

	<p><b>CITY OF NOVATO</b>  <b>NOTICE OF PUBLIC HEARING</b></p> <p>THE NOVATO PLANNING COMMISSION  WILL HOLD A PUBLIC HEARING TO  CONSIDER THE FOLLOWING:</p>
Hearing Date, Time & Location	<b>Monday, November 5, 2018, 7:00 PM</b> Novato City Hall, 901 Sherman Avenue, Novato CA
Project Name & Application	First and Grant Mixed-Use Development P2017-092; Use Permit, Design Review and Vesting Tentative Subdivision Map
Project Location & APN	1107 Grant Avenue APNs: 141-282-04 & 141-282-07
Project Description	Three story mixed-use commercial and residential building including 13,317 SF of ground floor commercial space and 32 residential units on the second and third floors. A corresponding vesting tentative subdivision map is proposed to afford individual ownership of the residential units and the commercial space. 47 parking spaces are provided on site for the residential component, and five (5) off-street spaces are added along Industrial Way. For the commercial component, the proposal is seeking approval of a downtown parking waiver.
California Environmental Quality Act (CEQA)	The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-fill Development Projects.
City Staff Contact	Hans Grunt, Senior Planner (415) 899.8940 <a href="mailto:hgrunt@novato.org">hgrunt@novato.org</a>
Application Information for Public Review	Project website: <a href="http://novato.org/pini">novato.org/pini</a>  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, November 2, 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: October 25, 2018