

CURRENT PLANNING PROJECTS UNDER REVIEW & RECENTLY APPROVED

September 2024

RESIDENTIAL DEVELOPMENT PROJECTS – UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
7299 Redwood Apartments 946 Front St./7299 Redwood Blvd. APNs 141-303-06 & -07 P2024-054	Proposed development of an 82 unit apartment building on a vacant parcel.	Maracor Development bdickason@maracordev.com	Streamlined Residential Review (AB 2011) Density Bonus Design Review	TBD	Damodaran	Under Review
Bahia River View II Vacant Parcel APN 143-151-06 P2024-057	Proposed subdivision of two existing parcels into five separate parcels and development of each newly created parcel with a single-family home.	Jessica Smith jessica@polskyarchitects.com	Design Review Tentative Map	TBD	Damodaran	New Application

Review Authority Legend:

ZA = Zoning Administrator
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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
Wood Hollow Housing 100 Wood Hollow APN 125-202-17 P2024-043	Proposed development of 66 single-family dwelling units on a 12.93 acre parcel, including associated site and circulation improvements.	100 Wood Hollow Drive Owner, LLC. Daniel.golub@hklaw.com	General Plan Amendment Master Plan Amendment Precise Development Plan (or Zoning Map Amendment) Tentative Map Design Review	TBD	Marshall Damodaran	Incomplete – September 27, 2024
The Lodge on Novato Creek 1787 Grant Ave RCFE 1787 Grant Ave APNs 141-201-48 and -12 P2023-080	Proposed RCFE and memory care facility with 55 assisted living units and 31 memory care beds in a 3 story, 73,000 square-foot building	Fulcrum Real Estate and Development Steve Ring steve@fulcrumredev.com	Design Review Density Bonus Use Permit	PC	Walker	DRC – On July 17, 2024, the DRC recommended approval of the project design. Planning Commission staff report preparation in progress. Deemed Complete – April 19, 2024
Landing Court Multi-Family APN 153-162-70 P2023-055	Proposed 5-story multi-family apartment building with 301 units and no off-street parking spaces.	AMG; CA Housing Defense Fund PO Box 260770, Encino, CA 91426 alocke@amgland.com ; dylan@calhdf.org	Streamlined Residential Review (AB 2011) Density Bonus Design Review	CC	Walker	City Council hearing scheduled for October 22, 2024. Preliminary Eligibility and Objective Standards Determination - August 5, 2024. Density Bonus Application – Deemed Complete June 6, 2024 Resubmittal Received – May 8, 2024
Martinez Tentative Map 10 Deer Island Ln APN 153-190-04 P2023-008	3 lot land division, resulting in 2 additional dwellings	George Martinez 10 Deer Island Ln Novato, CA 94945 law@gcmartinez.com 415-892-4070	Design Review Tentative Map	CDD	Walker	CDD Decision Pending CEQA Technical Studies Received Deemed Complete – January 18, 2024

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RESIDENTIAL DEVELOPMENT PROJECTS – UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
C-Ranch End of Shevelin Drive APN 150-030-01 P2021-094	Proposed development of a single-family home.	Brian Chee (415) 747-1017	Design Review	DRC	Damodaran	Pending DRC Hearing
1787 Grant Avenue Residences 1787 Grant Avenue APNs 141-201-12 & -48 P2019-085	Development of 35 residential condominiums.	Michael Meyer Michael L. Meyer Company (949) 640-0600 mmeyer@trp-llc.com	Tentative Subdivision Map Design Review	DRC PC	Zitelli	Application is pending as substitute project proposal (The Lodge on Novato Creek) is being considered.
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	Marshall	Pending decision by Regional Water Board, Department of Toxic Substances, and US Navy regarding covenants prohibiting residential use of the project site. DRC Recommendation Hearing - March 4, 2020.

MINOR RESIDENTIAL PROJECTS – UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
4 Oak Forest Road APN 160-511-21 P2024-056	New 12'6" tall storage shed accessory structure that is on a hillside parcel.	Tracy Lamond & Jessica Judge	Design Review	CDD	Ayala	Under Review Application Submitted – September 20, 2024

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MINOR RESIDENTIAL PROJECTS – UNDER REVIEW

PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
466 Fairway Drive APN 160-352-06 P2024-053	New 18-foot-tall golf netting accessory structure that extends 48-linear feet.	Rick Banghart & Zara Jellicoe	Design Review	CDD	Ayala	Under Review Application Submitted – July 24, 2024
Fallah Residence 614 Davidson Street APN 153-111-17 P2024-050	Proposed development of a vacant parcel with a new 3,410 square foot single-family house.	Khosrow Fallah	Design Review	CDD	Damodaran	Incomplete – October 3, 2024
66 Eagle Drive APN 160-111-08 P2024-044	Replacing two existing decks with two larger decks on a hillside parcel.	David & Laura Trahan	Design Review	CDD	Ayala	Staff report in progress. Application complete – September 12, 2024 Application submitted – August 12, 2024
16 Thorsson Court APN 132-390-01 P2024-039	Outdoor pergola within a required setback that measures 10-feet in height.	Robin Schneider	Design Review	CDD	Ayala	Staff Report in progress. Application complete – September 12, 2024 Incomplete – July 25, 2024 Application submitted – June 26, 2024
Egide Golf Netting 474 Fairway Drive APN 160-352-05 P2024-037	New 12-foot-tall golf netting accessory structure that extends 30-linear feet.	Mark & Stacey Egide	Design Review	CDD	Damodaran	Under Review
Landies Residential Addition 688 Wilson Avenue APN 140-301-23 P2024-033	New 637 square foot addition and interior remodel on a parcel subject to the Hillside Ordinance.	Andrew Landies	Design Review	CDD	Damodaran	Incomplete – May 29, 2024.

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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
Sheedy Tentative Map 2349 Novato Blvd. APNs 132-031-04, -08 P2024-003 & -004	Dividing 2 existing lots into 4 lots total. The site is residentially zoned and a waterway crosses the site.	Mark Sheedy	Tentative Map Use Permit	CDD or PC	Zitelli Damodaran	Incomplete
Galatolo Fencing 7 Hune Court APN 132-132-34 P2023-093	Fencing exceeding 6-feet in height within a required front setback area.	Kim Galatolo	Design Review	CDD	Damodaran	Under Review. Applicant resubmittal – May 7, 2024 Deemed Incomplete – January 10, 2024 Application Submitted – December 18, 2024 Pending CDD Action – October 14, 2024
15 Clausing Court SB 9 Dwellings 15 Clausing Court APN 153-162-32 P2023-098 & -099	New 800 square-foot SB 9 unit and two detached ADUs.	Martha Davis	SB 9 Dwelling Unit Permit and ADU Permit	CDD	Walker	Revised site plan submittal anticipated. Deemed Complete – May 2, 2024 Application Resubmittal – April 2, 2024 Deemed Incomplete – January 22, 2024 Application Submitted – December 22, 2024
Melendez Residence 9 Cypress Ct P2023-032	Request to keep driveway pavement, which has exceeded front yard paving setback.	Ubaldo Melendez	Design Review	CDD	Ayala	Staff report in progress.
Ongaro-Costa Residence 649 McClay Rd P2023-046	Request to construct a two-car carport. Proposed accessory structure exceeds maximum height limit of 8-feet.	Barrie Ongaro-Costa	Design Review	CDD	Ayala	The applicant is considering project design changes based off feedback from adjacent neighbors - February 20, 2024.
Adormeo Residential Expansion 767 Diablo Avenue APN 140-191-43 P2023-001	Expansion of an existing 604 square foot single-story residence to a 5,464 two-story residence.	Mario Adormeo	Design Review	CDD	Damodaran	Applicant is considering project design changes based off feedback they received at the DRC Workshop. DRC Workshop – March 15, 2023 Incomplete – January 31, 2023

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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
Whiteside Residence Improvements 19 Olympia Way APN 160-123-01 P2023-012	Proposal for outdoor improvements on a hillside parcel including a new swimming pool and spa, outdoor kitchen, and retaining walls.	Michelle Whiteside	Design Review	CDD	Ayala	Applicant working on providing completeness items. Incomplete Application received – February 9, 2023.
Oleander Vacation of ROW APN 153-182-58 E72022-001	Request to vacate public right-of-way at APN 153-182-58.	Rick Ehrlinspiel	Vacation of ROW	PC	Damodaran	Incomplete
Locke Urban Lot Split 560 Trumbull Avenue APN 146-150-68 P2022-029	SB 9 Urban Lot Split	Reichers Engineering	Parcel Map	CDD	Walker	Application pending mediation between City and applicant. Planning Commission hearing on appeal completed on May 23, 2022. Planning Commission determined application is incomplete. Applicant appeal of application rejection and incomplete determination. Incomplete.
1291 7 th Street APN 141-120-03 P2021-005 & -006	Rezone from Planned District (PD) to Very Low Density Residential (RVL); 40,000 sq. ft. minimum lot size. Subdivision of parcel into two lots.	Ted Pugh	Rezone Tentative Map	PC CC	Zitelli	Incomplete.
668 Orange Avenue APN 153-031-11 P2021-021	Second story addition	Dustin Nichols	Design Review	CDD	Damodaran	DRC hearing pending applicant's availability. DRC workshop conducted on April 21, 2021.

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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
829 Hayden Avenue APN 153-091-08 P2023-095	New 1,199 square foot deck on a hillside property.	Nicholas Serchia	Design Review	CDD	Ayala	Deemed Incomplete – January 18, 2024 Application Submitted - December 20, 2023
61 Drakewood Lane APN 150-464-06 P2023-092	Wood landscape retaining wall and metal square mesh fencing which measures 3-6 feet tall in front yard.	Luis Arcos	Design Review	CDD	Ayala	Staff report in progress. Application Submitted – December 1, 2023

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	28 live/work units	Geoff Wood Novato Creek Partners (415) 921-5577 ggwood2@gmail.com	Master Plan Amendment Precise Development Plan Tentative Map Design Review	DRC PC CC	Walker	CEQA environmental review not yet commenced pending direction from the applicant. DRC hearing for recommendation to PC and CC pending. DRC workshop conducted on March 4, 2020. DRC workshop conducted on December 4, 2019.

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MIXED USE PROJECTS - UNDER REVIEW

PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
1st and Grant 1107 and 1119 Grant Ave. APNs 141-282-07, -04 P2023-057	AB 2011 project – 170 studio and 1-bedroom apartments, 100% affordable (less 3 market rate managers units). 6,794 sq. ft. of commercial space is proposed on the ground floor. 24 vehicle parking spaces are proposed.	AMG & CA Housing Defense Fund PO Box 260770, Encino, CA 91426 alocke@amgland.com ; dylan@calhdf.org	Streamlined Residential Review (AB 2011) Density Bonus Tentative Map Design Review	CDD	Walker	City Council voted to enter into a tolling agreement with the applicant on September 24, 2024. City Council Hearing – September 24, 2024 City Council Hearing – August 27, 2024 Supplemental Objective Standards Compliance Letter – July 3, 2024 Density Bonus Application –Complete – May 3, 2024 Tolling Agreement with AMG - December 18, 2023 Primary Objective Standards Compliance Letter - October 23, 2023 Applications Received – July 25, 2023

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NON – RESIDENTIAL PROJECTS - UNDER REVIEW

PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
501 Davidson Self-Storage 501 Davidson Street APN 153-250-11 P2024-015, -016	Proposed self-storage facility	Vero-West Mario Ghilotti mario@vero-west.com	Use Permit and Design Review	PC	Walker	DRC hearing held on September 18, 2024. DRC recommended changes to the plans. Staff anticipates submittal of revised plans. Resubmittal received – July 18, 2024 Neighborhood meeting – May 23, 2024 Deemed Incomplete – March 20, 2024 Application submitted – February 19, 2024
New Wireless Facilities 1015 Hamilton Parkway 157-180-79 P2024-051	Request for a use permit to install a new unmanned wireless telecommunications facility on an existing PG&E transmission tower.	Verizon Wireless c/o Armando Montes Armando.montes@dequoia-ds.com	Use Permit	ZA	Ayala	Application submitted – September 5, 2024. Under review.
The Depot ‘Pop-Up’ Beer Garden 695 Grant Ave. APN 153-057-22 P2023-097	Temporary use permit to operate a seasonal beer garden.	San Francisco Brewing Company Josh Leavy and Ryan Gray josh@sfbrewingco.com delagrays@gmail.com	Temporary Use Permit	CC	Walker	Application Withdrawn.
Streambank Stabilization 1000 Ignacio Boulevard APN 160-158-28 P2023-071	Request for use permit to conduct stream bank stabilization within Arroyo San Jose	Hamilton Zanze c/o Jeanette Lam jeanette.lam@hamiltonzanze.com	Use Permit	ZA	Damodaran	Incomplete – October 18, 2023
Sushi Tri INC 934 Diablo Ave APN 140-061-14 P2023-053	Request to apply for a beer & wine license for a new Japanese Restaurant in the Novato Fair Shopping Center.	Xinzhe Wang Sushi Tri INC (626) 551-7268	Use Permit	ZA	Ayala	Approved – September 26, 2024

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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
Downtown Center LLA 1701 Grant Ave APNs 141-201-50, -52, -55, -56, -57 P2023-052	LLA to change the boundaries between 2 existing lots	UG2 Novato CA LP 1000 4 th Street, Suite 290 San Rafael, CA 94901 kevin@unitedgrowth.com	LLA	CDD	Walker	Resubmittal received – September 26, 2024 Incomplete - August 10, 2023 Application - July 18, 2023
1 Marsh Road Mini-Storage 1 Marsh Road APN 153-220-22 P2023-033	Development of a new mini-storage facility	1 Marsh Drive LLC., Rocky Stich	Master Plan Precise Development Plan Design Review	DRC PC CC	Damodaran	Pending design revisions DRC Workshop – September 18, 2024 Pending submittal of incomplete application materials. Incomplete – November 1, 2023 Applicant submitted revisions – October 26, 2023 Incomplete – May 31, 2023
Costco Fuel Facility 300 Vintage Way APN 153-340-36 P2020-025	Gas Station – 28 fueling positions.	Barghausen Consulting Engineers Sean Anderson (for Costco) 425-656-7460 sanderson@barghausen.com	Use Permit Design Review	CC PC DRC	Walker	EIR in progress.
Greek Orthodox Church Additions 1110 Highland Drive APN 160-150-03 P2022-114	New narthex addition and roof dome addition.	Nativity of Christ Greek Orthodox Church	Design Review	CDD	Damodaran	Resubmittal Received – October 4, 2024 Application remains incomplete pending full submittal of master plan and precise development plan application and supplemental information. DRC recommended approval of the project design - September 6, 2023. Incomplete – December 7, 2022

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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
All Aboard Dog Grooming 199 San Marin Drive – Suite 105 APN 124-202-28 P2024-036	Use Permit to allow for dog grooming services at the San Marin Plaza.	Vince Camilleri allaboarddogs@gmail.com	Use Permit	CDD	Ayala	Staff report in progress. Application complete – August 6, 2024 Application submitted – May 22, 2024
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	Victor Woo Bay Club (415) 205-3753 Victor.woo@bayclubs.com	General Plan Amendment Rezone Use Permit	PC CC	Zitelli	Bay Club and staff are working to re-initiate review – April 2024 CC Hearing – TBD PC Hearing - June 8, 2020
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 Litigation DRC Workshop – August 16, 2017 DRC Recommendation Hearing – October 4, 2017 PC Hearing – TBD City Council Hearing –TBD Revised Plans – September 8, 2021

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WIRELESS TELECOMMUNICATIONS FACILITIES						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
Verizon Wireless 1110 Highland Drive APN 160-150-03 P2024-035	Eligible Facilities Request Modify Existing Facility	Complete Wireless Attn: Kevin Gallagher 2009 V Street Sacramento, CA 95818	Eligible Facilities Permit	CDD	Ayala	Approved – July 22, 2024
T-Mobile 2045 Novato Blvd APN 132-183-15 P2024-045	Eligible Facilities Request Modify Existing Facility	T-Mobile Attn.: Sarah Wilson 1200 Concord Ave, Suite 500 Concord, CA 94520	Eligible Facilities Permit	CDD	Ayala	Approved – September 6, 2024.
T-Mobile 1707 Novato Blvd APN 140-031-61 P2024-017	Eligible Facilities Request Modify Existing Facility	T-Mobile Attn: Sarah Wilson 2840 Howe Rd. Martinez, CA 94553	Eligible Facilities Permit	CDD	Ayala	Approved – April 25, 2024
T-Mobile 5400 Nave Drive APN 155-020-45 P2024-018	Eligible Facilities Request Modify Existing Facility	T-Mobile c/o Cline LLC., Attn.: Jaclyn Bellicitti 23 Mauchly Ste. 110 Irvine, CA 92618	Eligible Facilities Request	CDD	Damodaran	Approved – August 20, 2024
AT&T Wireless 75 Rowland Way APN 153-320-14 P2024-013	Eligible Facilities Request Modify Existing Facility	AT&T c/o Reliant Tower LLC Attn: Chloe Kubeldis 2480 Palisades Dr. Corona, CA chloe@relianttowerllc.com	Eligible Facilities Permit	CDD	Ayala	Approved – May 7, 2024
AT&T Wireless 10 Main Gate Road APN 157-980-10 P2024-002	Eligible Facilities Request Modify Existing Facility	AT&T c/o Mastec Network Solutions Attn.: Paul Benedyuk 3443 Airport Road Sacramento, CA 95834	Eligible Facilities Permit	CDD	Walker	Approved – April 30, 2024

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WIRELESS TELECOMMUNICATIONS FACILITIES						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER	STATUS/NOTES
Crown Castle 615 Atherton Dr. APN 143-110-01 P2023-086	Minor modifications to equipment on existing Crown Castle tower.	c/o Crown Castle Attn.: Scott Pomykalski 3025 Highland Parkway, 4 th floor. Downers Grove, IL 60515	Eligible Facilities Permit	CDD	Ayala	Approved – February 22, 2024

SELECT APPROVED PROJECTS STATUS						
PROJECT	DESCRIPTION	APPLICANT	PERMITS APPROVED	REVIEW BODY	PLANNER	STATUS/NOTES
4th and Grant 1316 -1320 Grant Ave. & 1020 Fourth St. APN 141-261-29 P2023-058	AB 2011 project – 209 studio and one bedroom apartments, 100% affordable (less 3 market rate managers units). Approximately 5,335 square feet of retail space on the ground floor and 36 parking spaces total.	AMG & CA Housing Defense Fund PO Box 260770, Encino, CA 91426 alocke@amgland.com dylan@calhdf.org	Streamlined Residential Review (AB 2011) Density Bonus Tentative Map Design Review	CC	Damodaran	Approved – August 27, 2024
3rd and Grant 1212 and 1214 Grant Ave. APNs 141-262-12, -13 P2023-056	AB 2011 project – 56 one bedroom and studio apartments. 100% affordable (less 1 market manager’s unit). Approximately 1,735 square feet of retail space on the ground floor. No parking is included in the project.	AMG & CA Housing Defense Fund PO Box 260770, Encino, CA 91426 alocke@amgland.com ; dylan@calhdf.org	Streamlined Residential Review (AB 2011) Density Bonus Tentative Map Design Review	CDD	Damodaran	Approved – June 11, 2024

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SELECT APPROVED PROJECTS STATUS

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Downtown Center Restaurant Building and Drive-through 1727 Grant Ave (7 th St frontage) APN 141-201-56 P2023-090	Proposed 3,370 square-foot pad building with a drive-through	United Growth Jake Shemano jake@unitedgrowth.com	Use Permit and Design Review	PC	Walker	Approved – May 13, 2024
777 San Marin Drive 773, 775, & 777 San Marin Drive APNs 125-202-03, -04, -05 P2021-077	Proposal to redevelop the former Fireman’s Fund office campus as a master planned residential community featuring 1,081 residential units on 36-acres of the 65-acre property.	San Marin Owner, LLC c/o Pete Beritzhoff 408.680.4938 pete@baywestdevelopment.com	General Plan Amendment Master Plan Precise Development Plan Design Review	DRC PC CC	Marshall	Approved - January 23, 2024
Village at Novato 7530 Redwood Blvd APNs 143-011-05, -08 P2020-037	182 new residential units, 14,000 square feet of retail	ROIC CA, LLC Richard Schoebel rschoebel@roireit.net	General Plan Amendment Rezone Use Permit Design Review	DRC PC CC	Damodaran	Approved - January 23, 2024
Valley Oaks Redwood Blvd./Pinkston Road APNs 125-580-17, 125-180-28/38 P2021-047	General plan amendment and master plan proposal to allow development 81 residential dwellings plus 49 JADUs on approximately 38 acres.	Campus Properties, LLC c/o Michael Hooper (415) 298-7571 mhooper@campusproperties.com	General Plan Amendment Master Plan Precise Development Plan Vesting Tentative Map Design Review	DRC PC CC	Walker	Approved – January 9, 2024

Review Authority Legend:

ZA = Zoning Administrator
 CDD = Community Development Director
 PWD = Public Works Director
 DRC = Design Review Commission
 PC = Planning Commission
 CC = City Council

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904 Grant Storefront Replacement 904 Grant Ave. APN 153-046-03 P2022-103	Design review for replace of existing 2-tenant storefront system to meet ADA requirements.	Fred Divine Architects	Design Review	CDD	Zitelli	Under Construction
Vintage Oaks Greenhouse Façade Remodel 124 Vintage Way APN 153-340-28 P2023-005	Exterior façade remodel of 9 'greenhouse' tenant spaces in the Vintage Oaks Shopping Center. The request includes a sign plan amendment.	SGPA Architects	Design Review	CDD	Zitelli	Approved – April 19, 2023
Workforce & Veteran Housing Hamilton Commissary Triangle APN 157-970-07 P2019-055	26 Apartments (workforce) 24 Apartments (veterans) Commercial Kitchen/Events Building: 10,800 square feet 100% Affordable Housing	Homeward Bound of Marin Mary Kay Sweeney (415) 382-3363 mksweeney@hbofm.org	Precise Development Plan Design Review	DRC PC CC	Damodaran	Under Construction
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	Pending Final Design Review – Architecture & Landscaping Approved – March 22, 2022

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PROJECT	DESCRIPTION	APPLICANT	PERMITS APPROVED	REVIEW BODY	PLANNER	STATUS/NOTES
Habitat Redwood Boulevard 8161 Redwood Boulevard APN 125-180-49 P2019-054	Development of 80 affordable residential units and 2,200 square feet of commercial office.	Habitat for Humanity (415) 625-1002	General Plan Amendment Master Plan Precise Development Plan Tentative Subdivision Map Design Review	DRC PC CC	Walker	Time Extension Granted Entitlements Approved – January 25, 2022
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	Zitelli	Under Construction
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 Density Bonus	DRC PC CC	Walker	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	Under Construction

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