



# 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	<b>Wednesday, May 1, 2019, 7:00 PM</b> Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	7711 Redwood Boulevard Residences Project No. P2018-085
Project Location & APN	7711 Redwood Boulevard, Novato APNs 125-580-16 & -17 Affordable Housing Overlay Site #3
Project Description	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 approximately 43'). The unit breakdown includes 70 three-bedroom units (1,385 sq. ft. to 1,754 sq. ft. of living area) and 10 two-bedroom units (1,114 sq. ft. of living area). A total of 177 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.
California Environmental Quality Act (CEQA)	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.
Staff Contact	Brett Walker, Senior Planner (415) 493-4711 <a href="mailto:bwalker@novato.org">bwalker@novato.org</a>
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 19, 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: April 18, 2019