



THE CITY OF  
NOVATO  
CALIFORNIA

# Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

September 18, 2017

922 Machin  
Novato, CA 94945  
415/899-8900  
FAX 415/899-8213  
[www.novato.org](http://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  
Curtis Havel, Vice Chair  
Dan Dawson  
Justin Derby  
David Gabriel  
Peter Tiernan

**Absent:** Jay Strauss

**Staff Present:** Bob Brown, Community Development Director  
Steve Marshall, Planning Manager

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

### APPROVAL OF FINAL AGENDA:

Staff recommended the Commission continue Item No. 2 due to significant community concern about the Pointe Marin proposal. Advised of the option to open public hearing and continue matter or open hearing and receive public testimony and then continue.

M/s: Tiernan/Derby – motion to amend agenda to move item No. 2 to No. 1. Motion approved 6-0-1 (Ayes: Wernick, Havel, Dawson, Derby, Gabriel, and Tiernan; Nays: None; Absent: Strauss).

M/s: Dawson/Tiernan – motion to approve final agenda. Motion passed 6-0-1. (Ayes: Wernick, Havel, Dawson, Derby, Gabriel, and Tiernan; Nays: None; Absent: Strauss).

**PUBLIC COMMENT:** None.

**CONSENT CALENDAR:** None.

**CONTINUED ITEMS:** None.

**NEW ITEMS:**

**1. POINTE MARIN CC&R AMENDMENTS (SM)  
P2016-003; PLANNING RESEARCH  
POINTE MARIN HOMEOWNERS ASSOCIATION**

**Consider specific amendments to the codes, covenants, and restrictions (CC&Rs) governing the Pointe Marin Development, including authorizing the City Attorney to review and consent to future amendment requests.**

Planning Manager Marshall made a brief presentation regarding the Pointe Marin proposal.

Public Comment:

Shannon Dunn-Delgado – supports continuing matter and objects to most proposed CC&R changes  
Margaret Eisen – took issue with several proposed changes to CC&Rs  
Aaron Pollard – not enough opportunity to consider changes to CC&Rs; opposed to revisions  
John Trifoso – appreciates continuing matter  
Sandi Miot – not enough notice of changes; supports continuance  
Ruth Georgevits – member of HOA Board; agendas provided notice; current CC&Rs are obsolete  
Dave Bergersen – agrees with homeowners opposed; defer vote on matter  
Matthew Raabe – work with HOA then come back for city review; delegation to CDD is risky  
Paul Davis- supports continuing hearing; vote on matter after HOA review done  
Catherine Rucker – HOA should go first then city review. Questioned CC&R sections: 2.2A & 6.6B  
Faezeh Ricci – Premature to consider matter; should be vote of majority of HOA members

Members of the Commission asked procedural questions of staff.

M/s: Dawson/Tiernan – continue Pointe Marin CC&R Amendments to a date uncertain. Motion passed 6-0-1 (Ayes: Wernick, Havel, Dawson, Derby, Gabriel, and Tiernan; Nays: None; Absent: Strauss).

**2. URBAN GROWTH BOUNDARY (BB)**

**Consider a general plan text amendment to extend the existing Urban Growth Boundary (UGB) policies of the 1996 General Plan to cover a three-day gap in effectiveness between expiration of the current UGB and voter consideration of extending the UGB on November 7, 2017.**

Community Development Director Brown presented the staff report.

Members of the Commission asked questions of staff.

Public Comment:

Terri Shore, Greenbelt Alliance: supports UGB bridge ordinance and Measure D.  
Susan Stompe, Marin Conservation League: supports UGB bridge ordinance and Measure D.

M/s: Dawson/Tiernan recommend general plan text amendment to cover three-day gap in UGB coverage. Motion passed 6-0-1 (Ayes: Wernick, Havel, Dawson, Derby, Gabriel, and Tiernan; Nays:

None; Absent: Strauss).

**3. WOODSIDE OFFICE CENTER SIGNS  
CEQA CATEGORICALLY EXEMPT; SECTION 15311  
P2016-088; AMEND DOWNTOWN NOVATO SPECIFIC PLAN  
PRECISE DEVELOPMENT PLAN AMENDMENT  
7250 REDWOOD BOULEVARD; APN 153-390-01**

**Consider adopting a resolution recommending the City Council approve changes to the Downtown Novato Specific Plan to allow freestanding signs on properties zoned Planned District (PD) in the Specific Plan area and amending the Woodside Office Center Precise Development Plan to permit two freestanding signs to be placed at the Office Center.**

Planning Manager Marshall introduced the item.

Patrick Flynn, Ellis Partners, discussed the project on behalf of the applicant/property owner.

Dickson Keyser, GNU Group, described basis of sign program.

Members of the Commission asked questions of staff and applicant.

Public Comment: None

M/s: Havel/Tiernan recommend amending Downtown Specific Plan allowing freestanding signs on properties zoned Planned District as recommended by staff. Motion passed 6-0-1 (Ayes: Wernick, Havel, Dawson, Derby, Gabriel, and Tiernan; Nays: None; Absent: Strauss).

M/s: Havel/Tiernan recommend amending Woodside Precise Development Plan allowing freestanding signs at Woodside Office Center as recommended by staff. Motion passed 6-0-1 (Ayes: Wernick, Havel, Dawson, Derby, Gabriel, and Tiernan; Nays: None; Absent: Strauss).

**GENERAL BUSINESS:**

**4. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR**

M/s: Tiernan/Derby – motion to nominate Commissioner Havel as chair of the Planning Commission. Motion passed 6-0-1 (Ayes: Wernick, Havel, Dawson, Derby, Gabriel, and Tiernan; Nays: None; Absent: Strauss).

M/s: Wernick/Dawson – motion to nominate Commissioner Derby as vice chair of the Planning Commission. Motion passed 6-0-1 (Ayes: Wernick, Havel, Dawson, Derby, Gabriel, and Tiernan; Nays: None; Absent: Strauss).

**UPCOMING AGENDAS AND QUORUMS:** Planning Manager Marshall commented on projects that are tentatively scheduled for future consideration by the Planning Commission.

**ADJOURNMENT:** Meeting adjourned at 9:09 PM