



CITY OF NOVATO
COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

THE NOVATO **DESIGN REVIEW COMMISSION** WILL HOLD A PUBLIC HEARING TO CONSIDER THE FOLLOWING:

HEARING DATE, TIME & LOCATION:	Wednesday, February 4, 2026, at 6:00PM Novato City Hall, 901 Sherman Avenue, Novato, CA
PROJECT NAME & APPLICATION NO.:	Dutch Bros Coffee Shop DR2025-1005
PROJECT LOCATION:	1727 Grant Avenue; APN 141-201-56
<p>PROJECT DESCRIPTION: Design Review for the construction of a new Dutch Bros Coffee shop on a vacant parcel within the Downtown Novato Shopping Center. The project site is located directly behind the existing CVS building. The proposal includes a 1,025-square-foot building with a dual-lane drive-through queuing aisle designed to accommodate approximately 20 vehicles. The building will have a maximum height of 24 feet. The project also features a landscape plan incorporating drought-tolerant vegetation and hedges to provide screening in combination with the existing mature landscaping.</p>	
CALIFORNIA ENVIRONMENTAL QUALITY ACT:	The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City of Novato Environmental Review Guidelines, pursuant to CEQA Guidelines Sections 15303, <i>New Construction or Conversion of Small Structures and 15332, In-fill Development Projects</i> .
CITY STAFF CONTACT:	David Ayala; Planner I (415) 899-8940; dayala@novato.gov
APPLICATION INFORMATION AVAILABLE FOR PUBLIC REVIEW:	Novato Community Development Department 922 Machin Avenue, Novato CA 94945 Open Monday through Thursday and alternate Fridays from 9 AM to 12 PM and 1 PM to 5 PM. City Administrative Office closure dates can be found at novato.gov/calendar.

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 action described in this notice or in written correspondence delivered to the Community Development Department on, or prior to, the hearing date.

Date: January 22, 2026