



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	Wednesday, February 6, 2019, 7:00 PM Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Bahia Heights P2016-096
Project Location & APN	End of Misty Road APN 143-272-07
Project Description	Final design details for a 9-lot single family residential subdivision with lots ranging in size from 0.32 to 3.59 acres. The project includes a 420-foot extension of Misty Road to access the 9 lots.
California Environmental Quality Act (CEQA)	A CEQA Mitigated Negative Declaration was adopted for the project on March 27, 2018. The Design Review Commission will not be taking any further action regarding CEQA.
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, January 25, 2019.

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: January 24, 2019

 <p>CITY OF NOVATO COMMUNITY DEVELOPMENT</p>	<p>CITY OF NOVATO NOTICE OF DESIGN WORKSHOP</p> <p>THE NOVATO DESIGN REVIEW COMMISSION WILL HOLD A DESIGN WORKSHOP TO CONSIDER THE FOLLOWING:</p>
<p>Workshop Date, Time, & Location</p>	<p>Wednesday, February 6, 2019, at 7:00 P.M. Novato City Hall, 901 Sherman Avenue, Novato</p>
<p>Project Name & Application</p>	<p>7711 Redwood Boulevard Residences Project No. P2018-085</p>
<p>Project Location & APN</p>	<p>7711 Redwood Boulevard, Novato APNs 125-580-16 & -17 Affordable Housing Overlay Site #3</p>
<p>Project Description</p>	<p>LandSea Homes is proposing to develop a 4.0-acre site with 80 for sale residential units. The proposed residences are three-stories with a roof deck (total building height of 44'-3"). The unit breakdown includes 72 three-bedroom units (1,385 sq. ft. to 1,656 sq. ft. of living area) and 8 two-bedroom units (1,114 sq. ft. of living area). A total of 152 garage parking spaces are proposed. The project is required to set aside 16 residential units (8 low and 8 very low income) to satisfy affordable housing requirements.</p>
<p>Staff Contact</p>	<p>Steve Marshall, Planning Manager (415) 899-8942; smarshall@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, January 25, 2019.</p> <p>www.novato.org/7711Redwood</p>

A design workshop is intended to provide an opportunity for the Design Review Commission, the public, and the project applicant to have an informal discussion about a project's proposed design. The Design Review Commission does not make any decision regarding a project at a design workshop.

Date: January 24, 2019