



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, August 27, 2024, 6:00 PM Novato City Hall, 901 Sherman Avenue, Novato
Project Name	4 th Street & Grant Mixed-Use Project (P2023-058)
Location & APN	1316 - 1320 Grant Avenue & 1020 Fourth Street APN 141-261-29
Project Description	The project proposes merging seven existing lots into one parcel and constructing a mixed used development thereon, including 209-apartments (186 one-bedroom and 23 studio units) and 5,335 sq. ft. of ground floor commercial space in a 6 story (78') building. The apartments, excluding three manager's unit, would be reserved for very low (21 units) and low (185 units) income households. The project proposes on-site, 36 bicycle, 3 motorcycle and 42 vehicle parking stalls.
State Housing Law	The project is proposed under Assembly Bill (AB) 2011 and State density bonus law. AB 2011 establishes multi-family housing as a "by right" use in commercial zones and compels a city to approve eligible projects through a streamlined, ministerial approval process. Eligible projects are exempt from environmental review pursuant to the California Environmental Quality Act (CEQA). State density bonus law grants a developer the right to construct additional dwelling units beyond that allowed by a city's general plan or zoning ordinance in exchange for providing affordable housing. This law also allows a developer to obtain relief from local development standards (e.g., height limit, building setbacks, on-site parking, etc.) to reduce development costs to support the provision of affordable housing and/or waiving such standards on the basis that compliance would physically preclude construction of the number of dwelling units proposed in the project.
City Staff Contact	Vivek Damodaran, Senior Planner 415-899-8939; vdamodaran@novato.org
Application Information for Public Review	Project related information can be viewed and downloaded at novato.org/fourthandgrantmixeduse or by appointment at: 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, August 16, 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 action described in this notice or in written correspondence delivered to the Community Development Department on, or prior to, the hearing date.

Date: August 15, 2024