



CITY OF NOVATO
COMMUNITY DEVELOPMENT

CITY OF NOVATO

NOTICE OF PUBLIC HEARING

THE NOVATO ZONING ADMINISTRATOR
WILL HOLD A PUBLIC HEARING TO
CONSIDER THE FOLLOWING:

Hearing Date & Time	Thursday, January 26, 2023, 2:00 PM Novato Community Development Department 922 Machin Ave. Novato, CA 94945
Project Name & Application	Sibrian Residence Addition P2022-027
Project Location & APN	1101 Mirabella Avenue APN: 141-285-14
Project Description	Variance request for to allow for a portion of a 225-square foot residential addition to encroach into a required 10-foot street-side setback, from First Street, by 4.2-feet. This is an existing non-conforming addition that is located along First Street in the area between the existing garage and the southeastern portion of the existing residence.
California Environmental Quality Act (CEQA)	The proposed project is categorically exempt from the requirements of CEQA and the City of Novato Environmental Review Guidelines per CEQA Guidelines Section 15301.
Staff Contact	Kaitlin Zitelli, Senior Planner 415-899-8941; kzitelli@novato.org
Application Information for Public Review	Project related information can be viewed in-person 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 Monday January 16, 2023, and Friday, January 20, 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 action date

Date: January 13, 2023