



CITY OF NOVATO
COMMUNITY DEVELOPMENT

CITY OF NOVATO NOTICE OF PUBLIC HEARING

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

Hearing Date, Time, & Location	Wednesday, September 21, 2022, 7:00 PM Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Valley Oaks P2021-047
Project Location & APN	West side of Redwood Blvd. near Pinkston Road APNs 125-580-23 & 125-180-38 (portion)
Project Description	Proposed residential development that includes 61 attached and detached single-family residences with 45 attached junior accessory dwelling units (JADUs) and 20 townhome-style condominium units for a total of 126 residential living units on a 37.6-acre site, with 20± acres designated as open space area. Building heights would range from 30 to 45 feet.
California Environmental Quality Act (CEQA)	An environmental assessment is not required to conduct a design review hearing. The City will complete the appropriate level of environmental review pursuant to the California Environmental Quality Act (CEQA) before the project is scheduled for future Planning Commission and City Council public hearings.
Staff Contact	Brett Walker, Senior Planner 415-493-4711; bwalker@novato.org
Application Information for Public Review	Project webpage: www.novato.org/valleyoaks 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, September 16, 2022.

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 8, 2022