

 <p>CITY OF NOVATO COMMUNITY DEVELOPMENT</p>	<p>CITY OF NOVATO NOTICE OF PUBLIC HEARING</p> <p>THE NOVATO PLANNING COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:</p>
<p>Hearing Date, Time & Location</p>	<p>Monday, November 11, 2019, 7:00 PM Novato City Hall, 901 Sherman Avenue, Novato, CA</p>
<p>Project Name & Application</p>	<p>Downtown Center Pad Building P2018-033</p>
<p>Project Location & APN</p>	<p>1727 Grant Ave (7th Street frontage south of CVS) APN: 141-201-54</p>
<p>Project Description</p>	<p>General Plan Amendment and Zoning Map Amendment covering a 0.66-acre area to change from Parkland to Neighborhood Commercial, and a Use Permit and Design Review for a proposed 3,370-square-foot, 28-foot tall, one-story building for two restaurant tenant spaces, and a drive-through for one of the tenant spaces. Additional improvements include an outdoor dining area, trash enclosure, vehicle parking, bicycle racks, and landscaping.</p>
<p>California Environmental Quality Act (CEQA)</p>	<p>The project is exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(3) – Common Sense Exemption; 15303 – New Construction or Conversion of Small Structures; and 15332 - In-fill Development Project.</p>
<p>Staff Contact</p>	<p>Brett Walker, Senior Planner 415-493-4711 bwalker@novato.org</p>
<p>Application Information for Public Review</p>	<p>Novato Community Development Department 922 Machin Avenue, Novato, CA 94945 Open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed Friday, November 1, 2019.</p>

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 31, 2019