with the staff member listed above prior to visiting the City offices to ensure his/her 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 August 12 and August 26, 2015**) 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