

 <p><b>CITY OF NOVATO</b> COMMUNITY DEVELOPMENT</p>	<p><b>CITY OF NOVATO</b> <b>NOTICE OF PUBLIC HEARING</b></p> <p>THE NOVATO PLANNING COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:</p>
<p>Hearing Date, Time &amp; Place</p>	<p><b>Monday, November 18, 2024, 7:00 PM Special Meeting</b> Novato City Hall, 901 Sherman Avenue</p>
<p>Project Name &amp; Application</p>	<p>The Lodge on Novato Creek P2023-080</p>
<p>Project Location &amp; APN</p>	<p>1787 Grant Ave 141-201-12 and 141-201-48</p>
<p>Project Description</p>	<p>Residential care facility for the elderly (RCFE) with 55 assisted living units and 31 memory care beds that accommodate a total of 86 persons. The proposed 72,948 square-foot building will be three stories tall, with heights of approximately 39 feet measured to the main portion of the roof, and 40 feet, 6 inches to the elevator penthouses. Site improvements include 29 parking stalls, landscaping, and ancillary improvements. The facility will be staffed 24 hours a day, include an estimated 50 employees, with a maximum of 26 employees on-site during the day-time shift. Design review, use permit, and density bonus approval is required.</p>
<p>California Environmental Quality Act (CEQA)</p>	<p>The project is exempt from additional environmental review pursuant to CEQA Guidelines Section 15183 – Projects Consistent with a Community Plan or Zoning.</p>
<p>City Staff Contact</p>	<p>Brett Walker, Senior Planner (415) 493-4711; <a href="mailto:bwalker@novato.org">bwalker@novato.org</a></p>
<p>Application Information for Public Review</p>	<p>Novato Community Development Department 922 Machin Avenue, Novato, CA 94945</p> <p>Open Monday through Thursday and alternating Fridays from 9 AM to 12 PM and 1 PM to 5 PM. Closed Friday, November 8 and Monday, November 11, 2024. Project information can be viewed and downloaded at <a href="http://www.novato.org/1787grant">www.novato.org/1787grant</a>.</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: November 7, 2024