

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

### Key

	Tier 1: Policies that are high priority; programs that should be implemented within 5 years.
	Tier 2: Policies that are lower priority; program that should be implemented in years 5-20.
	Tier 3: Policies and programs that have lower relative priority and will not be included in the new General Plan.
	Tier 4: Policies or programs that have been fully implemented and will not be included in the new General Plan.

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 1</b> Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.</p>	Ongoing. Implemented through the entitlement review process.		<p>Carry forward.</p> <p>The Planning Commission suggested adding something along the lines of “adopted policies, plans, and design programs” to the list of things to which new development needs to be sensitive. Similar to concerns raised with the Land Use element, sometimes folks use existing “neighborhood character” to fight a proposal, even if there is specific policy direction that seeks to change a particular area from its current “character”, e.g., North Redwood.</p>	<p>Example used by the PC to illustrate their changes needs to be made more clear. Is the policy statement flexible enough to recognize that sometime the surrounding areas are not ideal (e.g, Silver Penny), and development improves the neighborhood (e.g., Eden Senior Housing on Diablo)?</p>	<p>An example of this might be a proposed multi-family project in an area zoned for multi-family but currently developed as single-family.</p> <p>Staff can craft language that responds to the Commission and Council comment over compatibility.</p>

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 1.1</b> Establish Design Guidelines to be applied as part of the Design Review process.</p>	<p>Not implemented. Multi-family Design Guidelines are also called for as a program of the 2007-2014 Housing Element (Program 3.A).</p>	<p>Staff time and cost</p>	<p>Carry forward. Funding will be needed to hire a consultant to assist staff in preparing the guidelines and graphics.</p> <p>Older, more mixed neighborhoods (like the Northwest Quad) need more guidance to achieve the desired result. Commercial centers need to focus on a sense of community and rooftops should have solar panels (even shade structures should have solar panels). Downtown should look for green spaces as buffers between commercial and residential uses.</p>		
<p><b>Program 1.2</b> Continue the Design Review process.</p>	<p>Ongoing. Staff uses Section 19.42.030(e) of the Zoning Ordinance to implement Program 1.2.</p>		<p>Delete. Staff already performs the Design Review process, as language in the Zoning Ordinance requires staff to do this.</p>		

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 1.3</b> Adopt specific design guidelines for the Downtown, the North West Quadrant, and for mixed use development.</p>	<p>Downtown Design Guidelines were prepared and accepted by the Design Review Commission in September 2005.</p> <p>The Downtown Specific Plan has detailed language about key sites to be developed, and includes some design criteria.</p> <p>Design guidelines for the other areas of the City have not been prepared.</p> <p>The Northwest Quad neighborhood is a focus area, and workshops about this neighborhood may generate design criteria for this section of Novato.</p>	<p>Staff time and cost</p>	<p>Delete. Only Downtown Design guidelines were prepared. These guidelines are implemented when development projects in Downtown Novato are proposed, and projects are reviewed against the guidelines.</p> <p>Duplicative of Program 1.1.</p>		

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 1.4</b> Continue to recognize the rural character of some of Novato’s residential areas and to implement the City’s rural residential street standards.</p>	<p>Pursuant to Novato Municipal Code (NMC) 5-45.008(c)(1), rural streets are in the more rural, non-urbanized areas of the City and are characterized by reduced pavement widths, and the use of Portland cement concrete curbs, gutters, and sidewalks will be limited. The City Council may designate a public street as a rural street by resolution pursuant to NMC 5-45-008(c)(2). Rural street standards are identified in NMC 5-45-008(c)(3). Rural streets apply only to residential areas (NMC 5-45-008(c)(3)a)(1). A map which illustrates the affected streets has not been approved by Council as the various local agencies (Novato Sanitary District, North Marin Water District, Novato Fire Protection District and PG&amp;E) could not agree about access and safety.</p>	<p>Difficulty in finding agreement between Novato’s intent for this program and local special district service and safety requirements.</p>	<p>Delete as rural streets are currently adopted on a project-by-project basis according to NMC 5-45.008(c).</p>	<p>Consider retaining development of rural street standards and ideas like: sidewalks on one side of the street; bollards in lieu of large street lights, minimum width, separated path (e.g. Eucalyptus). Need options for hillside developments and those areas of town in the more rural areas. Need rural street standards especially to maintain small town character.  Agree with staff. Seems like a slippery slope as some residents walk or ride bikes to work.</p>	<p>Allowances are criteria for rural streets is already contained in Section 5.45.008 of the Muni. Code and is applied on a project by project basis. The western area of the City is almost completely developed, and it is unlikely that development applications for new residential subdivisions, with many lots, will be submitted in this area of Novato. Creating design criteria and identifying all rural streets would require a good deal of consultant assistance and will not be applicable in many instances due to few new rural streets anticipated.</p>
<p><b>Policy 1A</b> Gates on Private Streets and Gated Communities. Preserve Novato’s small town character and integrated sense of community by prohibiting the creation of gated communities and the placement of gates on private streets serving two (2) or</p>	<p>Ongoing. Implemented through the entitlement review process.</p>		<p>Carry forward, as this is still a standard that is used when residential development projects are proposed.</p>		

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
more independent single-family dwelling units.					
<p><b>Policy 2</b> Explore the use of traditional site design and architectural principles in areas with established patterns or sufficiently large development areas to use those principles successfully. Elements of traditional site design and architecture include:</p> <ul style="list-style-type: none"> <li>a. grid street systems</li> <li>b. sidewalks with curbs, gutters, and a planting strip between the sidewalk and the roadway</li> <li>c. traditional home designs with porches and verandas</li> <li>d. trees planted adjacent to arterial streets and highways</li> <li>e. narrower traffic lanes on local streets, with limited on-street parking</li> <li>f. rounded street corners with “bulb outs” at key intersections</li> <li>g. absence of large radius intersection corners</li> <li>h. garages in the rear or sides of properties</li> </ul>	<p>Ongoing. Used on a project-by-project basis. Example: Canyon Green.</p> <p>The development of Hamilton was the last large area to be developed in Novato. Hamilton also had design principles provided in the Reuse Plan.</p>		<p>Carry forward, as this is still a standard that is used when development projects are proposed. Incorporate into a larger design policy with implementation through Program 1.1.</p> <p>Create a program to review Chapter V in the Novato Municipal Code to ensure that a narrower street widths for new development can be endorsed by the Novato Fire Protection District.</p> <p>Policy 2(e) and (f) should be moved to the Circulation Element as these are components of a Complete Streets discussion.</p>	<p>The NFPD may not endorse, but acceptance is satisfactory. Need to be able to get a fire truck and adequate turnaround, but need ability to change standards to maintain small town character.</p> <p>Can we add ‘other traffic calming techniques’?</p> <p>Discuss minimum standards for driveway width, and add streets divided by planted medians.</p>	<p>Fire District approval of standards for new streets is mandatory if they are to provide fire service.</p> <p>As previously stated, the rural residential street standards are applied on a project by project basis. Much of Novato is developed and there are very few parcels that are undeveloped or underdeveloped. Context of a site, including the street layout, will be considered by staff during project review.</p> <p>Traffic calming is addressed in the Transportation Chapter.</p> <p>As previously stated, the rural residential street standards are applied on a project by project basis. Much of Novato is developed and there are very few parcels that are undeveloped or underdeveloped. Context of a site, including the street layout, will be considered by staff during project review.</p> <p>Pursuant to the Novato Municipal Code Section 5-17.008, the minimum driveway width for residential uses is twelve (12) feet. Driveway alignments shall be designed to provide for safe access by firefighting equipment.</p>

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
					<p>With respect to adding planted medians to streets, City Public Works staff could not support creating and maintain new medians due to the ongoing maintenance cost. Continuing the campaign to “adopt a street median” could generate private parties who are interested in funding the maintenance of potential new landscaped medians.</p>

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 3</b> Variety in Design. Discourage sameness and repetitive designs.</p>			<p>Carry forward and modify. Incorporate into a larger design policy, with implementation through Program 1.1. Staff agrees with the comments from the Design Review Commission and the Planning Commission subcommittee regarding the need for design to be authentic, in context with the architecture that’s proposed, sensitive to the environment of the proposal, with appropriate finish details (colors, materials, application techniques) that are consistent with and appropriate to the architecture that’s proposed.</p> <p>Design Guidelines would provide clarity and a clear standard and objective on what the City of Novato expects to see in development proposals regarding style, materials, and colors as well as setting, and environmentally sensitive context.</p> <p>Variety in design would be a discussion point in the guidelines.</p>	<p>What is meant by “authentic”?</p> <p>Variety in design just to be different is <u>NOT</u> good design. Some of the best housing developments have common materials, colors, for example. The Presidio is a good example of context, and beautifully sited development on the site.</p>	<p>Using the new development at Hamilton as the example, authentic means using and incorporating traditional detailing (wrought iron, tile roofs, subtle neutral colors).</p> <p>Staff will modify Policy 3 to address the issue of authentic design: design that is in context with the architecture that’s proposed, sensitive to the environment of the proposal, with appropriate finish details (colors, materials, application techniques) that are consistent with and appropriate to the architecture that’s proposed. A new program could be created to discuss how variety in design should be in context to the surroundings, and respect the built and natural environments.</p>

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 3.1</b> Consider revising the Zoning Ordinance to include the following guidelines:</p> <ul style="list-style-type: none"> <li>a. discourage new residential construction with identical or similar facades on opposing or adjacent lots;</li> <li>b. encourage varied roof styles, reversed building footprints, and changes in elevation for the same unit floor plan.</li> </ul>	<p>Used on a project-by project basis. Example: Canyon Green.</p> <p>The development of Hamilton was the last large area to be developed in Novato. Hamilton also had design principles provided in the Reuse Plan.</p>		<p>Carry forward, and incorporate into a larger design policy, with implementation through Program 1.1. to reflect design harmony and contextual design.</p> <p>Staff agrees with the comments from the Design Review Commission and the Planning Commission subcommittee that Program 3.1 is too prescriptive. Guidelines should address design harmony and contextual design.</p>	<p>Retain, but agree to re-word.</p> <p>Too much variety can lead to chaos.</p>	<p>Staff will incorporate Program 3.1 into a larger design policy, with implementation through Program 1.1. New language for the design guidelines can discuss how a consistent architectural theme should be used, and colors and materials that are appropriate to the architecture are to be installed, for example.</p>
<p><b>Policy 4</b> Noise Mitigation. The preferred method of noise mitigation is buffering through distance. Other methods, in order of preference, are wooden walls and masonry walls.</p>			<p>Retain the policy language. Also, discouraging the use of sound walls/or creation of a walled subdivision and the material to be used would be included in design guidelines instead of creating a new policy or program.</p>	<p>Retain as suggested by the Planning Commission.</p> <p>When sound walls are necessitated, a requirement to add planks at the wall with a maintenance plan should be part of the project approval. See sound wall in Hamilton, at Main Gate and Nave, for example.</p>	<p>A maintenance plan for sound walls would be required for new residential development, and would be the responsibility of the developer. Staff would create language addressing the landscaping and materials to be used for new or replacement walls and fences in order to respond to the issue of noise mitigation.</p>



## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 4.1</b> The City shall request that Caltrans perform a visual analysis for all new, proposed sound walls in Novato. The analysis shall show existing and future views at critical points along the route. This data will be used to determine whether the sound walls should be constructed.</p>	<p>CalTrans only gets involved for walls adjacent to Highway 101. Residential sound walls aren't the purview of CalTrans.</p> <p>CalTrans completed a review of the sound walls adjacent to Highway 101 in early 2010.</p>		<p>Retain, and staff will create a policy or program related to sound walls.</p>	<p>When sound walls are necessitated, a requirement to add planks at the wall with a maintenance plan should be part of the project approval. See sound wall in Hamilton, at Main Gate and Nave for example. Vegetation can also enhance the appearance of sound walls.</p>	<p>Staff would create language discussing the landscaping and materials to be used for new or replacement walls and fences in order to respond to the issue of noise mitigation.</p>
<p><b>Policy 5</b> Property Maintenance and Nuisance Abatement. Encourage property maintenance and abate nuisances.</p>	<p>Ongoing.</p>		<p>Carry forward, as this is still a relevant policy and endorses the property maintenance values of the community.</p>		
<p><b>Program 5.1</b> Revise the nuisance abatement ordinance to strengthen its property maintenance provisions.</p>	<p>Implemented beginning in January 2014 with the adoption of the 2012 International Property Maintenance Code, which provides additional tool for housing inspection programs operated by a Code Enforcement Division.</p>		<p>Delete as this program has been implemented.</p>	<p>Nuisance properties still an issue. Need to retain program to find a way to deal with cars parked on the front lawns, multiple cars (more than 3) parked in the driveway, etc.</p>	<p>Staff continues to respond to code enforcement complaints that are submitted by residents regarding a variety of nuisance issues. Section 19.34.170 of the Novato Zoning Code addresses outdoor storage of vehicles. A maximum of four operable vehicles may be parked in the front yard area. Inoperable vehicles only in a building, garage or accessory structure, or in a rear or side yard where the vehicles are screened from adjacent streets and properties.</p>
<p><b>Policy 6</b> Mixed Use Developments. Ensure that mixed use developments are well-designed aesthetically and functionally.</p>	<p>Ongoing</p>		<p>Delete, as the need for well-designed development projects in Novato encompasses all kinds of developments, not just Mixed Use projects.</p>	<p>Agree with this but need to know where this concept is included in other policies? Which ones?</p>	<p>We have general design policies for new development. The intent is to prepare design guidelines, including those for Mixed Use developments.</p>

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 6.1</b> Amend the Zoning Ordinance to address:</p> <ul style="list-style-type: none"> <li>a. shared parking, trash and recycling facilities;</li> <li>b. required ground floor retail or personal service uses wherever appropriate; and</li> <li>c. site and building design which are compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping and signage.</li> </ul>	<p>A. Section 19.30 (Parking) of the Novato Zoning Ordinance was revised in 2001 to allow shared parking. Novato Disposal Service allows shared trash and recycling on a case by case basis.</p> <p>B. Section 19.12.030 (Table 2-7) was revised in 2001 to require ground floor retail in the CDR and CDB zoning districts in Downtown Novato. No percentage of required retail exists in the Zoning Districts.</p> <p>C. Implemented through Design Review process</p>		<p>Carry forward and modify. A and B have been implemented and should be deleted. Incorporate C into a larger design policy, with implementation through Program 1.1. and address compatibility of any type of future development between land uses.</p>	<p>What about check cashing facilities? Consider excluding in certain areas.</p>	<p>A change to the Novato Zoning Code in 2003 requires that check cashing facilities require a Use Permit, and this use is only allowed in the General Commercial zoning district. The City has created a process on how to respond to future requests for check cashing facilities, and no further language or work effort is needed.</p>
<p><b>Policy 7</b> Landscaping. Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards.</p>	<p>Ongoing.</p> <p>CDD staff coordinates with the Novato Fire Prevention District on development on parcels near clusters of trees. NFPD requires Vegetation Management Plans for these parcels.</p>		<p>Carry forward, and include this language with programs 16.2 and 18.1 in the Safety Element to reduce fire risk.</p>	<p>This may or may not impact our requirement that for every one “heritage” tree that’s removed, three trees must be planted (to replace the heritage tree that’s been removed). This could be a fire issue.</p>	<p>The Novato Fire Protection District often requires a condition of approval that they review and approve a Vegetation Management Plan (VMP) for projects that are in the Wildland Urban Interface (WUI) if a project requires tree replacement. Additionally, it isn’t the number of trees that’s an issue for the NFPD, but rather the species and location of the trees. For this reason, staff believes that the Policy 7, as written, is appropriate, and should be moved to the Safety Element.</p>

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 7.1</b> Maintain and periodically update minimum landscape standards.</p>	<p>Completed the comprehensive update of the 2001 Zoning Ordinance.</p>	<p>Staff time and cost.</p>	<p>Carry forward and revise the standards for parking lot landscaping to improve tree growth and shading. This issue of revised parking lot standards has been previously discussed with the Design Review Commission.</p> <p>A new program could include consideration of allowances for solar carports. Regarding permeable paving, there will be a policy and/or program about the enhanced Non Point Discharge Elimination Standards (NPDES).</p>	<p>This may or may not impact our requirement that for every one “heritage” tree that’s removed, three trees must be planted (to replace the heritage tree that’s been removed). This could be a fire issue.</p> <p>Our natural land is often tree studded hillsides. Our 3:1 replacement ratio may not be in keeping with natural habitats.</p>	<p>The Novato Fire Protection District often requires a condition of approval that they review and approve a Vegetation Management Plan (VMP) for projects that are in the Wildland Urban Interface (WUI) if a project requires tree replacement. Additionally, it isn’t the number of trees that’s an issue for the NFPD, but rather the species and location of the trees. For this reason, staff believes that the Policy 7, as written, is appropriate, and should be moved to the Safety Element.</p> <p>The Design Review Commission has commented on the existing landscape ratio requirements that exist in the Zoning Ordinance, and has questioned staff as to how more flexibility could be established (for example, allowing different size trees to be planted as opposed to the minimum 15 gallon tree size that is required in the Zoning Ordinance). Any change in the existing landscape ratio would require staff research of this issue, and bringing the results through the public review and hearing process.</p>

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<b>Program 7.2</b> Maintain a list of drought-tolerant plants for public distribution.	Implemented through the requirements from the North Marin Water District and the Water Efficiency Landscape Ordinance (WELO) during the review of development proposals.	Staff time and cost.	Delete, as this is implemented with the review of development proposals by the North Marin Water District and the application of the Water Efficiency and Landscape Ordinance during the review of development proposals.		
<b>Policy 8</b> Pedestrian-Oriented Land Uses. Encourage pedestrian-oriented, rather than auto-dependent uses in areas such as Downtown, Ignacio, and other activity centers where mixed uses, shared parking (on- and off-street), transit service, and other conditions facilitate pedestrian circulation.	Ongoing.		Carry forward. Consider citing other locations, such as the Hamilton Town Center, and The Square.	The language should state, “but not limited to” instead of “in areas such as”.	Agreed.
<b>Policy 9</b> Undergrounding Utilities. Continue to require undergrounding of utilities.	Undergrounding of utilities is required by NMC Section 12-1. This occurs on a project by project review by Public Works.		Retain, and combine with Policy 10 and move to Public Facilities chapter.		
<b>Policy 10</b> Provide for the proper placement, removal and replacement of above-ground utilities.	Undergrounding of utilities and removal of overhead utilities is regulated by NMC Sections 12-1 and 12-2. This occurs on a project by project review by Public Works.		Retain and combine with Policy 9, and move to the Public Facilities chapter. There should be a policy or program in Public Facilities regarding undergrounding with PG&E’s Rule 20A program and funding.	Move as noted, but retain.	That is the staff/PC recommendation.
<b>Program 10.1</b> Work with utility companies to remove inactive or abandoned above ground utility lines and facilities.	Ongoing. This occurs by Public Works when utility projects are reviewed.		Retain, and move this program to the Public Facilities chapter.		

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 10.2</b> Explore funding programs to facilitate the undergrounding of utilities in addition to current methods.</p>	<p>Ongoing. City has been able to use Rule 20A funds from PG&amp;E for this purpose.</p>		<p>Retain, and move this program to the Public Facilities chapter.</p>		
<p><b>Program 10.3</b> Consider amending the zoning ordinance to incorporate guidelines or regulations, to the extent feasible, regarding the aesthetics, proliferation and location of above ground utilities, appurtenance and antennas.</p>	<p>NMC Section 12-1 requires undergrounding for all new extensions of existing utility facilities. NMC Section 19.42.030 (e) enables design review of towers, chimneys, roof structures, flagpoles, radio, telecommunications and television masts/poles or other small projections. Also, the Wireless Communications Facilities section of the Zoning Ordinance promotes “stealth” telecommunication antennas.</p>		<p>Delete program, as this has been implemented.</p>		

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 11</b> Entryways. Encourage the development of entryways to the City through use of distinctive signs, street lighting, landscaping and street trees.</p>	<p>Downtown wayfinding sign program is complete. Grant Avenue has distinctive street lighting and street trees.</p> <p>Part of the General Plan Update for Redwood Blvd.</p> <p>The Redwood Boulevard Design Charette will provide greater guidance about how to enhance the look of Redwood Boulevard.</p>		<p>Retain. The outcome from the Redwood Boulevard Design Charette can be a new policy or program that implements Policy 11.</p> <p>Staff agrees with the comment from the Planning Commission to include something about S. Redwood/Rowland. That area was set up for development that never occurred and subsequently became preserved open space. The whole area (roadways) looks like a downtrodden, abandoned relic of another era. Staff will include specific locations where gateway treatments might be considered.</p>	<p>Consider modifying to include maintenance of developments (including color) in the entrances to our town (San Marin, DeLong, Rowland, South Novato Boulevard, Ignacio, Hamilton/Pacheco). Some time back, we wanted to some point to have influence/control over what residential and commercial properties paint their buildings that are seen in ALL the entrance ways of our town.</p> <p>What about Sherman being a gateway to Old Town? And/or having a gate when closing off Sherman for activities.</p>	<p>City staff can continue to provide the staffing to maintain existing entry features into Novato. However, adding new long-term financial responsibilities, such as adding new public areas to maintain, to City departments would not be endorsed by City staff. Color changes to existing residential or commercial buildings may not be required to be reviewed under the current Design Review language. Any change to the existing design review regulations would require staff research of this issue, and bringing the results through the public review and hearing process.</p> <p>The City Council hasn't endorsed the components that may be part of the Civic Center Master Plan area, such as installing a gate at Sherman and DeLong or making Sherman a gateway to Old Town. Depending on the decision of the Council, Sherman could be identified as a gateway to Old Town.</p>
<p><b>Policy 12</b> Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible.</p>	<p>Ongoing, and implemented during the Design Review process for development projects.</p> <p>Downtown Design Guidelines have specific language about not locating parking fields adjacent to Grant or Redwood.</p>		<p>Carry forward.</p>	<p>Perhaps also solutions may come out of the parking study.</p>	<p>Aesthetic issues with parking lots won't be addressed in the Downtown Parking Study. Any change to parking lot aesthetics would require staff research of this issue, and bringing the results through the public review and hearing process.</p>

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 12.1</b> Consider the following revisions to the Zoning Ordinance for parking facilities:</p> <ul style="list-style-type: none"> <li>a. use continuous (except for wheelchair ramps) curbs around the perimeter of parking areas;</li> <li>b. require motorcycle parking in all new parking facilities with more than five spaces;</li> <li>c. encourage shared access to parking areas to reduce curb cuts and save space;</li> <li>d. ensure that the glare from vehicular headlights in the parking lot does not have an adverse impact on adjacent land uses;</li> <li>e. improve pedestrian movement and safety, by such means as signals, bollards, and other features;</li> <li>f. require that parking facilities be located behind buildings wherever possible;</li> <li>g. allow shared parking and driveways for commercial uses having day/night activity patterns.</li> <li>h. review and evaluate the off-street parking requirements for commercial and multi-family areas to reduce on street parking.</li> </ul>	<p>Complete. The parking study of Downtown Novato is underway.</p> <ul style="list-style-type: none"> <li>a. Applied with the Building Code on a project by project basis</li> <li>b. Implemented with 2001 update to ZO (19.30.100)</li> <li>c. Implemented with 2001 update to ZO (19.30.050)</li> <li>d. and e. Addressed through Design Review.</li> <li>f. Discussed in the Downtown Design Guidelines (not codified)</li> <li>g. Implemented with 2001 update to ZO (19.30.050)</li> <li>h. Implemented with 2001 update to ZO (19.30.040)</li> </ul>		Delete program 12.1, as this has been implemented.		

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 13</b> Lighting Design Guidelines. Amend the Zoning Ordinance to incorporate design guidelines for exterior lighting addressing issues such as security, appearance, and intensity. The guidelines shall provide the types of lights and lighting to be used in various types of development so that new projects mitigate impacts on open space or other valuable City views to the extent feasible.</p>	<p>Not implemented.</p> <p>Some elements of this policy are in the Crime-Free Multi-Family Housing Program, regarding security, and lighting.</p> <p>No other specific language about the type, size, design, lumens, or footcandle wattage exists in the Zoning Ordinance.</p>	<p>Staff time and cost</p>	<p>Carry forward and modify. More detail is important for lighting criteria, such as: Height/scale of the light poles, design of the light poles, illumination levels, light spillage off the site, light pollution, light tone (hue), and provisions for safety of residents or shoppers.</p> <p>The design guidelines should get into lighting. Footcandles and/or lumens should be the basis of light saturation as watts is a measurement of energy used, not brightness.</p> <p>Proposed design guidelines would address lighting, particularly for parking lots.</p>	<p>Retain and consider modifying to state ‘Encourage implementation of the Dark Skies Initiative whenever and wherever appropriate’.</p> <p>Multi-family Housing is a separate issue. This policy is to apply to the entire City.</p> <p>Can this be looked at in design guidelines? Concerned about safety and security being jeopardized at the expense of open space.</p>	<p>Proposed lighting design guidelines can consider Night Sky provisions and will balance aesthetic concerns with safety requirements. They would also be applicable to various land uses. This program will require the hiring of a consultant.</p>
<p><b>Policy 14</b> Open Areas and Landscaping. Require provision of adequate landscaped, open areas in project design.</p>	<p>Ongoing.</p>		<p>Delete this policy, as the language is too vague.</p>		



## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 14.1</b> Consider revisions to development regulations to provide for adequate landscaped and open areas.</p>	<p>Ongoing. Implemented with 2001 update to Zoning Ordinance.</p> <p>Implemented through design review process for residential or commercial development proposals.</p>		<p>Delete, as this has been implemented.</p>		
<p><b>Policy 15</b> Pedestrian Paths. Provide for maximum feasible pedestrian circulation.</p>	<p>Ongoing. Implemented through design review for residential or commercial development proposals.</p>		<p>Eliminate policy, and incorporate in design guidelines with implementation through Program 1.1.</p>		

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 15.1</b> Consider adopting the following design guidelines for pedestrian facilities:</p> <ul style="list-style-type: none"> <li>a. provide physical separation of vehicular and pedestrian movement wherever possible and plant street trees to create a safer and more pleasant environment for walkers;</li> <li>b. provide pedestrian-oriented lighting to improve security and the sense of safety;</li> <li>c. require convenient, secure pedestrian access from parking lots and entrances to commercial uses;</li> <li>d. encourage commercial developments to include pedestrian walkways and street furniture at street level adjacent to buildings, public transit and parking facilities; and</li> <li>e. encourage clustering of commercial buildings to create pedestrian zones and avoid wide expanses of parking between building entrances.</li> <li>f. Encourage landscaped open areas and outdoor furniture in areas to be provided as gathering places for employees and customers in commercial office and industrial areas.</li> </ul>	<p>Not implemented.</p> <p>Review of these features occurs through the design review process.</p> <p>These are components of a Complete Streets discussion and may be implemented through an updated Bike and Pedestrian Master Plan.</p>		<p>Retain, but incorporate into either a Complete Streets policy/program or in the design guidelines called for in Program 1.1.</p>	<p>Is there a way to identify those policies/programs that belong in multiple chapters?</p>	<p>The intent is to have the policy and programs in one chapter of the General Plan, and not have this language appear across multiple chapters. For this reason, staff would not be creating this table of information.</p> <p>Subsection (a) is a complete streets issue. The other issues relate to new development, not streets.</p>

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<b>Policy 16</b> Downtown Specific Plan. Adopt and maintain a Downtown Specific Plan.	Downtown Specific Plan developed in 1998.		Delete, as the policy has been implemented. Incorporate relevant language from the Downtown Specific Plan as policies and programs in the updated General Plan.	Will we update the Downtown Specific Plan during the GP update process? Is there a white paper on this?  Does the Downtown Specific Plan still exist in the new General Plan?	Staff will be evaluating the Downtown Specific Plan, and provide similar comments on whether policies and programs should be deleted, or carried forwarded and modified. The intent is to retain the policies and programs that are still relevant, and formally extinguish the Downtown Specific Plan.
<b>Program 16.1</b> Develop an education/information program for the Downtown Specific Plan	Not implemented	Staff time and cost.	Delete, program is no longer needed.		
<b>Program 16.2</b> Coordinate development Downtown with the updated Downtown Specific Plan. Refer to CI Map: Downtown Specific Plan.	Ongoing. Implemented through the entitlement review process.		Delete as staff performs this task through the entitlement review process.		

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 17</b> Downtown Diversity. Maintain and support the diversity of businesses and services Downtown.</p>	<p>Ongoing. Addressed through zoning districts with permitted uses, conditionally permitted uses, and uses that aren't allowed.</p>		<p>Delete this from Community Identity, and move policy to Economic Development.</p>	<p>Should we revise "grandfathered" properties in downtown? Will the issue of grandfathered uses be discussed in a white paper on the Downtown Specific Plan?</p>	<p>The City's language on non-conforming uses is in Section 19.52.020 of the Novato Zoning Ordinance. A nonconforming use cannot be maintained is the use ceases for longer than 180 days. Any change to this language requires a change to the Zoning Ordinance and a public review process.</p> <p>In 2001, a comprehensive update of the Zoning Ordinance occurred. Some businesses might have been rendered as non-conforming uses. These uses are allowed to continue, but are not allowed to enlarge or increase the non-conforming use. One non-conforming use (such as the check cashing business) that exists on Grant Avenue would not be allowed to operate at this location under the current regulations. Staff will have a discussion of uses, including nonconforming uses, as part of the white paper on the Downtown Specific Plan.</p>
<p><b>Program 17.1</b> Consider establishing a Business Improvement District (BID) specifically for the area within the Downtown Specific Plan area.</p>	<p>Completed.</p>		<p>Delete, program implemented.</p>		

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<b>Policy 18</b> Tourism. Refer to the Economics/Fiscal Chapter.			Delete from Community Identity Chapter and retain or delete in Economics/Fiscal Chapter.		
<b>Policy 19</b> Farmers Market. Continue to support the Farmers Market.	Ongoing.		Delete this program from Community Identity.  Carry forward in Economic Development Element.		
<b>Policy 20</b> City Hall. Maintain the City Hall campus and appropriate community facilities Downtown.	As of July 2014, a Civic Center Master Plan process has been initiated by the City Council.		Carry forward in the Land Use Element, based on the outcome of the Master Plan process.		
<b>Program 20.1</b> Identify possible Downtown locations for additional community facilities.	Ongoing.  City Hall at 901 Sherman renovated and reopened in 2009. A new City Administration Office building at 922 Machin Avenue was completed in 2013.		Carry forward in the Land Use Element if there is greater specificity from the Civic Center Master Plan process.	The Community House and expanded green should be included as part of the Civic Center Master Plan process.	Staff can include the outcome of the Council process on the Civic Center Master Plan process in the portions of the Downtown Specific Plan incorporated into the Land Use Element.

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 21</b> Ground Floor Retail. Encourage the establishment of ground floor retail uses wherever feasible.</p>	<p>Implemented with 2001 update of the Zoning Ordinance.</p> <p>Clarification of allowing ground floor office space on Grant Avenue may result with the White Paper on downtown retail uses.</p>		<p>Retain. Design guidelines should address vertical mixed use development. In addition, the Downtown section of the Land Use Element will include a policy encouraging mixed use with ground floor retail, consistent with the current Downtown Specific Plan.</p> <p>Consider moving this policy to the Land Use Element with Downtown Policies depending on the outcome of the Ground Floor White paper.</p>	<p>The issue of grandfathered uses should be discussed in the Ground Floor Retail white paper, and that 14-17% of uses on Grant Avenue, from Railroad to Fourth Street, are grandfathered as of a year ago.</p>	<p>Staff is not aware of this percentage of nonconforming uses along Grant Avenue. Staff will have a discussion of uses, including nonconforming uses, as part of the white paper on the Downtown Specific Plan.</p>
<p><b>Policy 22</b> Town Square/Plaza. Consider the establishment of a “Town Square/Plaza” Downtown.</p>	<p>As of July 2014, a Civic Center Master Plan process has been initiated by the City Council.</p> <p>City Hall at 901 Sherman renovated and reopened in 2009. A new City Administration Office building at 922 Machin Avenue was completed in 2013.</p>		<p>Retain. Depending on the outcome of the Civic Center Master Plan process, consider moving to the Land Use Element with Downtown policies.</p>	<p>Currently, the DT Specific Plan calls for a Town Plaza near Redwood. The City Council has not decided that the ‘green’ would replace the town square on Redwood. We may want several places for people to gather downtown.</p>	<p>Staff can include the outcome of the Council process on the Civic Center Master Plan process in the portions of the Downtown Specific Plan incorporated into the Land Use Element.</p>
<p><b>Policy 23</b> Automobile-Intensive Uses. Discourage the location of new automobile-intensive uses such as gas stations, oil changers, car washes, fast foods and mini-marts Downtown.</p>	<p>Complete with the 2001 update of the Zoning Ordinance and refinements to the CDB and CDR zoning districts.</p>		<p>Retain this program. As required by the Novato Zoning Code, drive-through uses must first receive Use Permit approval in the Neighborhood Commercial, General Commercial, Downtown Commercial Retail or Downtown Commercial Business zoning districts.</p>	<p>Clarify what staff and the Planning Commission are saying.</p> <p>Retain and consider policy that limits and/or prohibits future drive through uses.</p>	<p>This policy will be retained. Pursuant to the Novato Zoning Code, a Use Permit is required for new automobile intensive uses. Neither staff nor the Planning Commission is recommending that this policy be deleted.</p>

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 24</b> Additional Parking. Facilitate the provision of adequate parking, emphasizing a combination of public and private parking facilities.</p>	<p>Annual counts taken in downtown Novato. Additional parking created with the addition of the City Administrative office building, and purchase of the Depot lot. A downtown study on parking is being prepared.</p>		<p>Carry forward and move into a Downtown section of the Land Use chapter. This policy will be enhanced upon the preparation and discussion of the White Paper on Downtown Parking.</p>		
<p><b>Program 24.1</b> Encourage shared parking, trash and recycling agreements wherever feasible. Utilize, as appropriate, development agreements, conditions of approval, and other means to encourage shared parking, trash and recycling arrangements.</p>	<p>Shared parking can be permitted downtown. It requires a recorded easement to ensure parking is not removed.</p> <p>Novato Disposal can allow shared trash and recycling facilities.</p>		<p>Carry forward as needed, based on the results from the Downtown Parking White Paper.</p>		
<p><b>Program 24.2</b> Consider revising parking requirements for mixed use developments in the Zoning Ordinance to account for alternate use times.</p>	<p>Addressed with shared parking of Section 19.30.050 of the Zoning Ordinance.</p>		<p>Delete, as this has been implemented.</p>		
<p><b>Policy 25</b> Architectural and Landscape Design. Require attractive architectural and landscape design for all new developments as well as for expansion to existing uses, consistent with Downtown Specific Plan guidelines.</p>	<p>Application of this policy occurs through the entitlement review process.</p> <p>There is a brief discussion about landscaping in the Downtown Specific Plan and Downtown Design Guidelines.</p> <p>This is a board policy that affects all properties, not just properties downtown.</p>		<p>Incorporate into a larger design policy, and implement through Program 1.1.</p>		

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 26</b> Pedestrian Movement. Encourage a pedestrian-friendly Downtown with outdoor seating.</p>	<p>Implemented with the renovation of Grant Avenue. Also implemented with Public Works regarding the location of outdoor seating and approval of an encroachment permit, if needed. Language exists in the Downtown Specific Plan about allowing outdoor seating and encouraging this in areas where bulb-outs exist.</p>		<p>Retain, and carry forward in the Land Use Element.</p>		
<p><b>Policy 27</b> Public/Private Partnerships. Encourage cooperation and collaboration between the City and Downtown property and business owners to implement the Downtown Specific Plan.</p>	<p>The City coordinates with the Chamber of Commerce and Downtown Business Improvement District about supporting projects that enhance downtown businesses and that implement the Downtown Specific Plan. City staff worked with downtown businesses to create and promote the “Shop Local Novato” marketing campaign.</p>	<p>Loss of Redevelopment funding and staffing.</p>	<p>Delete, as this has been implemented.</p>		
<p><b>Program 27.1</b> Consider implementing a Main Street type program.</p>		<p>Loss of City Redevelopment funding and staffing. No paid staff in the Business Improvement District (BID) to perform this task.</p>	<p>Delete, as this has largely been accomplished without a formal Main Street program.</p>		



Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 27.2</b> Consider various funding vehicles to encourage existing businesses to renovate and stay Downtown.</p>	<p>A Façade Rehab program was adopted in Feb. 2009. No business took advantage of the program.</p> <p>City provided funding to help restore the Novato Theater in Downtown.</p> <p>Renovation of Grant Avenue encouraged existing businesses to remain in Novato.</p>	<p>Loss of City Redevelopment funding and staffing.</p> <p>Other than Measure F, few other sources of public funds exist for this program.</p>	<p>Delete, due to lack of available funding.</p>		
<p><b>Policy 28</b> Additional Housing. Accommodate additional housing on upper floors over commercial and office uses where appropriate.</p>	<p>Allowed in Downtown Core General Plan and zoning designation. In 2009, the Millworks development with Whole Foods opened with housing above retail.</p> <p>The existing Downtown Specific Plan does not endorse housing facing Redwood, although in the 2010 North Redwood workshops, the concept of mixed use was generally accepted on Redwood between Grant and Olive.</p> <p>Following the 2014 North Boulevard workshops, the City Council did not endorse the concept of mixed use on Redwood at Golden Gate (Shamrock and Dairymen’s sites)</p>		<p>Retain and incorporate into policies for the Downtown in the Land Use Element.</p>		

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 29</b> Neighborhoods Adjacent to Downtown. Several residential neighborhoods, such as the North West Quadrant Area, are located adjacent to Downtown. Policies and programs will be considered to preserve and enhance these neighborhoods and ensure that they will not be adversely affected by future development Downtown.</p>	<p>The North West Quad neighborhood is a focus area to be examined as part of the General Plan update. No other specific planning process has occurred for these neighborhoods.</p>	<p>Staff time and cost.</p>	<p>Delete policy and incorporate the recommendations from the review of the Northwest Quadrant focus area into the Land Use chapter.</p>	<p>Retain. There are other neighborhoods that are adjacent to the Downtown. NW Quad does not include Maribella/Elm Area; or Railroad Avenue, etc.</p>	<p>The Northwest Quad was identified as a neighborhood to study as part of the General Plan update not only due to its proximity to downtown, and ability to patronize these businesses, but because it's a neighborhood that is primarily comprised of smaller apartment complexes, and absentee property owners. Additionally, Land Use Policy 6 is an existing policy about the Northwest Quad.</p> <p>Is a program desired to prepare neighborhood specific polices for these neighborhoods or include such a protection policy in the Downtown section of the updated General Plan? Due to budget and capacity issues, staff could not endorse holding more neighborhood workshops, but could support a policy for other neighborhoods adjacent to downtown.</p>
<p><b>Policy 30</b> Archaeological Resources Protection: Continue to protect archaeological resources.</p>			<p>Carry forward.</p>		

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 30.1</b> Require that areas found to contain significant historic or prehistoric artifacts be examined by a qualified consulting archaeologist.</p>	<p>Addressed through the environmental (CEQA) analysis of a project when processing a development application.</p>		<p>Delete, as this is performed as part of the environmental (CEQA) analysis.</p>	<p>Retain for those projects that are exempt from CEQA since the State has enacted 4 bills that exempt developments from CEQA (SF 1925; SB 375; SB 226 and now SF743).</p>	<p>From a broad CEQA perspective, a project can only qualify for a categorical exemption where the proposal will clearly not have a negative physical effect on the environment and does not involve a site with unusual circumstances. In other words, just because a project might be part of a class of activities eligible for an exemption does not mean it qualifies for one. Each review of a project for an exemption is truly a case by case basis analysis of the project, its location, and potential effect on the environment.</p>
<p><b>Program 30.2</b> Require development applicants to research records for sites identified as having a potential for archaeological resources, to determine if a survey has been made and if resources have been identified. If there has been no survey, the City may require that the applicant conduct one.</p>	<p>Addressed through the environmental analysis of a project when processing a development application.</p>		<p>Delete, as this is performed as part of the environmental (CEQA) analysis.</p>	<p>Retain for those projects that are exempt from CEQA since the State has enacted 4 bills that exempt developments from CEQA (SF 1925; SB 375; SB 226 and now SF743).</p>	<p>From a broad CEQA perspective, a project can only qualify for a categorical exemption where the proposal will clearly not have a negative physical effect on the environment and does not involve a site with unusual circumstances. In other words, just because a project might be part of a class of activities eligible for an exemption does not mean it qualifies for one. Each review of a project for an exemption is truly a case by case basis analysis of the project, its location, and potential effect on the environment.</p>

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 30.3</b> Halt all work if archaeological resources are uncovered during construction, and require an evaluation by a qualified archaeologist prior to recommending construction.</p>	<p>Addressed through the environmental analysis of a project when processing a development application.</p>		<p>Delete, as this is performed as part of the environmental (CEQA) analysis.</p>	<p>Retain for those projects that are exempt from CEQA since the State has enacted 4 bills that exempt developments from CEQA (SF 1925; SB 375; SB 226 and now SF743).</p>	<p>From a broad CEQA perspective, a project can only qualify for a categorical exemption where the proposal will clearly not have a negative physical effect on the environment and does not involve a site with unusual circumstances. In other words, just because a project might be part of a class of activities eligible for an exemption does not mean it qualifies for one. Each review of a project for an exemption is truly a case by case basis analysis of the project, its location, and potential effect on the environment.</p>
<p><b>Program 30.4</b> Locate and/or design development to avoid impacts on sites with identified archaeological resources by placing building to avoid the site, incorporating the site into a permanent open space area, covering the site with a layer of soil, deeding the site as a permanent conservation easement, or taking other actions recommended by the archaeologist, as approved by the City.</p>	<p>Addressed through the environmental analysis of a project when processing a development application.</p>		<p>Delete, as this is performed as part of the environmental (CEQA) analysis.</p>	<p>Retain for those projects that are exempt from CEQA since the State has enacted 4 bills that exempt developments from CEQA (SF 1925; SB 375; SB 226 and now SF743).</p>	<p>From a broad CEQA perspective, a project can only qualify for a categorical exemption where the proposal will clearly not have a negative physical effect on the environment and does not involve a site with unusual circumstances. In other words, just because a project might be part of a class of activities eligible for an exemption does not mean it qualifies for one. Each review of a project for an exemption is truly a case by case basis analysis of the project, its location, and potential effect on the environment.</p>

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 30.5</b></p> <p>If site has potential for archeological considerations, institute measures to protect these resources.</p>	<p>Addressed through the environmental analysis of a project when processing a development application.</p>		<p>Delete, as this is performed as part of the environmental (CEQA) analysis.</p>	<p>Retain for those projects that are exempt from CEQA since the State has enacted 4 bills that exempt developments from CEQA (SF 1925; SB 375; SB 226 and now SF743).</p>	<p>From a broad CEQA perspective, a project can only qualify for a categorical exemption where the proposal will clearly not have a negative physical effect on the environment and does not involve a site with unusual circumstances. In other words, just because a project might be part of a class of activities eligible for an exemption does not mean it qualifies for one. Each review of a project for an exemption is truly a case by case basis analysis of the project, its location, and potential effect on the environment.</p>

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Policy 31</b> Historic Buildings, Sites and Districts</p> <p>Identify, recognize, and protect sites, buildings, structures and districts with significant cultural aesthetic and social characteristics which are part of Novato’s heritage.</p>	<p>Ongoing.</p> <p>Achievements in this area include 1) preservation of old Hamilton Military Base Firehouse that has been preserved and now is home to the Hamilton History Museum; 2) preservation of the historic Hamilton Pool and rock walls, when pool was renovated by the City in 2009; 3) Preservation of the historic Hamilton military base Amphitheater, in partnership with housing developer; 4) Performed archeological dig, using qualified archeologists, at Miwok Park, to protect and preserve artifacts found during park construction and renovation; 5) Converted old Presbyterian Church into new City Hall with Council Chambers, preserving the integrity and acknowledging the historic importance of the building, which serves as Novato’s icon. Return the use of 825 DeLong Avenue (Silva Kuser House) to a residential structure.</p>		<p>Retain in the Community Identity Chapter.</p>	<p>Add policy at end “and helps maintain small town character of Novato”.</p> <p>Agrees this policy isn’t necessary, and it ties our hands as well.</p>	<p>The issue of protecting historic buildings, sites, and districts which is part of Novato’s heritage is different from the issue of “maintain the small town character of Novato”. The historic buildings, sites, and districts are part of the cultural history of a city or town, and do not create or establish a small town character. That character is reinforced by interactions with neighbors and relationships with business owners that are forged over years when patronizing shops and stores. The “small town character” is a level of emotional attachment with certain areas of Novato, or the City as a whole, and on its own, is a valid attachment. However, staff believes the requested language should not be attributed to protecting historic site, buildings, structures and districts.</p> <p>An example of a building of historic significance and the emotional attachment to a building is the senior housing at Hamilton (The Villas). This is an important building and site in Novato. During the height of the operation of the former Air Field, this building was important to the military staff for its use, location, and role as a central meeting location.</p>

## Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<b>Program 31.1</b> Adopt a Cultural Resources Management Ordinance	Not implemented	Significant consultant cost to prepare a detailed historic building inventory and ordinance.	Delete, as review of building or sites potential historic value is performed on a case-by-case basis as part of the environmental (CEQA) analysis, unless there is a willingness to fund a historic building inventory.	The City is doing a Civic Center Study.	The City Council hasn't endorsed the components that may be part of the Civic Center Master Plan area. Depending on the decision of the Council, an environmental review will need to be conducted of this project. This program should be deleted, and the environmental review will discuss the potential historic value of a project.
<b>Program 31.2</b> Publish and distribute historic information on Novato	Staff of the Novato Historical Guild performs this function for the two City museums.	This task is not being performed due to a lack of staff.	Delete, as this function is being performed by the volunteer staff of the Novato Historical Guild for the two City museums. Consider creating a program to assist the Historic Guild.	Money would be needed for this. Creating a program for the Historic Guild isn't General Plan material.	Without an allocation of public dollars, this program cannot be implemented.
<b>Program 31.3</b> Consider establishing incentives for preservation and restoration of historic buildings and sites	Not implemented	Lack of available funding	Delete, as there are few financial incentives the City can provide to preserve historic buildings or sites other than tax or fee waivers. However, any modification of a historic property must comply with the federal Secretary of Interior Standards for Rehabilitation and Renovation.	Can be accomplished on a case by case basis?	Without an allocation of public dollars, this program cannot be implemented.
<b>Policy 32</b> Public Art Promote public art that enhances the cultural life of the community.	Created a number of policies and amended Zoning Code to support public art. 1. Art in Public Places Policy developed 2. CIP Percent for Art Program as created 3. Zoning Code Section 19.21		Retain, but rewrite to include language from Program 32.2 (re: collaborating with Novato-based arts organizations), and add a program re: working with developers to incorporate art into their projects per the Art in Public Places ordinance.	Retain as a policy statement to ensure focus remains. Consider modifying to include collaborating with other organizations and seeking funding to implement the public art program.  By keeping it in the General Plan,	See revised staff recommendation.

Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
	<p>updated to include public art requirement of both residential and non-residential development.</p> <p>Specific Art in Novato:</p> <ol style="list-style-type: none"> <li>1. Completed sculptural bench public art solicitation for main street</li> <li>2. Installed Omay pelican sculpture at Scottsdale Pond after public competition.</li> <li>3. Art was installed by private developers at office complex on Novato Blvd; at Hamilton Marketplace Shopping Center; at Next Key at Hamilton; Scientist as Artist exhibition at the Buck Institute occurred; and donated art was accepted from private artist that is now on display in Hamilton Community Center.</li> </ol> <p>Art- in-Lieu fee created that collects funds for public art if developer prefers not to provide the art as part of their project.</p> <p>Development Impact Fee for Recreation Cultural was implemented and collects funds to support art infrastructure.</p>			<p>it retains an important stature for the community.</p> <p>Just a reminder that there are murals at Whole Foods as well.</p>	



Community Identity Chapter: Evaluation of Existing Policies and Programs – Full Table

Policy/Program	Achievements/ Status	Barriers to Implementation	Staff Recommendations for Update	City Council Questions or Comments	Staff Response
<p><b>Program 32.1</b> Adopt an Art-in-Public Places program</p>	<p>Adopted. See achievements listed above.</p>	<p>This task is not being performed due to a lack of staff.</p>	<p>Delete, as this program has been implemented.</p>		
<p><b>Program 32.2</b> Support Novato-based art organizations in developing and establishing art programs and work towards Novato becoming a center for the artists in the North Bay.</p>	<p>Marin MOCA receives reduced rent in the Arts Center at Hamilton in exchange for hosting public exhibits and conducting art-related programs, available to the public; Zoning Code art requirement complete.</p> <p>Art exhibitions, open studios, and programs are happening at the city-owned and operated Arts Center at Hamilton, through MOCA; Public art requirement in place to secure art or collect fees in lieu for non-residential development.</p>	<p>Objectives met. Lack of staff resources to expand outreach effort ongoing.</p>	<p>Retain reword this program as a policy.</p>		<p>Staff is providing proposed language for the new policy for supporting Novato-based art, which is below:</p> <p>Promote public art that enhances the cultural life of the community, collaborate with Novato-based arts organizations and work with developers to incorporate public art into their projects.</p>