



CITY OF NOVATO
CALIFORNIA

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Mayor
Eric Lucan

Mayor Pro Tem
Denise Athas

Councilmembers
Pam Drew
Pat Eklund

Acting City Manager
Adam McGill

Planning Commission Meeting

Novato City Hall, 901 Sherman Avenue*

November 11, 2019 – 7:00 P.M.
(No new items will be taken up after 11 p.m.)

PLANNING COMMISSION MEMBERS
Chair: Justin Derby **Vice Chair:** David Gabriel
Dan Dawson, Reva Rao, Peter Tiernan,
Thomas Weldon, 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.

NONE

*** 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 accommodations to help ensure accessibility to this meeting. The Council Chambers is also equipped with a Hearing Loop (aka "T-Coil"). In addition, assistive listening receivers are available for checkout from the meeting coordinator.

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: NONE

NEW ITEMS:

1. [DOWNTOWN CENTER PAD BUILDING AND DRIVE-THROUGH \(BW\)](#)

FILE P2018-033: USE PERMIT, GENERAL PLAN MAP AMENDMENT, ZONING MAP AMENDMENT, DESIGN REVIEW APPROVAL, AND CEQA EXEMPTION SECTIONS 15061(b)(3), 15303, AND 15332; APN 141-201-54, 1727 GRANT AVE (7TH STREET FRONTAGE SOUTH OF CVS)

Hold a public hearing to consider and adopt:

- (1) A Resolution of the Planning Commission recommending the City Council adopt an exemption pursuant to CEQA Guidelines sections 15061(b)(3)m 15303, and 15332;
- (2) A Resolution of the Planning Commission recommending the City Council adopt a general plan map amendment to change the land use designation from Parkland (P) to Neighborhood Commercial (CN);
- (3) A Resolution of the Planning Commission recommending the City Council adopt a zoning map amendment (rezone) to change the zoning classification from Parkland (PL) to Neighborhood Commercial (CN);
- (4) A Resolution of the Planning Commission recommending the City Council approve a use permit for a drive-through facility; and
- (5) A Resolution of the Planning Commission recommending the City Council approve the design review for a 3,370-square foot commercial building.

GENERAL BUSINESS:

2. [HOMEWARD BOUND OF MARIN - GROUND LEASE \(SM\)](#)

**GENERAL PLAN CONSISTENCY REPORT
HUD PARCEL AT HAMILTON FIELD; APN 157-970-07**

Adopt a resolution reporting to the City Council that entering into a ground lease with Homeward Bound of Marin for potential use of the “HUD Parcel” at Hamilton Field for supportive housing, a manufacturing kitchen, and a special events space is consistent with the 1996 Novato General Plan.

3. [MARIN COUNTY TRANSIT DISTRICT \(SM\)](#)

**GENERAL PLAN CONSISTENCY REPORT
600 RUSH LANDING ROAD; APN 125-560-01**

Adopt a resolution reporting to the Marin County Transit District that its proposed acquisition and prospective use of the property at 600 Rush Landing Road as a bus fleet parking facility and office is consistent with the 1996 Novato General Plan.

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, Shelley Woods certify that on October 31, 2019, I caused to be posted the agenda for the November 11, 2019, 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/Shelley Woods