



CITY OF NOVATO
COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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

HEARING DATE, TIME & LOCATION:	Monday, February 9, 2026, at 7:00 PM 901 Sherman Avenue, Novato, CA 94945
PROJECT NAME & APPLICATION NO.:	McPhail's Commercial Office Development Master Plan Amendment MP2025-831
PROJECT LOCATION:	5400 Hanna Ranch Road APNs 153-220-32, -34, -35, -36, -37, -38, -39 -40
PROJECT DESCRIPTION: Proposed Amendment to the McPhail's Commercial Office Development Master Plan to revise the permitted and conditionally permitted land uses within the master plan area to be those of the Light Industrial/Office (LIO) zoning district. No changes to the existing buildings or site improvements are proposed as part of the project.	
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):	The project is exempt from the City of Novato Environmental Review Guidelines and CEQA pursuant to CEQA Guidelines Section 15183 – <i>Projects Consistent With a Community Plan or Zoning.</i>
CITY STAFF CONTACT:	Kaitlin Zitelli, Senior Planner (415) 899-8941; kzitelli@novato.gov
APPLICATION INFORMATION AVAILABLE FOR PUBLIC REVIEW:	In person at Novato Community Development Department, 922 Machin Avenue, Novato CA 94945 and online at novato.gov/mcphailsMPA 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 20, 2026



NOTICE OF PUBLIC HEARING

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

HEARING DATE, TIME & LOCATION:	Monday, February 9, 2026, 7:00 PM Novato City Hall, 901 Sherman Avenue
PROJECT NAME & APPLICATION NO.:	Valley Oaks Park In-lieu Fee Waiver Request and Vesting Tentative Map Time Extension Request MEXT2025-711
PROJECT LOCATION:	West side of Redwood Blvd. near Pinkston Road APNs 125-580-41 & 125-580-42
PROJECT DESCRIPTION: Request for a park in-lieu fee waiver and a 3-year time extension of the vesting tentative map approval for the Valley Oaks Project, which includes development entitlements to create 61 attached and detached single-family residences (49 with junior accessory dwelling units) and 20 multi-family town-house-style condominiums, approved by City Council on January 23, 2024. No changes to the approved project are proposed. The extension of the vesting tentative map approval is requested to provide the applicant additional time to find a developer to purchase the entitled Project, who would then record the final map and obtain building permits to construct the Project.	
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):	The project remains consistent with the Initial Study/ Mitigated Negative Declaration that was adopted for the project by City Council on January 23, 2024. Therefore, the project satisfies CEQA's subsequent review standard pursuant to §15162, and no further CEQA review is required.
CITY STAFF CONTACT:	Julia Dobberstein, Planner II (415) 899-8998; jdobberstein@novato.gov
APPLICATION INFORMATION AVAILABLE FOR PUBLIC REVIEW:	Project Website: www.novato.gov/valleyoaks Project related information can be viewed in-person by appointment at: Novato Community Development Department, 922 Machin Avenue, Novato, CA 94945 Open Monday through Thursday and alternate Fridays from 9:00 AM to 12:00 PM and 1:00 PM to 5:00 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 29, 2026