



THE CITY OF
NOVATO
CALIFORNIA

CITY OF NOVATO NOTICE OF PUBLIC HEARING

AMENDMENTS TO THE NOVATO MUNICIPAL CODE AMENDING SECTION 19.34.030 (ACCESSORY DWELLING UNITS) OF CHAPTER XIX (ZONING) TO: A) MAINTAIN CONSISTENCY WITH STATE LAW RELEVANT TO ADUs, INCLUDING PARKING REQUIREMENTS; B) EXEMPT PUBLIC AGENCIES AND NON-PROFIT HOUSING ORGANIZATIONS FROM AN OWNER-OCCUPANCY REQUIREMENT CURRENTLY APPLIED TO ADUs; AND C) OTHER AMENDMENTS TO CLARIFY EXISTING STANDARDS. THE PROPOSED AMENDMENTS ARE EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15282(h) – OTHER STATUTORY EXEMPTIONS.

Notice is hereby given that the Novato Planning Commission will hold a public hearing on **Monday, July 8, 2019, at 7:00pm** in Novato City Hall, 901 Sherman Avenue, Novato, California to provide a recommendation to the City Council regarding a proposal to amend the Novato Municipal Code including the following:

- Maintain consistency with state law relevant to ADUs, including parking requirements;
- Exempt public agencies and non-profit housing organizations from an owner-occupancy requirement currently applied to ADUs; and
- Other amendments to clarify existing standards.

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 on, or prior to, the hearing date.

Information on the above proposal is available at the City of Novato Community Development Department, 922 Machin Avenue, Novato, CA 94945. All inquiries should be directed to Steve Marshall, Planning Manager, at (415) 899-8942, or via e-mail: smarshall@novato.org, weekdays from 9 a.m. to 5 p.m. at the Community Development Department. It is recommended that an appointment be made with the staff member noted above, prior to visiting the City offices. The Department is open Monday through Thursday and alternating Fridays from 9am to 1pm and 2pm to 5pm (**closed Friday 6/28/19 and Thursday 7/04/19**).

COMMUNITY DEVELOPMENT DIRECTOR



CITY OF NOVATO
COMMUNITY DEVELOPMENT

CITY OF NOVATO NOTICE OF PUBLIC HEARING

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

Hearing Date, Time & Location	Monday, July 8, 2019, at 7:00 P.M. Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Stone Tree Golf Club Temporary Driving Range Time Extension of Temporary Use Permit P2015-057
Project Location & APN	Marin County Flood Control District – Irrigated Field South of the Stone Tree Golf Course at Twowater Trail APN: 157-160-18
Project Description	Bay Club Stone Tree, LLC is requesting a one-year extension of an approved temporary use permit to continue operating a temporary golf driving range within a 20-acre irrigated agricultural field owned by the Marin County Flood Control and Water Conservation District.
California Environmental Quality Act (CEQA)	Bay Club’s temporary driving range was previously found to be exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15304(e), <i>Minor Alterations to Land</i> . This exemption remains applicable to the requested time extension since there are no proposed changes to the driving range.
Staff Contact	Steve Marshall, Planning Manager (415) 899-8942 smarshall@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 6/28/2019 and Thursday 7/4/2019.

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: 6/27/2019