



**CITY OF NOVATO**  
COMMUNITY DEVELOPMENT

## **CITY OF NOVATO NOTICE OF PUBLIC HEARING**

THE NOVATO PLANNING COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:

Hearing Date, Time & Location	<b>Monday, December 11, 2023, at 7:00 PM</b> Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Village at Novato Mixed-Use Project P2020-037
Project Location & APNs	7530 and 7506 Redwood Boulevard (Assessor Parcel Numbers [APNs] 143-011-05 and 143-011-08)
Project Description	Proposed General Plan Amendment, Zoning Map Amendment, Use Permit, Design Review and Density Bonus request for the Village at Novato mixed-use project, which includes three (3) separate buildings that include 178 residential units, 14,000 square feet of commercial space and approximately 400 surface parking spaces. The buildings consist of one (1) 3-story building with retail on the ground floor, and 26 residential units on the upper two floors, and two (2) 4-story buildings with a combined total of 152 residential units. Additional site improvements include a common green area, frontage improvements along Redwood Blvd. (i.e., bike lane, sidewalk, street parking) and a pedestrian walkway. Additionally, the project proposes to include below-market-rate units affordable to Low-Income and Very Low-Income households, which would qualify the project for a density bonus.
California Environmental Quality Act (CEQA)	A Draft Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project. Copies of the IS/MND are available for review at the Community Development Department (address below).
City Staff Contact	Steve Marshall, Deputy Director of Community Development 415-899-8942 <a href="mailto:smarshall@novato.org">smarshall@novato.org</a>
Application Information for Public Review	Novato Community Development Department 922 Machin Avenue, Novato, CA 94945  Open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed Friday December 8, 2023. The Draft IS/MND and other project information can be viewed and downloaded at <a href="http://novato.org/villageatnovato">novato.org/villageatnovato</a> .

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 1, 2023