



NOVATO GENERAL PLAN AMENDMENT FOR THE 2023-2031 HOUSING ELEMENT UPDATE

NOTICE OF PUBLIC HEARING

Hearing Date, Time & Location

Notice is hereby given that the Novato Planning Commission will conduct a hearing to receive public testimony and provide a recommendation to the City Council on adoption of the Housing Element and a related CEQA Addendum.

The hearing will be conducted on Monday, January 9, 2023, beginning at 7:00 PM in Novato City Hall, 901 Sherman Avenue, Novato.

Summary Project Description

The project is a comprehensive update of the City's Housing Element of the General Plan for the 6th cycle. The 6th cycle covers the Regional Housing Needs Allocation (RHNA) projection period of 2023 – 2031. As an element of the Novato General Plan, and in accordance with the California Government Code, the Housing Element presents a comprehensive set of housing policies and programs to address identified housing needs for the City. It replaces the 5th Cycle Housing Element which covered the period of 2014 – 2022. Adoption of the Housing Element requires approval of a General Plan amendment by the City of Novato City Council.

Approval of the Novato 6th Cycle Housing Element would enable the City to preserve, improve and develop housing for all income segments of the community and demonstrate how the City intends to meet the RHNA numbers assigned by the Association of Bay Area Governments (ABAG). The RHNA for the City includes a total of 2090 housing units consisting of 570 Very Low Income, 328 Low Income, 332 Moderate Income and 860 Above Moderate Income. However, adoption of the Element would not approve any physical development of housing identified in the document. Therefore, physical changes to the environment would not directly result from adoption.

A draft of the Housing Element document can be downloaded at:

<https://www.novato.org/government/community-development/housing-element-update?locale=en>

California Environmental Quality Act (CEQA)

An addendum to the General Plan 2035 EIR was prepared for the draft Housing Element in accordance with CEQA Guidelines Section 15164. The General Plan 2035 EIR, adopted by the Novato City Council on October 27, 2020, including all mitigation measures, can be viewed and downloaded here:

<https://www.novato.org/home/showpublisheddocument/31466/637357723401200000>

Cortese Sites

Novato hosts properties listed on hazardous waste sites lists compiled pursuant to California Government Code Section 65962.5. Please refer to Table 4.7-1 of the General Plan 2035 EIR for a description of these sites. <https://www.novato.org/home/showpublisheddocument/31466/637357723401200000>

Information for Public Review

The staff report, including links to the 6th Cycle Housing Element and General Plan 2035 EIR addendum will be available at the following link, on or before Thursday, January 5, 2023:

<https://www.novato.org/government/city-council/agendas-minutes-videos>

For information regarding the project, please contact Vicki Parker, Community Development Director via email at housingelement@novato.org. It is recommended that an appointment be made with the staff member listed above prior to visiting the City offices to ensure his/her availability. The Novato Community Development Department is located at 922 Machin Avenue, Novato, CA 94945. The Department is open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. The Department is closed Monday, January 2, Friday, January 6, and Friday, January 20, 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: December 30, 2022