

	<p><b>CITY OF NOVATO</b></p> <p><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 & Format	<p><b>Monday, September 13, 2021, 7:00 PM</b></p> <p>This hearing will be held via teleconference. Please visit: <a href="http://www.novato.org/agendas">www.novato.org/agendas</a> to obtain participation options and instructions.</p>
Project Name & Location	<p>Accessory Dwelling Units and Junior Accessory Dwelling Units - Zoning Ordinance Text Amendments; Citywide Applicability</p>
Project Description	<p>The Planning Commission will conduct a public hearing and consider adopting a resolution recommending the City Council approve amendments to Chapter XIX (Zoning) of the Novato Municipal Code involving the repeal and replacement of Sections 19.34.030 (Accessory Dwelling Units) and 19.34.031 (Junior Accessory Dwelling Units) and minor text amendments to the following sections as required to comply with California Government Code Sections 65852.2 and 65852.22.:</p> <p>19.08.030 (Agricultural/Resource Zoning)  19.12.030 (Commercial/Industrial District Zoning)  19.14.040 (Special Purpose Zoning)  19.16.070 (Affordable Housing Opportunity AHO Overlay)  19.20.100 (Setback Requirements and Exceptions)  19.24.020 (Affordable Units)  19.26.050 (Hillside Project Development Standards)  19.30.040 (Parking)  19.60.020 (Definitions of Specialized Terms and Phrases)</p>
California Environmental Quality Act (CEQA)	<p>The proposed amendments are statutorily exempt from the requirements of CEQA and the City of Novato Environmental Review Guidelines per CEQA Guidelines Section 15282(h).</p>
Staff Contact	<p>Vivek Damodaran, Planner II  415-899-8939  <a href="mailto:vdamodaran@novato.org">vdamodaran@novato.org</a></p>
Information for Public Review	<p>Novato Community Development Department  922 Machin Avenue, Novato</p> <p>Contact the City staff member above to schedule an appointment Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed Friday, September 3, 2021, and Monday, September 6, 2021.</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: September 2, 2021