



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:

Hearing Date, Time & Location	<b>Monday, November 18, 2024, 7:00 PM</b> Novato City Hall, 901 Sherman Avenue, Novato  <i>This is a specially scheduled Planning Commission meeting to replace the typically scheduled 4<sup>th</sup> Monday meeting for the month of November (11/25/24), which has been cancelled.</i>
Project Name	Accessory & Junior Accessory Dwelling Units Zoning Ordinance Text Amendments
Location	Citywide Applicability
Project Description	The Planning Commission will conduct a public hearing and consider adopting a resolution recommending the City Council approve amendments to Chapter XIX (Zoning) of the Novato Municipal Code involving amendments to Sections 19.34.030 (Accessory Dwelling Units) and 19.34.031 (Junior Accessory Dwelling Units) as required to comply with California Government Code Sections 66310 to 66342.
California Environmental Quality Act (CEQA)	The proposed amendments are statutorily exempt from the requirements of CEQA and the City of Novato Environmental Review Guidelines per CEQA Guidelines Section 15282(h) and Assembly Bill 3057.
Staff Contact	Vivek Damodaran, Senior Planner 415-899-8939 <a href="mailto:vdamodaran@novato.org">vdamodaran@novato.org</a>
Information for Public Review	Novato Community Development Department 922 Machin Avenue, Novato, CA 94945  Open Monday through Thursday and alternate Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed Friday November 8, 2024, and Monday November 11, 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: November 8, 2024

 <p><b>CITY OF NOVATO</b> COMMUNITY DEVELOPMENT</p>	<p><b>CITY OF NOVATO</b> <b>NOTICE OF PUBLIC HEARING</b></p> <p>THE NOVATO PLANNING COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:</p>
<p>Hearing Date, Time &amp; Place</p>	<p><b>Monday, November 18, 2024, 7:00 PM Special Meeting</b> Novato City Hall, 901 Sherman Avenue</p>
<p>Project Name &amp; Application</p>	<p>The Lodge on Novato Creek P2023-080</p>
<p>Project Location &amp; APN</p>	<p>1787 Grant Ave 141-201-12 and 141-201-48</p>
<p>Project Description</p>	<p>Residential care facility for the elderly (RCFE) with 55 assisted living units and 31 memory care beds that accommodate a total of 86 persons. The proposed 72,948 square-foot building will be three stories tall, with heights of approximately 39 feet measured to the main portion of the roof, and 40 feet, 6 inches to the elevator penthouses. Site improvements include 29 parking stalls, landscaping, and ancillary improvements. The facility will be staffed 24 hours a day, include an estimated 50 employees, with a maximum of 26 employees on-site during the day-time shift. Design review, use permit, and density bonus approval is required.</p>
<p>California Environmental Quality Act (CEQA)</p>	<p>The project is exempt from additional environmental review pursuant to CEQA Guidelines Section 15183 – Projects Consistent with a Community Plan or Zoning.</p>
<p>City Staff Contact</p>	<p>Brett Walker, Senior Planner (415) 493-4711; <a href="mailto:bwalker@novato.org">bwalker@novato.org</a></p>
<p>Application Information for Public Review</p>	<p>Novato Community Development Department 922 Machin Avenue, Novato, CA 94945</p> <p>Open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed Friday, November 8 and Monday, November 11, 2024. Project information can be viewed and downloaded at <a href="http://www.novato.org/1787grant">www.novato.org/1787grant</a>.</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: November 7, 2024