



CITY OF NOVATO
COMMUNITY DEVELOPMENT

CITY OF NOVATO

NOTICE OF PUBLIC HEARING

THE NOVATO CITY COUNCIL WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:

Hearing Date, Time & Location	Tuesday, August 27, 2024, 6:00 PM Novato City Hall, 901 Sherman Avenue, Novato
Project Name	1 st & Grant Mixed-Use Project (P2023-057)
Location & APN	1107 Grant Avenue - APNs 141-282-04 and -07
Project Description	The project proposes to merge two existing parcels into one parcel and construct a mixed-used development thereon, including 170 apartments (19 studio and 151 one-bedroom units) and 6,794 square feet of ground floor commercial space in a 6 story, 78-foot-tall building. The apartments, excluding three managers units, would be reserved for very low-income (17 units) and low-income (150 units) households. The project includes 24 on-site parking spaces.
State Housing Law	The project is proposed under Assembly Bill (AB) 2011 and State density bonus law. AB 2011 establishes multi-family housing as a “by right” use in commercial zones and compels a city to approve eligible projects through a streamlined, ministerial approval process. Eligible projects are exempt from environmental review pursuant to the California Environmental Quality Act (CEQA). State density bonus law grants a developer the right to construct additional dwelling units beyond that allowed by a city’s general plan or zoning ordinance in exchange for providing affordable housing. This law also allows a developer to obtain relief from local development standards (e.g., height limit, building setbacks, on-site parking, etc.) to reduce development costs to support the provision of affordable housing and/or waiving such standards on the basis that compliance would physically preclude construction of the number of dwelling units proposed in the project.
City Staff Contact	Brett Walker, Senior Planner 415-493-4711; bwalker@novato.org
Application Information for Public Review	Project related information can be viewed and downloaded at www.novato.org/firststandgrantmixeduse or by appointment at: 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 Friday, August 16, 2024.

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: August 15, 2024