



July 1, 2023

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

**Re: AB 2011 Submittal | Landing Court Project
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) submit the Landing Court project pursuant to the process permitted by the Affordable Housing and High Road Jobs Act of 2022 (“AB 2011”). Please find what follows to be a list of items provided in this submittal package as required by the City’s Design Review, State Density Bonus Law, and AB 2011.

- City of Novato’s Design Review
 - Planning Application
 - Cost Recovery Agreement
 - Property Owner Authorization
 - Project Description
 - Plans (architecture, civil engineer, landscape, and electrical)
 - Color and Materials (Sheet A6.0)
 - Compliance with the City’s Art Program – Please refer to the Project Description for details on how we intend to meet the City’s Art Program requirement.
 - Tentative Parcel Map – To create one parcel.
 - Exceptions to Chapter 5 of the Novato Municipal Code – No exceptions requested at this time.
 - Environmental Data Submission – This is not provided. Projects submitted pursuant to AB 2011 are exempt from the California Environmental Quality Act and environmental review process because AB 2011 creates a streamlined, ministerial process.

- State Density Bonus Law
 - Density Bonus Memo
 - Affordability Floor Plans – Showing location and distribution of affordability

- AB 2011
 - Eligibility Checklist and Supplemental Information
 - Confirmation letter of AB 2011 eligibility
 - Phase 1 Report

AMG and CalHDF look forward to working with the City to deliver affordable housing to the City of Novato. Please do not hesitate to contact us if you have any comments or questions. You can reach me at alocke@amgland.com or (818) 600-2518.

Thank you,



Amanda Locke
AMG & Associates, LLC



Dylan Casey
California Housing Defense Fund