

**CITY OF NOVATO
NOTICE OF PUBLIC HEARING**

AMENDMENTS TO THE NOVATO GENERAL PLAN LAND USE CHAPTER EXTENDING THE EFFECTIVE PERIOD OF THE URBAN GROWTH BOUNDARY UNTIL CERTIFICATION OF THE NOVEMBER 2017 GENERAL ELECTION 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)

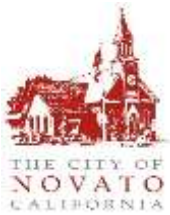
Notice is hereby given that the Novato Planning Commission will conduct a public hearing on **Monday, September 18, 2017, at 7:00 p.m.** in the Novato City Hall at 901 Sherman Avenue, Novato, California, to consider whether to recommend to the City Council proposed amendments to the Novato General Plan Land Use Chapter to extend the effective period of the Urban Growth Boundary until certification of the November 2017 general election.

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 September 8, 2017**) 9:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m.

COMMUNITY DEVELOPMENT DIRECTOR



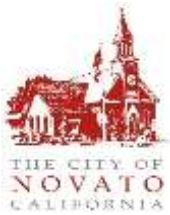
CITY OF NOVATO
NOTICE OF PUBLIC HEARING

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

Hearing Date, Time & Location	September 18, 2017, at 7:00 P.M. Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Woodside Office Center Signs P2016-088
Project Location & APN	7250 Redwood Boulevard APN: 153-390-01
Project Description	Request to amend the Downtown Novato Specific Plan to allow freestanding signs on properties zoned Planned District (PD) where a new or amended precise development plan permits such a sign type. The precise development plan process would be used to determine, on a case-by-case basis, whether a freestanding sign(s) is appropriate on given PD designated property in the Specific Plan area. Request to amend the Woodside Office Center Precise Development Plan (PDP) to allow two freestanding site identification signs. Amending the Woodside PDP is contingent upon approval of the amendment to the Specific Plan described above.
California Environmental Quality Act (CEQA)	The proposed Specific Plan and Woodside PDP amendments are considered to be exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City of Novato Environmental Review Guidelines pursuant to CEQA Guidelines Sections 15061(b)(3) and 15311 – Accessory Structures.
Staff Contact	Steve Marshall, Planning Manager (415) 899-8942 smarshall@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, September 8, 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: 9/7/2017



CITY OF NOVATO

NOTICE OF PUBLIC HEARING

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

Hearing Date, Time & Location	September 18, 2017, at 7:00 P.M. Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Pointe Marin CC&R Amendments P2016-033
Project Location	Entirety of Pointe Marin Residential Neighborhood
Project Description	The Pointe Marin Association is proposing a comprehensive revision of its covenants, conditions, and restrictions (CC&Rs) applicable to the Pointe Marin residential development. The Novato Planning Commission must consent to amending specific sections of the CC&Rs as outlined in Section 11.3 of the CC&Rs. In this instance, the Pointe Marin Association is requesting the Planning Commission consider approving amendments to the sections listed in Section 11.3 and delegating authority to approve future amendments to the Novato Community Development Director.
California Environmental Quality Act (CEQA)	The proposed CC&R amendments are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3).
Staff Contact	Steve Marshall, Planning Manager (415) 899-8942 smarshall@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, September 8, 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: 9/7/2017