



THE CITY OF
NOVATO
CALIFORNIA

SPECIAL Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

June 12, 2017

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Novato, CA 94945
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www.novato.org

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

City Manager
Regan M. Candelario

Present: Susan Wernick, Chair
Justin Derby
Jay Strauss
Peter Tiernan

Absent: Dan Dawson
Curtis Havel, Vice Chair
Robert Jordan

Staff Present: Steve Marshall, Planning Manager
Vivek Damadoran, Planner I

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA

Motion/Second: Strauss/Tiernan to approve agenda as presented. Motion passed 4-0-3 (Ayes: Wernick, Derby, Strauss, and Tiernan; Nays: None; Absent: Dawson, Havel, and Jordan)

PUBLIC COMMENT: None

CONSENT CALENDAR: None

CONTINUED ITEMS: None

NEW ITEMS:

**STONETREE GOLF CLUB TEMPORARY GOLF DRIVING RANGE
CEQA – CATEGORICALLY EXEMPT- SECTION 15304(e)
P2015-057; TEMPORARY USE PERMIT
APN 157-160-18; TWO WATER TRAIL**

Consider granting a temporary use permit allowing the temporary installation and operation of a golf driving range on land south of the Stonetree Golf Club.

Planner I Damodaran presented the staff report.

Commissioner Strauss acknowledged he used to be a member of Stonetree Golf

Club.

Commissioner Strauss asked whether the public could use the driving range.

Senior Assistant City Attorney Nebb commented that the original conditions of approval applicable to the golf course included a provision referring to public use. However, the provision did not provide aNY detail of what that meant leaving the matter subject to interpretation relative to how much public use at a private facility.

Commissioner Strauss inquired if it was possible to apply a condition requiring public use of the driving range.

Matthew Stevens, CEO of Bay Club, commented the driving range can be used by the public on a fee basis.

Commissioner Tiernan inquired about condition of approval No. 10.

Commissioner Derby asked the applicant if they had any concerns about the conditions of approval.

The representatives of Bay Club had no concerns about the conditions of approval.

Commissioner Wernick inquired about involvement of the Army Corps of Engineers and Department of Fish and Wildlife.

Planning Manager Marshall commented the condition of approval addressing permitting, if applicable, by the Army Corps or Department of Fish and Wildlife, was precautionary since the temporary driving range is near wetland areas. Each agency was consulted informally and neither had concerns.

Commissioner Wernick asked about litter clean-up at the driving range.

Mr. Stevens, Bay Club, commented they staff regularly monitoring the facility for cleanliness.

Commissioner Tiernan referred to comments from Marin Audubon and noted winter conditions affected the driving range – also noted 90-day window each year when range might be closed because turf area too soft to access.

Mr. Stevens, Bay Club, stated the Bay Club already has a policy on the matter and would apply a range closure as needed based on weather conditions.

The public hearing was opened.

Paul Prechenko, Black Point resident, addressed the history of the golf course, noted opposition to the golf course and temporary driving range, and questions why Marin Audubon did not raise more of an issue with the proposal.

Gerald Richardson, member – Stonetree Golf Club, expressed his support for the temporary driving range – noted efforts of Bay Club to be a good neighbor to nearby residents.

Ron Parenti, member - Stonetree Golf Club, noted his support for the temporary driving range.

Lisa Smith, resident of Stonetree, felt Bay Club had created a reasonable plan and supports the proposal.

Robert Smith, resident of Stonetree, impressed by work to keep driving range impact free – wildlife on golf course is amazing. Supports the proposal.

Jessie Betty – Novato resident – complimented Bay Club and supports the proposal.

The public hearing was closed.

The Planning Commission deliberated over the issue of adding conditions addressing a seasonal closure and public access.

Motion/Second: Strauss/Derby to approve temporary use permit to allow the temporary driving range serving Stonetree Golf Club with a condition requiring the driving to be available to the public on the same basis on which it is open to members of the Club. Motion Passed: 4-0-3 (Ayes: Wernick, Derby, Strauss, and Tiernan; Nays: None; Absent: Dawson, Havel, and Jordan)

GENERAL BUSINESS: None.

UPCOMING AGENDAS AND QUORUMS:

Senior Assistant City Attorney Nebb asked the Planning Commission if it desired to add a special meeting on June 19, 2018, to consider the proposed capital improvement budget for the next fiscal year. Senior Assistant City Attorney Nebb noted the upcoming capital improvement budget did not contain any new or modified projects and are consistent with previous Planning Commission action.

The Commission declined to schedule a special meeting.

ADJOURNMENT:

Chair Wernick adjourned the meeting in honor of Diet Stroeh, a long-time resident, business owner, and supporter of Novato.

Meeting adjourned at 8:00 PM.