



THE CITY OF
NOVATO
CALIFORNIA

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Eric Lucan
Councilmembers
Denise Athas
Madeline Kellner
Jeanne MacLeamy

City Manager
Michael S. Frank

Planning Commission Meeting
Location: Novato City Hall, 901 Sherman Avenue

October 21, 2013

MINUTES

Present: Robert Jordan, Chair
Gary Butler, Vice Chair
Dan Dawson
Peter Tiernan
Michael Walker

Absent: Jay Strauss

Staff Present: Michael Frank, City Manager
Bob Brown, Community Development Director
Elizabeth Dunn, Planning Manager

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

The meeting was called to order.

APPROVAL OF FINAL AGENDA:

MOTION: Reverse item 4 and 3 so Item 4 is heard first. Motion/Second:
Butler/Dawson Ayes: 5, Noes: 0 Absent: 1 (Strauss)

PUBLIC COMMENT None

CONSENT CALENDAR:

**1. APPROVAL OF MINUTES OF SEPT 16, 2013
(RJ,GB,JS,DD,MW,CM)**

M/s: Butler/Dawson Ayes: 4 Noes: 0 Absent: 2 (MacKenzie, Strauss) Abstain: 1
(Tiernan)

2. APPROVAL OF MINUTES OF OCT 7, 2013 (RJ,GB,JS,DD,PT,MW)

MOTION: Revise the recommendation about including Hamilton as a focus area to read: Commissioners recommended that Hamilton be included as one of the focus areas over South *Redwood* Boulevard. New sentence added: Staff will continue to look into if the federal deed restrictions can be lifted for the Hamilton focus area. Motion/Second: Butler/Dawson . Ayes: 5, Noes: 0, Absent: 1 (Strauss)

PUBLIC HEARINGS: None

GENERAL BUSINESS:

4. FISCAL SUSTAINABILITY PRESENTATION (MF)

The City Manager gave a presentation about the City's Fiscal Sustainability efforts.

The Commission had the following questions about the information presented. Brief answers have been provided:

1. What would happen if Measure F were extended? The City could fund infrastructure, bring staff compensation closer to the market conditions, and restore baseline services and continue this level of service moving forward.
2. Will the presentation be posted on the website? Yes, as well as the intention is to put the video of tonight's presentation on the website.
3. Is there a more stable revenue source? Yes, generally property tax revenues are more stable. If the City were to consider a parcel tax, these proceeds would be a more stable funding source for the City. Are parcel tax thresholds changing as it relates to potential changes at the state level for funding mechanisms? There are conversations at the state level about what might be a replacement for redevelopment – new laws have been and are being proposed. Another option being considered at the state level is reducing the percentage required to pass new local legislation that would seek to raise revenue or local sales taxes for certain defined uses.
4. Are there impacts expected to the sales tax of the Novato Target store with new stores opening in Petaluma, and San Rafael? Yes. The City is doing aggressive economic development now from losing sales tax share to other cities. The City would need to do more economic development to increase its share of local sales tax revenue. Performing the economic development function is something the needs to do now, and isn't seen as a policy choice.

As this was a presentation, no recommendation was required of the Planning Commission.

CONTINUED ITEMS:

- 3. 2 RANCH DRIVE OFFICE CONVERSION (ED/SM)
P2012-048; GENERAL PLAN AMENDMENT
P2012-049; MASTER PLAN AMENDMENT
P2012-050; PRECISE DEVELOPMENT PLAN AMENDMENT
CEQA CATEGORICAL EXEMPTION
APN 125-591-17; 2 RANCH DRIVE**

Consider a General Plan, Master Plan and Precise Development Plan Amendment assigned to the Atherton House from Low Density Residential (R1) to Mixed Use (MU). It has been determined that the project is exempt from CEQA pursuant to Section 15301 (n) "conversion of an existing single family residence to office use".

Staff gave a presentation about the request to change the General Plan, Master Plan, and Precise Development Plan to allow office uses at 2 Ranch Drive. The site currently has a residential General Plan land use designation, and the Master Plan does not currently allow for non-residential uses.

PUBLIC COMMENT

One member of the public spoke. While not opposed to the project, her concern is the Atherton House is the entrance to the neighborhood. She wants to see the neighborhood feeling remain. Also, she is concerned that the exterior of the Atherton House would be altered, or moved.

Dan Morgan, the applicant for 2 Ranch, spoke and indicated there was no intention of moving this structure. Staff responded that no exterior changes are proposed with the change in use, nor it is expected that the Atherton House would be relocated.

COMMISSION RECOMMENDATIONS:

M/s Tiernan/Dawson (passed 5-0-1) to recommend the City Council approve the CEQA Categorical Exemption.

M /s Tiernan/Dawson (passed 5-0-1) to recommend the City Council approve the General Plan Map Amendment.

M/s Dawson/Tiernan (passed 5-0-1) to recommend the City Council approve the Master Plan Amendment.

M/s Tiernan/Dawson (passed 5-0-1) to recommend the City Council approve the Precise Development Plan Amendment:

NEW ITEMS: None

UPCOMING AGENDAS AND QUORUMS:

ADJOURNMENT:

Adjourned by the Chair at 8:01p.m.