



CITY OF NOVATO

NOTICE OF PUBLIC HEARING

THE NOVATO DESIGN REVIEW COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:

Hearing Date, Time, & Location	June 7, 2017, at 7:30 P.M. Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Accessory Structure Construction (Artist Studio) P2016-076
Project Location & APN	6 Conchita Court APN: 146-371-14
Project Description	<p>The applicant has proposed the addition of a 399-square foot accessory structure which will be located in the rear yard, approximately 92-feet downhill from the residence. The accessory structure is being proposed for use as an artistic studio and workshop.</p> <p>This project is subject to Design Review due to the parcel's average slope exceeding 10%, which triggers the provisions of the Hillside and Ridgeline Protection Ordinance.</p>
California Environmental Quality Act (CEQA)	The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City of Novato Environmental Review Guidelines pursuant to CEQA Guidelines Section 15303, <i>New Construction or Conversion of Small Structures</i> .
Staff Contact	Vivek Damodaran, Planner I (415) 899-8939 vdamodaran@novato.org
Application Information for Public Review	Novato Community Development Department, 922 Machin Avenue, Novato, CA 94945 Open Monday through Thursday and alternating Fridays from 9 AM to 1 PM and 2 PM to 5 PM. Closed Monday 5/29/2017 as well as Friday 6/2/2017.

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

Date: 5/26/2017



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Hearing Date, Time, & Location	June 7, 2017, at 7:30 P.M. Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Ghany Live/Work Project P2016-075
Project Location & APN	Intersection of Bolling Drive and Marin Valley Drive APN: 155-020-29
Project Description	<p>The applicant has applied for the design review of a new two-story structure (2,173 square feet) at the vacant parcel located at the south east intersection of Bolling Drive and Marin Valley Drive.</p> <p>As proposed, the structure will be separated for commercial and residential uses, the lower level will be used as an office space and the upper level will be used for permanent residence, both of the spaces will be occupied by the applicant as a live/work project.</p>
California Environmental Quality Act (CEQA)	The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City of Novato Environmental Review Guidelines pursuant to CEQA Guidelines Section 15303, <i>New Construction or Conversion of Small Structures</i> .
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