

 <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, December 4, 2019, at 7:00 PM Novato City Hall, 901 Sherman Avenue, Novato</p>
<p>Project Name & Application</p>	<p>The Pavilions P2018-018</p>
<p>Project Location & APN</p>	<p>200 Landing Court APN 153-170-56</p>
<p>Project Description</p>	<p>Proposal for 30 live/work units on a 3.4-acre site. Building heights range from 27 to 31 feet tall, with 38-foot tall elevator shafts. Unit sizes range from 850 to 1,800 square feet. Unit types include detached residences, 6-unit flats, and triplexes. Project webpage: www.novato.org/pavilions</p>
<p>Staff Contact</p>	<p>Brett Walker, Senior Planner 415-493-4711 bwalker@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 12 PM and 1 PM to 5 PM. Closed Wednesday, November 27, 2019, through Friday, November 29, 2019.</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: November 19, 2019

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<p>Workshop Date, Time, & Location</p>	<p>December 4, 2019 at 7:00 PM Novato City Hall, 901 Sherman Avenue, Novato</p>
<p>Project Name & Application</p>	<p>Homeward Bound – Workforce & Veteran Housing P2019-055</p>
<p>Project Location & APN</p>	<p>Vacant parcel south of 1385 Hamilton Parkway APN 157-970-07</p>
<p>Project Description</p>	<p>Conceptual site design and circulation, building massing, design, and landscaping for Homeward Bound’s Workforce and Veteran Housing project, including 50 residential apartment units and an 8,928 square foot commercial/training kitchen with combined event gathering spaces at APN 157-970-07, the vacant parcel south of 1385 Hamilton Parkway.</p> <p>Project Webpage: novato.org/hbofm</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 Open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed November 27 – 29, 2019.</p>

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Date: November 19, 2019



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, December 4, 2019, at 7:00 P.M. Novato City Hall, 901 Sherman Avenue, Novato
Project Name & Application	Springbrook Green Homes Project No. P2019-047
Project Location & APN	1602 Vallejo Ave. APN 141-221-74 & 75
Project Description	Plans for site design, building massing/scale, building design, and landscaping for the development of nine, two-story attached residential homes in two building clusters (one building with four units, and one building with five units). 21 off street parking spaces are proposed; one garage space per home and 12 uncovered spaces. Project webpage: www.novato.org/SpringbrookGreenHomes
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	Hans Grunt, Senior Planner 415.899.8940 hgrunt@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 12 PM and 1 PM to 5 PM. Closed November 27 th , 28 th and Friday, November 29 th 2019 for Thanksgiving Holiday.

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: November 19, 2019