

 <p>CITY OF NOVATO COMMUNITY DEVELOPMENT</p>	<p align="center">CITY OF NOVATO NOTICE OF PUBLIC HEARING</p> <p>THE NOVATO CITY COUNCIL WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:</p>
<p>Hearing Date, Time & Location</p>	<p>Tuesday, October 22, 2024, 6:00 PM Novato City Hall, 901 Sherman Avenue, Novato</p>
<p>Project Name</p>	<p>Landing Court Apartments Project (P2023-055)</p>
<p>Location & APN</p>	<p>Northerly side of Landing Court; APN 153-162-70</p>
<p>Project Description</p>	<p>The project proposes to construct a 301-unit multi-family residential building that includes 23 studio, 275 one-bedroom, and 3 two-bedroom units in a 5-story, 66-foot-tall building. The apartments, excluding three managers units, would be reserved for very low-income (30 units) and low-income (268 units) households. No off-street parking is proposed.</p>
<p>State Housing Law</p>	<p>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.</p>
<p>City Staff Contact</p>	<p>Steve Marshall, Deputy Community Development Director 415-899-8942; smarshall@novato.org</p>
<p>Application Information for Public Review</p>	<p>Project related information can be viewed and downloaded at www.novato.org/landingcourtapartments 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, October 11, 2024.</p>

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: October 10, 2024