



THE CITY OF
NOVATO
CALIFORNIA

Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

November 6, 2017

922 Machin
Novato, CA 94945
415/899-8900
FAX 415/899-8213
www.novato.org

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

City Manager
Regan M. Candelario

Present: Curtis Havel, Chair
Justin Derby, Vice Chair
Dan Dawson
David Gabriel
Peter Tiernan
Susan Wernick

Absent: Jay Strauss

Staff Present: Veronica Nebb, Senior Assistant City Attorney
Steve Marshall, Planning Manager

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA: M/s: Tiernan/Dawson; Passed 6-0-1

PUBLIC COMMENT: None

CONSENT CALENDAR: None

CONTINUED ITEMS: None

NEW ITEMS:

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

Consider adopting resolutions recommending the City Council approve a mitigated negative declaration, master plan amendment, precise development plan amendment, tentative subdivision map, and design review for Atherton Place, a mixed-use project comprised of 50 townhome

style condominium units and 1,340 square-feet of retail space.

Planning Manager Marshall conducted a presentation describing: what was being requested of the Planning, the development permits sought by the applicant, background regarding the project, public/neighborhood meetings conducted, key public comments, affordable housing compliance, environmental review findings, conditions of approval, and staff recommendation.

Don Bragg of Prado Group (Applicant) gave a presentation describing the project's history, key design features, negotiations conducted with representatives of Atherton Ranch, and design changes made in response to neighborhood input.

Members of the Planning Commission asked clarifying questions regarding a private park easement on the project site.

Public Comment:

1. Wayne McIntosh (representing Concerned Citizens of Atherton Ranch) – discussed comments previously submitted by letter to the Planning Commission. Raised concern about adequacy of parking. Requested wider right-turn lane on southbound Redwood Boulevard at Ranch Drive. Supported additional parking bay on Ranch Drive and addition of two children's play structure to project. Noted need for architectural harmonization between existing townhomes at Atherton Ranch and proposed condominiums facing private park. Requested the proposed condominiums be redesigned to include a driveway capable of parking two cars. Requested a parking permit program managed by Atherton Ranch HOA.
2. Reynold Martinez – discussed participation in negotiations conducted with Prado Group. Satisfied with the redesign of the project in response to neighborhood input. Noted there is community support for the project as revised; however, discussions are still ongoing about procedures to consider and act upon question of reciprocal park use. Noted that a traffic signal may be warranted at the intersection of Golden Gate Place, Ranch Drive, and Redwood Boulevard – vehicle speeds are high and turning movements from and across Redwood Boulevard could get difficult with new projects such as the Residence Inn.
3. Wayne Campbell – noted his participation in negotiations with Prado Group on behalf of Atherton Ranch neighborhood. Indicated agreement had been reached on revised project design. Satisfied with architectural design and supports Prado Group's project.

Members of the Planning Commission asked additional questions about the project addressing disabled accessible units, floor plans and building height, condo setback from private park easement, crosswalks on Redwood Boulevard, and parking management.

The commissioners provided individual remarks regarding the project. Overall, the Commission was supportive of the project and appreciative of Prado Group revising its project in response to neighborhood concerns. Several commissioners were troubled by the concept of requiring the applicant to install a fence between the project and private park at Atherton Place. The

commissioners indicated they preferred to eliminate the condition of approval requiring the fence.

M/s: Tiernan/Derby to adopt resolution recommending the City Council approve a Mitigated Negative Declaration for Atherton Place. Motion passed: 6-0-1

M/s: Dawson/Derby to adopt resolution recommending the City Council approve amendments to the Atherton Ranch Master Plan to recognize Atherton Place. Motion passed: 6-0-1

M/s: Tiernan/Dawson to adopt resolution recommending the City Council approve amendments to the Atherton Ranch Precise Development Plan to recognize Atherton Place and eliminate the condition of approval requiring a fence to be placed between the project and private park easement at Atherton Ranch. Motion passed: 6-0-1

M/s: Tiernan/Gabriel to adopt resolution recommending the City Council approve a Vesting Tentative Map for Atherton Place and reporting the vacation of a public drainage to be consistent with the Novato General Plan. Motion passed: 6-0-1

GENERAL BUSINESS: None

UPCOMING AGENDAS AND QUORUMS: Planning Manager Marshall noted the Planning Commission's meetings will be temporarily held in the board room of the Novato Unified School District since new audio/visual equipment is being installed at City Hall. Planning Manager Marshall also described the tentative agendas for the balance of 2017.

ADJOURNMENT: Meeting adjourned at 9:15 PM