



THE CITY OF  
NOVATO  
CALIFORNIA

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Councilmembers  
Pam Drew  
Pat Eklund  
Eric Lucan

City Manager  
Regan M. Candelario

# Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

March 6, 2017

## REVISED MINUTES

Change indicated by italics and underlining

**Present:** Susan Wernick, Chair  
Curtis Havel, Vice Chair  
Justin Derby  
Jay Strauss  
Peter Tiernan

**Absent:** Dan Dawson  
Robert Jordan

**Staff Present:** Robert Brown, Community Development Director  
Steve Marshall, Planning Manager  
Christine O'Rourke, General Plan Update Manager

## CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

## APPROVAL OF FINAL AGENDA

M/s: Tiernan/Strauss to approve final agenda; passed 4-0-2 (Ayes: Strauss, Derby, Havel, Tiernan, and Wernick; Nays: None; Absent: Dawson and Jordan).

## PUBLIC COMMENT:

Charles Decker student at Sonoma State expressed interest in topics being discussed by Planning Commission.

Pam Drew discussed two dissenting votes cast by the members of the City Council regarding a proposal for the Bel Marin Keys Industrial Park. Advised that staff should not interpret the votes of councilmembers.

## CONSENT CALENDAR:

- 1. APPROVAL OF PC MINUTES OF DECEMBER 19, 2016 (DD,JD,CH,RJ,JS,PT,SW)**

M/s: Tiernan/Strauss to approve minutes; passed 4-0-2 (Ayes: Strauss, Derby, Havel, and Wernick; Nays: None; Absent: Dawson and Jordan).

**CONTINUED ITEMS:** None.

**NEW ITEMS:** None.

**GENERAL BUSINESS:**

**2. NOVATO GENERAL PLAN 2035 (BB)**

**Review proposed edits to the Draft 2035 General Plan.**

Community Development Director Brown gave a staff presentation, requesting that the Commission review and comment on draft edits proposed in response to feedback on the Draft General Plan from various City Commissions, special districts and community organizations.

One member of the public questioned whether the Complete Streets policy to accommodate bicycle and pedestrian facilities when street improvements occur would divert funds from roadway maintenance. Mr. Brown replied that funds for street resurfacing come from gas taxes and from TAM's Measure A funds and are limited to that purpose. Funds for street improvements, including addition of bicycle lanes or sidewalks, would be from development impact fees or grants and would therefore not affect funding for road maintenance.

The Marin Conservation League submitted a second comment letter at the meeting addressing invasive plant species. Requested policies addressing invasive plant species.

Commissioners provided the following feedback on the proposed edits to the Draft General Plan:

- Consider identifying the southbound morning commute traffic conditions on Highway 101 on page 6-10.
- Concern was expressed by one Commissioner regarding LU19a which would make the two gas stations at Redwood and Olive legal non-conforming, limiting their ability to expand and upgrade in the future.
- Program MO 1b – Commissioners supported retention of the language “such as roundabouts” as an example of a potential roadway improvement option.
- Regarding the proposals from the Marin Conservation League for policy language addressing removal of invasive plants in public open space and to develop an educational awareness program focusing public attention on “forgotten margin areas” with litter, debris and graffiti, the Commission agreed that these would be *overly expansive undertaking* and wondered if MCL could spearhead a volunteer effort.

**UPCOMING AGENDAS AND QUORUMS:** No discussion.

**ADJOURNMENT:** Meeting adjourned at 9:35 PM.