



CITY OF NOVATO
COMMUNITY DEVELOPMENT

CITY OF NOVATO

NOTICE OF PUBLIC HEARING

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

Meeting Date & Location	May 3, 2023, at 7:00 PM Novato City Hall, 901 Sherman Avenue, Novato 94945
Project Name & Application	Moghaddasi Residence P2022-071; Design Review
Project Location & APN	Vacant Parcel on Burning Tree Drive, west of Obertz Lane and east of 27 Burning Tree Dr; APN 160-335-02
Project Description	Proposal to build one (1) new 4,227 square-foot (sq. ft.) single-family residence with a 640 sq. ft. attached garage on a vacant lot. The proposed residence would be 25-feet in height. Proposed site improvements include retaining walls as well as a new driveway and approach on the northern side of the parcel near the driveway for 27 Burning Tree Dr. Four non-heritage trees would be removed as part of the project. Design review is required for new construction on hillside lots (parcels with an average slope of 10% or more).
California Environmental Quality Act (CEQA)	The project is exempt from environmental review under CEQA and the City of Novato Environmental Review Guidelines pursuant to CEQA Guidelines Section 15303.
City Staff Contact	Kaitlin Zitelli, Senior Planner 415-899-8941; kzitelli@novato.org
Application Information for Public Review	Novato Community Development Department 922 Machin Avenue, Novato, CA 94945 Contact the City staff member above to schedule an appointment Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed Friday, April 28, 2023.

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: 4/21/23