



CITY OF NOVATO

NOTICE OF PUBLIC HEARING

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

Hearing Date, Time & Location	August 7, 2017, at 7:00 P.M. Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Urgent Care Variance P2017-048
Project Location & APN	7428 Redwood Blvd APN: 153-011-52
Project Description	Variance request to allow a wall sign with 18-inch letter height in the Downtown Novato Specific Plan Overlay District. Letter height is limited to a 12-inch maximum in the Downtown Overlay District.
California Environmental Quality Act (CEQA)	The project is statutorily exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15270 – Projects which are disapproved. CEQA does not apply to a project that a public agency rejects or disapproved.
Staff Contact	Brett Walker, Senior Planner (415) 493-4711 bwalker@novato.org
Application Information for Public Review	Novato Community Development Department, 922 Machin Avenue, Novato, CA 94945 Open Monday through Thursday and alternating Fridays from 9 AM to 1 PM and 2 PM to 5 PM. Closed Friday 7/28/2017

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: 7/27/2017

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AMENDMENTS TO THE NOVATO MUNICIPAL CODE INCREASING PUBLIC NOTICE REQUIREMENTS FOR CERTAIN APPLICATION TYPES BY MODIFYING SECTION 19.58.020, NOTICE OF PUBLIC HEARINGS; CLARIFYING APPLICATION TYPES SUBJECT TO DESIGN REVIEW BY MODIFYING SECTIONS 19.40.030 TABLE 4-1, REVIEW AUTHORITY, AND 19.42.030, DESIGN REVIEW; AND ELIMINATING A USE PERMIT REQUIREMENT FOR GROCERY STORES PROVIDING SHOPPING CARTS BY MODIFYING SECTION 19.12.030 TABLE 2-7, ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL/INDUSTRIAL ZONING DISTRICTS, AND FINDING THAT THE ADOPTION THEREOF IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)

Notice is hereby given that the Novato Planning Commission will conduct a public hearing on **Monday, August 7, 2017, at 7:00 p.m.** in the Novato City Hall at 901 Sherman Avenue, Novato, California, to consider whether to recommend to the City Council proposed amendments to the Municipal Code relating to public hearing noticing for planning applications, structure and development types subject to design review, and requirements for grocery stores providing shopping carts, including the following:

- Modification of Section 19.58.020, Notice of Public Hearings, to increase mailed notice requirements from a radius of 600 feet to 1,000 feet for larger development types;
- Modification of Section 19.40.030 Table 4-1, Review Authority, to reference Minor and Major Design Review application types;
- Modification of Section 19.42.030, Design Review, to clarify the types of structures and developments that are subject to Minor and Major Design Review procedures; and
- Modification of Table 2-7 of the Zoning Code to eliminate the requirement for grocery stores providing shopping carts to obtain a Use Permit.

The Environmental Coordinator has determined that this project is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3).

Comments received on or before the public hearing date will be considered by the Planning Commission. If anyone wishes to challenge this project in court, they may be limited to raising only those issues they or anyone else raised at the public hearing described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

For information regarding the above noted project, please contact Robert Brown, Community Development Director, at (415)899-8938 or bbrown@novato.org. It is recommended that an appointment be made with the staff member listed above prior to visiting the City offices to ensure his/her availability. The City of Novato Community Development Department is located at 922 Machin Avenue, Novato, CA 94945. The Department is open Monday through Friday (**closed every other Friday, including July 28, 2017**) 9:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m.

COMMUNITY DEVELOPMENT DIRECTOR