

 <p>CITY OF NOVATO COMMUNITY DEVELOPMENT</p>	<p>CITY OF NOVATO NOTICE OF PUBLIC HEARING</p> <p>THE NOVATO DESIGN REVIEW COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:</p>
<p>Hearing Date, Time, & Location</p>	<p>Wednesday, May 2, 2018, at 7:30 P.M. Novato City Hall, 901 Sherman Avenue, Novato</p>
<p>Project Name & Application</p>	<p>First and Grant P2017-092</p>
<p>Project Location & APN</p>	<p>1107 Grant Ave. APNs: 141-282-07 & 141-282-04</p>
<p>Project Description</p>	<p>Three story mixed use commercial and residential building including 13,317 SF of ground floor commercial space and 32 residential units on the second and third floors. 47 parking spaces are provided on site for the residential component, and five (5) off street spaces are added along Industrial Way. For the commercial component, the proposal is seeking approval of a downtown parking waiver.</p>
<p>California Environmental Quality Act (CEQA)</p>	<p>An environmental assessment is not required to conduct a design review hearing for a design recommendation to Planning Commission. Following a recommendation from the Design Review Commission, an environmental determination will be presented to the Planning Commission for action.</p>
<p>Staff Contact</p>	<p>Hans Grunt, Senior Planner 415.899.8940 hgrunt@novato.org</p>
<p>Application Information for Public Review</p>	<p>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, April 20, 2018. Also available via the City's Planning Projects web page: novato.org/pini</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: April 19, 2018



CITY OF NOVATO

NOTICE OF PUBLIC HEARING

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

Hearing Date, Time, & Location	May 2, 2018 at 7:30 PM Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Satrap Residence P2018-006 & 007
Project Location & APN	9 Thunderbird Drive APN: 160-364-04 & -14
Project Description	<p>This project consists of a lot merger, addition to the existing residence, and installation of an in-ground pool and associated at-grade concrete patios. The addition consists of a new 898 square foot bedroom, 639 square foot bonus room, and 99 square feet of general interior space – 588 square feet of existing floor area will be removed from the home, resulting in 1,048 square feet of net new floor area. The addition requires the removal of several existing pine and redwood trees, which would be off-set by new tree plantings.</p> <p>The project includes merging a 15,827 square foot lot with a 17,813 square foot parcel on which the existing residence is located. This merger will result in a new 33,640 square foot parcel.</p>
California Environmental Quality Act (CEQA)	The lot line adjustment and addition, are exempt from the California Environmental Quality Act (CEQA) and the City of Novato Environmental Review Guidelines, pursuant to CEQA Guidelines Sections 15301, <i>Existing Facilities</i> , and 15305, <i>Minor Alterations in Land Use Limitations</i> .
Staff Contact	Vivek Damodaran, Planner I 415-899-8939 vdamodaran@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, April 20, 2018.

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: April 19, 2018