



July 12, 2023

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

**Re: Project Description  
1316-1320 Grant Avenue & 1020 4th Street | APN 141-261-29**

To Whom It May Concern:

The Grant Avenue Mixed Use project is located in Downtown 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 Downtown Core which allows 10.0 to 23.0 units per acre in mixed-use developments and a maximum FAR of 2.0 when housing is part of the project. The intended uses of this designation include “mix of retail, service, office, recreation, assembly, and education uses... [and] residential (mixed use and live work)”. The site is zoned Downtown Core Retail with a Downtown Overlay (CDR: D) which is consistent with the General Plan designation of the property. 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 Grant Avenue Mixed Use 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 mixed-use project with 6,790 square feet of ground floor retail along Grant Avenue and a mix of 154 studio units and 53 one-bedroom units on the upper floors for a total of 207 units. The project FAR is 3.38 and the height to top of roof is 67’-7”. The project will be 100% affordable as detailed in our Density Bonus Memo.

This six-story mixed-use community will consist of newly constructed studio and one-bedroom units, community amenities for residents, ground floor retail, and a parking garage serving the retail and residential uses. The building is a contemporary interpretation of both the classical and industrial architectural styles. The proposed building design incorporates various elements such as a flat roof, varying colors, and architectural elements to create fluctuating volumes on all façades. The selection of colors and materials will break up the project’s overall massing and add character to the building and intersection. The ground floor retail along Grant Avenue is differentiated with storefront windows and projecting awnings. Select unit windows are affixed with metal railing to add additional interest to the building’s façade. Each façade is given similar architectural treatment as the Grant Avenue frontage in order to create a unifying building design.

The ground floor consists of 6,790 square feet of retail space and is proposed to accommodate three retail tenants each a little over 2,000 square feet. The hours of operations for these retail spaces are unknown at this time as tenants are to-be-determined. An alcove-like space is created at the corner retail unit at Fourth Street

and Grant Avenue to emphasize the corner while also providing a small outdoor pedestrian space. Near the center of the ground floor retail is another alcove-like space to add definition to the frontage and create a drop-off space for pedestrians. A loading area and retail trash room is adjacent to the retail spaces. A fire lane is positioned near the northern property line which creates an added buffer between the project and the adjacent existing homes. Adjacent to the fire lane is a large stormwater treatment planter and a turf area specific for pet relief. The ground floor setbacks will be landscaped with ground cover, shrubs, and/or flow-through planters. The parking garage consists of parking stalls for 48 vehicles, utility rooms, trash collection rooms, secure storage for 48 bicycles, and three motorcycle parking stalls. However, please note this project is not required to have parking stalls. 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.

Floors two through six of the project will be residential units and amenities. The upper floors are accessible via centrally located ADA-accessible elevators and two stairwells. 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 and one-bedroom units flanked on either side. On the second floor adjacent to the elevators and centrally positioned are the various community amenities such as a leasing office, laundry, mail room, and amenity space. Each floor will have a laundry room and three trash rooms. Floor two will accommodate an amenity room, fitness center, and leasing offices, and a large outdoor space on the podium. This outdoor space will have trellises with picnic areas, barbecues, bench seating, fiberglass planters, community garden, and a central turf activity area. 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 & Associates, LLC and the California Housing Defense Fund 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,



Amanda Locke  
AMG & Associates, LLC



Dylan Casey  
California Housing Defense Fund