



July 14, 2023

Project Planner  
City of Novato Planning Division  
922 Machin Avenue  
Novato, CA 94945

**Re: Landing Court Project Description  
Landing Court and Redwood Boulevard | APN 153-162-70**

To Whom It May Concern:

AMG & Associates, LLC (AMG) and the California Housing Defense Fund (CalHDF) are pleased to submit an application for the proposed Landing Court project that will be located at Landing Court and Redwood Boulevard in the City of Novato in Marin County. This project is located south of central Novato surrounded by a variety of land uses including residential and commercial. According to the 2035 General Plan, the land use designation of the site is General Commercial with the Affordable Housing Overlay (AHO) which allows 10.0 to 23.0 units per acre. The zoning designations correspond with the General Plan. The purpose of the AHO is that it applies to sites that are identified as housing opportunity sites and it offers “a means of achieving the residential housing objectives of the housing element of the general plan, particularly by encouraging new multi-family residential development that includes affordable housing [Novato Municipal Code §19.16.070].” The project is consistent with the General Plan and Zoning Code with the exception of the requested density bonus, concessions, and waivers as detailed in the enclosed Density Bonus Memo. The Landing Court project will add vital affordable housing to the City’s overall housing stock. Utilizing the designations detailed above, Density Bonus Law, the Housing Accountability Act (HAA), and the Affordable Housing and High Road Jobs Act of 2022 (AB 2011), we propose a 100% affordable residential project with a total of 350 studios on upper floors. The project FAR is 2.8.

This residential community will consist of newly constructed studio units and a central courtyard and amenity deck that features a number of community amenities for residents. Parking is provided within the ground level podium and five residential levels are above. White and light grey stucco and a darker brick veneer at the ground level provide a base to the more saturated reds, oranges, yellows, greens, and blues that serve as contrasting accents. This mix of colors and materials are implemented through the façade to create a playful identity for the building. The flat roof is varied in height to contribute to additional building articulation.

Surrounding the building at the ground level will be a number of landscaped areas. Brisbane box trees will line the frontage of the property along Landing Court while a number of other trees like coast redwood, canary island pine, crape myrtle, and other evergreen plantings will be utilized to trace the perimeter of the property to provide adequate soft screening. A dog run with turf sod is provided at the southern portion of the site for resident use.

The common amenities are primarily located within the central courtyard that sits on the second level above the parking podium. The spacious courtyard features a playground at its center with other seated areas and landscaped planters surrounding. Two areas are outfitted with gas barbecues and tables under a steel trellis. In another pocket of the courtyard exists another seated area with picnic tables. At the northern tip of the building on the same level will exist an amenity deck with landscaping and additional seating and tables.

As permitted by State Density Bonus Law and elaborated on in our Density Bonus Memo, the City shall not impose parking standards for a 100% affordable project that is also “located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development”. Within one-half mile of this project is a major transit stop – the Sonoma-Marín Area Rail Transit (SMART) station located at 695 Grant Avenue. Nevertheless, 100 vehicle parking spaces are provided in addition to secure bicycle storage for 54 bikes and 2 motorcycle stalls.

Floors two through six of the project will be residential units. The upper floors are accessible via centrally located ADA-accessible elevators and stairwells at the northerly and southerly corners of the building. Entry to the residential units through these access points will be secured with key fob. Each residential floor will have a central corridor with studio flanked on either side. Next to the elevators, trash rooms are provided on each floor with the ground floor containing two trash rooms. On collection days, bins will be moved from these room to a designated staging area along Landing Court. Two common laundry rooms are provided on each residential floor. Each unit will have new energy efficient appliances and designed to meet the requirements of the Americans with Disabilities Act (ADA) and all applicable State standards for universal accessibility and adaptability. All units will be designed for acoustic separation and isolation in compliance with state acoustical standards. All current construction standards will be observed in order to assure that a quality housing development is provided.

The City’s Art Program (Division 21 of Novato’s Code) requires either the payment of in-lieu fees or the installation of art on the project site. At this time we intend to comply with this Program by paying the in-lieu fee.

AMG and CalHDF look forward to working with the City on creating a beautiful and safe project for the community. Please do not hesitate to contact us if you have any comments or questions. You can reach me at [alocke@amgland.com](mailto:alocke@amgland.com) or (818) 600-2518.

Thank you,



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