



NOTICE OF AVAILABILITY AND PUBLIC HEARING – PLANNING COMMISSION

You are invited to attend the Planning Commission hearing on the following proposed project:

PROJECT: The Neighborhood at Los Gamos – Request(s) for Environmental and Design Review Permit to allow the construction of a mixed-use project with 192 residences; a 5,574 sf market; a 5,003 sf community center; and 225 parking spaces on a vacant 10.24 acre site; APN: 165-220-06 and 165-220-07; Proposed GP: Neighborhood Commercial Mixed Use (NCMU); Proposed Zoning: Planned Development (PD); Christopher Hart, owner/applicant; File No(s): GPA 20-001; ZC 20-002; ED 20-058.

As required by State law (California Environmental Quality Act--CEQA), an assessment of potential environmental impacts (Initial Study) has been completed. The Initial Study concludes that the project has the potential to result in significant environmental effects but that the impacts can be reduced or eliminated by requiring and implementing recommended measures. The Initial Study recommends the adoption of a Mitigated Negative Declaration (MND), which includes the recommended mitigation measures. The Initial Study/MND is available for review at the Community Development Department (address below). Pursuant to the provisions of the CEQA Guidelines, the Initial Study/MND must be made available for public review for a period of 30 days. The public review period commences on Friday, October 29, 2021 and will close on Tuesday, November 30, 2021. Written comments on the Initial Study/MND must be submitted by the close of the public review period or can be submitted at the Planning Commission hearing.

MEETING DATE/TIME/LOCATION: Tuesday, December 14, 2021, 7:00 p.m. City Council Chambers, 1400 Fifth Ave at D St, San Rafael, CA.

FOR MORE INFORMATION: Contact **Jeff Hamilton, Contract Planner** at **(818) 414-3498** or JHamilton@migcom.com. You can also come to the Planning Division office, located in City Hall, 1400 Fifth Avenue, to look at the file for the proposed project. The office is open from 8:30 a.m. to 4:30 p.m. on Monday, Tuesday and Thursday and 8:30 a.m. to 1:30 p.m. on Wednesday and Friday. You can also view the staff report after 5:00 p.m. on the Friday before the meeting at <http://www.cityofsanrafael.org/meetings>.

WHAT WILL HAPPEN: You can comment on the project. The Planning Commission will consider all public testimony and decide whether to approve or deny the application.

IF YOU WANT TO COMMENT: You can send written correspondence by email to the address above, or by mail/hand delivery to the Community Development Department, Planning Division, City of San Rafael, 1400 5th Avenue, San Rafael, CA 94901.

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009 (b) (2)).

Appeals of decisions by the Planning Commission to the City Council shall be made by filing a notice thereof in writing with the required fee to the Planning Division of the Community Development Department within 5 working days of a decision involving Title 14 (Zoning) (SRMC Section 14.28.030) or within 10 calendar days of a decision involving Title 15 (Subdivisions) (SRMC 15.56.010).

Sign Language and interpretation and assistive listening devices may be requested by calling (415) 485-3085 (voice) or (415) 485-3198 (TDD) at least 72 hours in advance. Copies of documents are available in accessible formats upon request.

Public transportation to City Hall is available through Golden Gate Transit, Line 22 or 23. Para-transit is available by calling Whistlestop Wheels at (415) 454-0964.

To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing scented products.