

**CITY OF NOVATO
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
HAMILTON SQUARE TOWNHOMES**

Notice is hereby given that the Planning Commission will conduct a public hearing on **Monday, July 13, 2015, at 7:00 p.m.** in the Novato Police Officers Training Room at the Novato Police Department at 908 Machin Avenue, Novato, California, to consider providing a recommendation to the City Council regarding a proposal to construct a 31-unit townhome project on a 2.67 acre parcel located at [970 "C" Street](#), APN 157-980-05. The project proposes the construction of 31 three and four bedroom units, located within a series of two-and-three story buildings, and clustered around an open park space with an internal street network. A total of six (6) units would be available to low (3-units) and moderate (3-units) income categories. The project requires a: general plan amendment (GPA), master plan amendment (MPA), precise development plan amendment (PDP), vesting tentative map and design review (DR). The GPA would change the land use designation assigned to the project site from Neighborhood Commercial (CN) to Medium Density Multiple Family Residential (R10). The MPA would amend the Hamilton Reuse Plan for the Main Gate parcel of the Exchange Triangle Planning Area 5 to: 1) change the land use from Neighborhood Commercial to Medium Density Multiple Family Residential (R10); 2) allow an increase in building heights from two to three stories in the R10 land use designation; and 3) allow an increase in the maximum height from 30 to 34 feet. The PDP, consisting of the project plans, addresses the specifics of the project's design and operation, and amends the previously approved office project to allow residential uses at this location. The VTM subdivides the parcel into 31 residential lots and one common area space. The DR focuses on the project's site design, landscape plan, and architectural design. Soil remediation needs to occur to allow a covenant, restricting residential use at this parcel, to be removed on this parcel. Release of the covenant is required from the State of California Department of Toxic Substances Control (DTSC), and Regional Water Quality Control Board (RWQCB), as well as the Department of the Navy.

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 intends to adopt a Mitigated Negative Declaration (MND). Comments on the MND/Initial Study will be accepted during a 30-day public review period commencing on July 1, 2015, and ending on July 31, 2015. Comments may be provided orally at the Planning Commission hearing listed above or via written correspondence delivered to the Novato Community Development Department, Attn: Elizabeth Dunn, AICP, Planning Manager, 922 Machin Avenue, Novato, CA 94945. The MND/Initial Study may be viewed at the Community Development Department at the address listed below. 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 Elizabeth Dunn, AICP, Planning Manager, at (415) 493-4711 or edunn@novato.org. It is recommended that an appointment be made with the staff member listed above prior to visiting the City offices to ensure 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 July 3, 17, and 31, 2015, and Thursday July 2, 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: P2013-040