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July 17, 2023

VIA EMAIL

City of Novato Planning Division
922 Machin Avenue
Novato, CA 94945
planning@novato.org

Re: Housing Development Applications Pursuant to AB 2011
Landing Ct. & Redwood Blvd. (APN 153-162-70)

To Whom It May Concern:

This letter is on behalf of AMG & Associates LLC (“AMG”) and is submitted in connection with a development application for the above referenced housing development project (the “Proposed Project”), pursuant to AB 2011 (Government Code Section 65912.100 et seq.). AB 2011, which took effect July 1, 2023, requires streamlined, ministerial approval for housing development projects meeting specified site-level requirements. Pursuant to Government Code Section 65912.114, a public agency must complete its review of an AB 2011 project within 90 days if the project will have 150 or fewer units, or otherwise within 180 days. An AB 2011 project is exempt from review under the California Environmental Quality Act.

The Proposed Project is located within an Affordable Housing Overlay within the General Commercial zoning designation. It would be 100 percent affordable to lower income households and therefore is eligible for a density bonus pursuant to Government Code Section 65915 in addition to meeting the affordability criteria of AB 2011. The Proposed Project is located within one-half mile of a major transit stop at Railroad & Grant Avenues, operated by Sonoma-Marina Area Rail Transit. Consequently, the project is not subject to density or parking requirements, it

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is entitled to a three-story height increase, and it shall be granted four development incentives or concessions.

The Land Use & Municipal Law practice group at this law firm has reviewed the site characteristics of the Proposed Project and the City's development standards for the site. We are also informed that AMG will comply with the labor standards set forth in Article 4 of AB 2011. Based upon our review of this information against the requirements of Article 2 of AB 2011, we have determined that the Proposed Project is eligible for streamlined, ministerial approval under AB 2011.

We look forward to working with you as the Proposed Project moves forward. Please do not hesitate to reach out if you have any questions or concerns that we can help address.

Very truly yours,

BERLINER COHEN, LLP



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