



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:

Action Date & Location	Monday, April 22, 2024, at 7:00 PM Novato City Hall, 901 Sherman Avenue, Novato
Project Name	Revised Novato 6 th Cycle Housing Element
Location	Citywide
Description	<p>The project is a comprehensive update of the City's Housing Element of the General Plan for the 6th cycle, revised since its adoption in January 2023 to address findings by the California Department of Housing and Community Development (HCD) in substantial compliance with State Housing Element Law. The 6th cycle covers the Regional Housing Needs Allocation (RHNA) projection period of 2023–2031. As an element of the Novato General Plan, and in accordance with the California Gov. Code, the Housing Element presents a comprehensive set of housing policies and programs to address identified housing needs for the City. Adoption of the Housing Element requires approval of a General Plan amendment by the City of Novato City Council.</p> <p>Approval of the Revised Novato 6th Cycle Housing Element would enable the City to preserve, improve and develop housing for all income segments of the community and demonstrate how the City intends to meet the RHNA numbers assigned by the Association of Bay Area Governments (ABAG). The RHNA for the City includes a total of 2090 housing units consisting of 570 Very Low Income, 328 Low Income, 332 Moderate Income and 860 Above Moderate Income. However, adoption of the Element would not approve any physical development of housing identified in the document. Therefore, physical changes to the environment would not directly result from adoption.</p> <p>The Revised Novato 6th Cycle Housing Element document can be downloaded on the city's website.</p>
California Environmental Quality Act (CEQA)	An addendum to the General Plan 2035 EIR was prepared for the Novato 6th Cycle Housing Element in accordance with CEQA Guidelines Section 15164 and adopted by the City Council on January 24, 2023. The Revised 6th Cycle Housing Element was reviewed and determined to be within the scope of the adopted Addendum. The Housing Element Addendum, adopted by the City Council on January 24, 2023 and the General Plan 2035 EIR, adopted by the Novato City Council on October 27, 2020, including all mitigation measures, can be viewed on the city's website.
Information for Public Review	For information regarding the project, please contact Clare Hartman, Community Development Director via email at: housingelement@novato.org It is recommended that an appointment be made with the staff member listed above prior to visiting the City offices to ensure his/her availability. The Novato Community Development Department is located at 922 Machin Avenue, Novato, CA 94945. The Department is open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. The Department is closed Friday April 12, 2024.

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: April 12, 2024