



CITY OF NOVATO
COMMUNITY DEVELOPMENT

CITY OF NOVATO

NOTICE OF PUBLIC HEARING

THE NOVATO CITY COUNCIL WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:

Hearing Date, Time & Location	Tuesday, January 9, 2024, 6:00 PM Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Valley Oaks P2021-047
Project Location & APN	West side of Redwood Blvd., approximately ½ mile north of San Marin Drive; accessed from Verandah Ave and Pinkston Road; APNs 125-580-34 and 125-580-37
Project Description	Proposed general plan text and map amendment to designate the 38-acre site for residential and open space uses, approval of a master plan, precise development plan, design review, and a vesting tentative map for the development of 61 single-family residences (including 49 junior accessory dwelling units (JADUs), 20 multi-family residences, and on-site amenities. Development standard exception requests regarding sidewalks and street widths, and a vacation of right-of-way are also proposed.
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).
Planning Commission Recommendation	On November 13, 2023, the Planning Commission voted 7-0-0-0 to recommend that the City Council approve the CEQA IS/MND and project entitlements.
Staff Contact	Brett Walker, Senior Planner 415-493-4711; bwalker@novato.org
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 5 PM. Closed January 1, 2, and 5, 2024. The IS/MND and other project information can be viewed and downloaded at www.novato.org/valleyoaks . For questions about this proposal, or to make an appointment to view project information, please call or email the staff contact listed above.

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 29, 2023