



CITY OF NOVATO

NOTICE OF PUBLIC HEARING

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

Hearing Date, Time, & Location	June 18, 2018, at 7:00 PM Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Satrap Residence Additions and Lot Line Adjustment P2018-006 & 007
Project Location & APN	9 Thunderbird Drive APN: 160-364-04 & -14
Project Description	<p>The project consists of a lot line adjustment, additions to the existing residence, and installation of an in-ground pool and associated at-grade concrete patios. The additions include a new 898 sq. ft. bedroom, 639 sq. ft. bonus room, and 99 sq. ft. of general interior space – 588 sq. ft. of existing floor area will be removed from the home, equaling 1,048 sq. ft. of net new floor area, resulting in a total building size of 5,391 sq. ft. The additions require the removal of several existing pine and redwood trees.</p> <p>The lot line adjustment would merge a 15,827 sq. ft. lot with a 17,813 sq. ft. parcel on which the existing residence is located, resulting in a single, 33,640 sq. ft. parcel.</p>
California Environmental Quality Act (CEQA)	The lot line adjustment, additions, and site improvements are exempt from the California Environmental Quality Act (CEQA) and the City of Novato Environmental Review Guidelines, pursuant to CEQA Guidelines Sections 15301, <i>Existing Facilities</i> , and 15305, <i>Minor Alterations in Land Use Limitations</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 Friday June 15, 2018.

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: June 8, 2018