



THE CITY OF
NOVATO
 CALIFORNIA

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Mayor

Denise Athas
 Mayor Pro Tem
 Josh Fryday
Councilmembers
 Pam Drew
 Pat Eklund
 Eric Lucan

City Manager

Regan M. Candelario

Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

November 6, 2017 – 7:00 P.M.

(No new items will be taken up after 11 p.m.)

PLANNING COMMISSION MEMBERS

Chair: Curtis Havel **Vice Chair:** Justin Derby

Dan Dawson, David Gabriel, Jay Strauss, Peter Tiernan, Susan Wernick

AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA:

The Commission may consider agenda items out of the order in which they are listed.

Notice is also given that materials that are submitted to members of the Planning Commission after the agenda packet has been distributed are available for public inspection in the Community Development Department, located at 922 Machin Ave, during normal business hours. Such materials shall also be made available on the City of Novato website at www.novato.org, when practical and provided that City staff is able to post those documents prior to the meeting. Also, when non-confidential written materials are distributed to members of the Planning Commission during a public meeting by staff or a member of the Planning Commission, a copy of the materials shall be made available to members of the public at that meeting.

PUBLIC COMMENT:

All members of the public wishing to address the Commission are requested to submit a speaker card in advance to the Meeting Recorder. This is also the appropriate time to speak on a Consent Calendar item. The Commission requests that anyone wishing to speak on an agenda item be recognized at the time the item is heard. There is a three-minute time limit per speaker.

CONSENT CALENDAR:

All matters listed on the Consent Calendar are considered to be routine and will be acted on without discussion by a single action of the Commission. However, a Commission member may remove an item(s) from the Consent Calendar for Commission discussion and action.

PUBLIC HEARINGS:

Interested persons may speak on any of the below-noted CONTINUED or NEW ITEMS up to three minutes per individual; 20 minutes for applicant; 10 minutes per recognized group. Speakers are limited to one opportunity per item, so please be thorough and to the point. Prior to speaking please submit a speaker card to the Meeting Recorder.

CONTINUED ITEMS:

**** PLEASE SEE ADDITIONAL PAGE(S) OF AGENDA FOR MORE INFORMATION.***

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 899-8989. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodation to help ensure accessibility to this meeting.

NEW ITEMS:

- 1. **ATHERTON PLACE (SM)**
CEQA MITIGATED NEGATIVE DECLARATION
10702M -MASTER PLAN AMENDMENT
-PRECISE DEVELOPMENT PLAN AMENDMENT
-VESTING TENTATIVE SUBDIVISION MAP
-DESIGN REVIEW
-VACATION OF PUBLIC DRAINAGE EASEMENT
APN 125-600-51 & -52; 7533 & 7537 REDWOOD BOULEVARD

Conduct a public hearing to consider and adopt resolutions recommending the City Council approve a mitigated negative declaration, master plan amendment, precise development plan amendment, vesting tentative subdivision map, vacation of a public drainage easement, and design review for Atherton Place, a mixed-use project comprised of 50 townhome-style residential condominiums and 1,340 square-feet of retail space.

GENERAL BUSINESS:

UPCOMING AGENDAS AND QUORUMS: (STAFF)

ADJOURNMENT:

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Information on the above application(s) is/are available at the City of Novato Community Development Department, 922 Machin Ave, Novato. All inquiries should be directed to the project Planner (415) 899-8989, Monday through Thursday from 9 a.m. to 5 p.m. at the Community Development Department (mailing address: 922 Machin Ave, Novato, CA 94945). It is recommended that an appointment be made with the staff member, prior to visiting the City offices. Please note the City of Novato offices are closed every other Friday.

To appeal a final decision of the Planning Commission, a written letter of appeal and the required appeal fee must be filed with the Community Development Department within 10 calendar days of the decision. The appeal letter must specifically state the basis for the appeal. Additional information on the appeal process can be found in Division 19.54 of the Novato Municipal Code.

If anyone wishes to challenge a project in court, they may be limited to raising only those issues they or anyone else raised at the public hearing described in this agenda or in written correspondence delivered at the public hearing or to the City offices prior to the public hearing.

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AFFIDAVIT OF POSTING

I, Terri Brown certify that on November 1, 2017, I caused to be posted the agenda for the November 6, 2017, meeting of the Planning Commission of the City of Novato, California, on the City of Novato Community Services Board in the Police Department and on the city's website at www.novato.org.

s/Terri Brown