



**CURRENT PLANNING
PROJECTS UNDER REVIEW & RECENTLY APPROVED**

October 2019

RESIDENTIAL DEVELOPMENT PROJECTS – UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
1787 Grant Avenue Residences 1787 Grant Avenue APNs 141-201-12 & -48 P2019-085	Development of 35 residential condominiums.	AJ Craig Development Anthony Craig tony@ajcraigdev.com (925) 819-1346	Tentative Subdivision Map Design Review	DRC PC	Grunt	New application. 20% of units will be reserved as affordable.
Hamilton Village 802 State Access Road APN 157-970-03 P2019-079	Development of 73 townhomes on former commissary site at Hamilton Field.	City Ventures c/o Samantha Hauser (415) 964-1097	General Plan Amendment Master Plan Amendment Precise Development Plan Tentative Subdivision Map Design Review	DRC PC CC	Zitelli Marshall	20% of units will be reserved as affordable. DRC workshop scheduled for November 6, 2019.

Review Authority Legend:

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Planner Contact Information:

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Habitat Redwood Boulevard 8161 Redwood Boulevard APN 125-180-49 P2019-054	Development of 80 affordable residential units.	Habitat for Humanity (415) 625-1042	General Plan Amendment Master Plan Precise Development Plan Tentative Subdivision Map Design Review	DRC PC CC	Walker Zitelli	DRC workshop scheduled for November 6, 2019.
Workforce & Veteran Housing Hamilton Commissary Triangle APN 157-970-07 P2019-055	26 Apartments (workforce) 24 Apartments (veterans) Events Center (3,479 SF) Culinary Kitchen (5,449 SF)	Homeward Bound of Marin Mary Kay Sweeney (415) 382-3363 mksweeney@hbofm.org	Master Plan Amendment Precise Development Plan Design Review	DRC PC CC	Grunt Damodaran	All apartments to be reserved as affordable housing. Neighborhood meeting scheduled for November 13, 2019. DRC workshop tentatively scheduled for December 4, 2019.
Springbrook Green Homes 1602 Vallejo Avenue APNs 141-221-74 & -75 P2019-047	9 for-sale condominiums	Stonehenge Properties, LLC Vincent Sproete (415) 987-5745 vsproete@sbcglobal.net	Tentative Subdivision Map Design Review	DRC PC	Grunt	Request to pay fee in-lieu of providing affordable residence. DRC workshop conducted on September 18, 2019. DRC hearing for recommendation tentatively scheduled for December 4, 2019.

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7711 Redwood Residences 7711 Redwood Boulevard APN 125-580-16 & 17 P2018-085	80 for-sale condominiums	Land/Sea Homes c/o Michael Hooper, Campus Properties, LLC (415) 298-7571	General Plan Amendment Rezoning Tentative Map Design Review Lot Line Adjustment Vacation of Right-of-Way	DRC PC CC	Walker	20% of units will be reserved as affordable. State Density Bonus request. PC hearing conducted on October 14, 2019. PC recommended approval of the project. CC hearing tentatively scheduled for December 17, 2019.
Bahia River View Bahia Drive APN 143-151-06 P2017-023	5 lot subdivision for detached single-family residences.	Patricia Malama (415) 578-0693 bahiariverview@gmail.com	Rezone Tentative Subdivision Map Design Review	DRC PC CC	Walker	DRC hearing for recommendation completed on September 18, 2019. Pending direction from applicant to advance project to the PC.
C Street Village 970 C Street APN 157-980-05 P2018-082	32 townhomes 8 flats/studio units	NBCH1, LLC c/o John Caye 415.827.2073 jcaye@cohousing-solutions.com	General Plan Amendment Master Plan Amendment Precise Development Plan Tentative Map Design Review	DRC PC CC	Grunt	Awaiting applicant direction to schedule DRC hearing for recommendation.

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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
Landing Court Homes Landing Court APN 153-162-70 P2018-038	32 for-sale townhomes	Pacific Planning Group 668 N Coast Hwy #401 Laguna Beach, CA 92651 415.367.4286 Karen@pacificplanninggroup.com Dotty@pacificplanninggroup.com	Design Review Tentative Subdivision Map	DRC PC	Grunt	DRC recommended design approval on July 3, 2019. Staff awaiting submittal and review of tentative subdivision map from applicant prior to advancing to PC.

MINOR RESIDENTIAL PROJECTS – UNDER REVIEW

PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
715 Sutro Avenue ADU APN 146-020-02 P2019-072	New accessory dwelling unit.	Jeanette & Jimmy Walker	ADU Permit	CDD	Damodaran	New application.
Lot Line Adjustment Oleander & Reservoir Drive APN 153-111-10 & -15 P2019-068	Merge two parcels owned by the North Marin Water District.	Drew McIntyre North Marin Water District (415) 897-4133	Lot Line Adjustment	CDD	Zitelli	Application pending completion of land use change through General Plan update.
Bed & Breakfast 2044 Carolyn Way APN 141-022-14 P2019-050	Establish an overnight rental in an existing studio.	Johann & Robyn De Blaauw	Use Permit	ZA	Walker	Incomplete. Staff working with applicant to complete application package.

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LIVE WORK PROJECTS - UNDER REVIEW

PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
The Pavilions Eco Village 200 Landing Court APN 153-170-56 P2018-018	26 live/work units	Geoff Wood Novato Creek Partners (415) 921-5577 ggwood2@aol.com	Master Plan Amendment Precise Development Plan Tentative Map Design Review	DRC PC CC	Walker	DRC workshop tentatively scheduled for December 4, 2019. Meeting confirmation pending receipt of update project plans.
Comstock Commons 200 San Marin Drive APN 124-282-18 P2019-002	6 live/work units	Comstock Commons, LLC. Roy Nee (415) 613-2242 roynee@gmail.com	Master Plan Precise Development Plan Tentative Map or Rezone Design Review	DRC PC CC	Damodaran	Awaiting delivery of updated project design based on comments made by the DRC at a project design workshop on April 3, 2019.

MIXED USE PROJECTS - UNDER REVIEW

PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
First & Grant 1107 Grant Avenue APN 141-282-04 & 07 P2017-092	32 condominium units over 13,300 SF of ground level retail space.	Daniel Macdonald, AIA Architects (415) 899-0050 dmacdonald@dmaia.com	Use Permit Tentative Map Design Review	DRC PC	Grunt	DRC hearing scheduled on November 6, 2019, to finalize the project's architectural and landscaping details.

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NON – RESIDENTIAL PROJECTS - UNDER REVIEW

PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
BioTether Sciences 100 Professional Center Dr., #300 APN 140-341-16 P2019-091	Use permit to allow biotechnology research and development lab.	Erik Foehr efoehr@biotether.com	Use Permit	ZA	Damodaran	New application.
Marin Country Club Maintenance Facility 500 Country Club Drive APN 160-040-24 P2019-075	Renovation of existing golf course maintenance and equipment facility	Nickels Golf c/o Doug Nickels (415) 250-0445 doug@nickelsgolf.com	Design Review	CDD or DRC	Damodaran	Under review.
BioMarin Parking Lot 265 Bel Marin Keys APN 157-400-78 P2019-070	Demolish existing warehouse building and develop new surface parking lot to support other BioMarin facilities at Bel Marin Keys.	BioMarin c/o Shar Zamanpour shar.zamanpor@bmrn.com	Design Review	CDD	Zitelli	Approved by CDD on October 30, 2019.

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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
Novato Center Pad Building 1727 Grant Avenue APN 141-201-54 P2018-033	Proposal to construct new building with drive-thru restaurant near behind CVS at Novato Center.	Michael Mossman Novato Center, LLC (949) 705-0421 mossman@citivestinc.com	General Plan Amendment Rezone Use Permit Design Review	DRC PC CC	Walker	GPA to correct land use map error. DRC hearing conducted on September 4, 2019. PC hearing scheduled for November 11, 2019.
StoneTree Driving Range Two Water Trail APN 157-160-18 P2019-036	Golf driving range on 10 acre parcel owned by the Marin County Flood Control and Water Conservation District	Desone Parker Bay Club (415) 209-6090 Desone.Parker@bayclubs.com	General Plan Amendment Rezone Use Permit	PC CC	Zitelli	Environmental review documentation in progress.
Hanna Ranch Mixed Use End of Rowland Boulevard APN 153-340-06 P2017-005	Costco Fuel Center 125 Room Hotel 12,500 SF – Retail 26,200 SF – Office 11,158 SF - Restaurants	Hanna Ranch Conservation, LLC c/o Brett Wood (310) 444-7770 x104	Master Plan Amendment Precise Development Plan Tentative Map Design Review	DRC PC CC	Marshall	Pending guidance from applicant to proceed to public hearing before the PC.

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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
Marin Country Club Waterway Improvements 500 Country Club Drive APN 160-040-24 P2018-015	Improvement and modification of the Arroyo San Jose to address erosion, sedimentation, and replace existing dam and weir structures.	Marin Country Club c/o Greg French (415) 382-6708 rwilson@marincountryclub.com	Use Permit	PC	Marshall	CEQA Initial Study/Mitigated Negative Declaration released for public review from October 11 through November 11, 2019. PC hearing rescheduled to Wednesday , November 20.
Hangar 8 at Hamilton Landing 8 Hamilton Landing APN 157-690-09 P2017-085	Office Building (56,188 SF)	Jonathan Matsoukis ScanlanKemperBard (SKB) (415) 842-7225 jmatsoukis@skbcos.com	Design Review	DRC	Walker	Pending hearing before DRC to approve final architectural and landscaping details. Applicant is seeking tenant(s) prior to completing design review process.
North Bay Children's Center 932 C Street APN 157-980-03 P2014-095	Pre-School (19,824 SF)	Susan Gilmore, Executive Director North Bay Children's Center (415) 883-6222 sgilmore@nbcc.net	Use Permit Design Review	PC DRC	Grunt	Design Review recommendation completed as of the end of 2017. As of September 2019, the applicant has indicated a use permit application is forthcoming to complete the use permit process.

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RECENTLY APPROVED PROJECTS

PROJECT	DESCRIPTION	APPLICANT	PERMITS APPROVED	REVIEW BODY	PLANNER	STATUS/NOTES
Accessory Dwelling Unit 767 Diablo Avenue APN 140-191-43 P2019-069	Detached accessory dwelling unit – 362 SF	Mario Adorneo	Accessory Dwelling Permit	CDD	Damodaran	Approved. Pending building permit application.
Junior Accessory Dwelling Unit 806 Lamont Avenue APN 153-121-14 P2019-048	Create junior accessory dwelling unit within existing residence	Louis Huerto-Rico	Junior Accessory Dwelling Permit	CDD	Zitelli	Approved. Pending building permit application.
New Two-Story Residence Rosalia Drive APN 153-182-50 P2019-031	New two-story single-family residence on a hillside parcel.	Stewart Summers SKS Architects	Design Review	CDD	Zitelli	Approved. Pending building permit application.
Religious Facility 1557 S. Novato Blvd, Unit I APN 140-131-20 P2019-066	New religious facility in an existing 2,400 SF commercial tenant space.	Ramon Alcides Hernandez (415) 238-6313 alcideshdez@gmail.com	Use Permit	ZA	Damodaran	Approved by the Zoning Administrator on September 26.
McDonald's Façade Remodel 7340 Redwood Boulevard APN 153-061-22 P2019-010	Remodel exterior façade of existing McDonald's restaurant.	Mike Yao Core States Group (909)467-8937 myao@core-eng.com	Design Review	DRC	Damodaran	Under construction.

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PROJECT	DESCRIPTION	APPLICANT	PERMITS APPROVED	REVIEW BODY	PLANNER	STATUS/NOTES
Oakmont Senior Living 1461 S. Novato Boulevard APN 151-022-09 P2016-010	78-room senior assisted living facility, featuring 50 assisted living units and 28 memory care rooms.	Hannah Daugherty Oakmont Senior Living (707) 535-3211 hannah.daugherty@oakmontsl.com	General Plan Amendment Rezoning Master Plan Precise Development Plan Design Review	DRC PC CC	Grunt	Under construction.
Atherton Place 7533 and 7537 Redwood APN 125-600-52 & -53 10702G	50 for-sale townhomes. Retail (1,318 SF)	KB Home Bay Area Ray Panek, Senior Vice President (925) 983-4520 rpanek@kbhome.com	Master Plan Amendment Precise Development Plan Tentative Map Design Review	DRC PC CC	Walker	Under construction.
Wood Hollow Hotel 7701 Redwood Boulevard APN 125-202-13 & -14 P2015-091	87 room hotel	Roshan Patel Navin, LLC (530) 908-5845	Master Plan Amendment Precise Development Plan Design Review	DRC PC CC	Grunt	Pending building permit issuance.
Bahia Heights End of Misty Court APN 143-272-07 P2016-096	9 single-family residences	Ryder Homes of California (925) 937-4373	Master Plan Precise Development Plan Tentative Map Design Review	DRC PC CC	Walker	Pending approval of final map and subdivision improvement agreement.
Hamilton Cottages Hamilton Parkway APN 157-860-03 P2015-071	16 single-family residence for senior aged occupancy; includes 2 units affordable for-sale at the moderate-income level.	Ryder Homes of California (925) 937-4373	Master Plan Amendment Precise Development Plan Tentative Subdivision Map Design Review	DRC PC CC	Marshall	Under construction.

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McPhail's Office Amendments 5400 Hanna Ranch Road APN 153-220-16 & 19 P2016-038	Permits to allow light industrial uses at previously approved 40,000 SF office/warehouse development.	Casey Clement Thompson Development (415) 456-8972 caseyc@thompsondevelopmentinc.com	General Plan Amendment Master Plan Amendment Precise Development Plan Amendment	PC CC	Grunt	Under construction.
Park-A-Pup 7586 Redwood Boulevard APN 143-061-11 P2017-017	Dog Boarding Facility & Retail Store (12,123 SF)	Paul Dana (415) 846-9695 paul@parkapup.com	Use Permit Design Review	DRC PC	Walker	Under construction.
Elegance Novato Hamilton Hospital 516 Hospital Drive APN 157-690-52 P2015-201	80 room senior assisted living facility (48 assisted living and 32 memory care rooms)	Mohammad Javanbakht Avesta Development Group, LLC (925) 899-8981 mjavan@avestadev.com	General Plan Amendment Master Plan Amendment Precise Development Plan Design Review	DRC PC CC	Marshall	Under construction.
Residence Inn - Novato 7546 Redwood Boulevard APN 143-011-16 P2017-055	103-room hotel (79,036 SF) with a separate 8,000 SF retail building.	Don Cape Tharaldson Hospitality Development (702) 385-4988 dcape@diversifiedgrp.com	General Plan Amendment Rezoning Master Plan Precise Development Plan Tentative Map Design Review	DRC PC CC	Walker	Pending building permit application.
Novato Village 801 State Access Road APN 157-970-04 P2012-009	48 apartments reserved for senior aged occupancy.	Russ Khouri, Investment Concepts, Inc. (714) 283-5800 russk@icicorporate.com	General Plan Amendment Master Plan Amendment Precise Development Plan Design Review	DRC PC CC	Marshall	Under construction.

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