

 <p>CITY OF NOVATO COMMUNITY DEVELOPMENT</p>	<p>CITY OF NOVATO NOTICE OF PUBLIC HEARING</p> <p>THE NOVATO CITY COUNCIL WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:</p>
<p>Hearing Date, Time & Location</p>	<p>Tuesday, December 17, 2019, 6:00 PM Novato City Hall, 901 Sherman Avenue, Novato</p>
<p>Project Name & Application</p>	<p>7711 Redwood Blvd Residences P2018-085</p>
<p>Project Location & APN</p>	<p>7711 Redwood Blvd APN: 125-580-16 and 125-580-17</p>
<p>Project Description</p>	<p>The project includes requests for a general plan map amendment (GPA), zoning map amendment (ZMA), tentative subdivision map, lot line adjustment, and design review for a proposed 80-unit townhome-style residential condominium development. The GPA and ZMA would reconfigure the 4-acre boundary of the Affordable Housing Opportunity (AHO) Overlay at the site. Project webpage: www.novato.org/7711Redwood</p>
<p>California Environmental Quality Act (CEQA)</p>	<p>Pursuant to CEQA and the City of Novato Environmental Guidelines, an Addendum to the Certified Environmental Impact Report (EIR) for the Novato General Plan 2007-2014 Housing Element (SCH No. 2013032070) was prepared for the project.</p>
<p>Planning Commission Recommendation</p>	<p>On October 14, 2019, the Planning Commission voted to recommend that the City Council adopt a CEQA Addendum and approve the project entitlements.</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, December 13, 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: December 6, 2019