



THE CITY OF  
NOVATO  
CALIFORNIA

# SPECIAL

## Joint Planning Commission/ Economic Development Meeting

Location: Novato City Hall, 901 Sherman Avenue

922 Machin  
Novato, CA 94945  
415/899-8900  
FAX 415/899-8213  
[www.novato.org](http://www.novato.org)

March 3, 2014

### MINUTES

Mayor  
Eric Lucan  
Mayor Pro Tem  
Jeanne MacLeamy  
Councilmembers  
Denise Athas  
Madeline Kellner  
Pat Eklund

City Manager  
Michael S. Frank

**PC Present:** Robert Jordan, Chair  
Dan Dawson  
Peter Tiernan  
Jay Strauss

**Absent:** Gary Butler, Vice Chair

**EDAC Present:** John Williams, Chair  
Peter Pelham  
Harry Thomas

**Absent:** Coy Smith  
David Winton

**Staff Present:** 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:

M/s Tiernan/Dawson, passed Ayes, 4 (Dawson, Jordan, Strauss, Tiernan)  
Noes, 0, Absent 1 (Butler) to approve the final agenda.

### PUBLIC COMMENT

None

### CONSENT CALENDAR:

**1. APPROVAL OF PC MINUTES OF JANUARY 6, 2014 (RJ,GB,JS,PT)**

The January 6, 2014 meeting minutes will be brought back to the Planning Commission at a subsequent meeting for action.

**2. APPROVAL OF PC MINUTES OF FEBRUARY 3, 2014 (RJ,GB,DD,PT)**

The February 3, 2014 meeting minutes will be brought back to the Planning Commission at a subsequent meeting for action.

**PUBLIC HEARINGS:** None

**CONTINUED ITEMS:**

**3. BEL MARIN KEYS INDUSTRIAL PARKS: WHITE PAPER TOPIC (BB)**

**Provide a recommendation to the City Council regarding land use restrictions for the Bel Marin Keys Industrial Parks for inclusion into the Draft General Plan.**

**This is a joint session with the Economic Development Committee.**

**No environmental review is required. This information about Bel Marin Keys will be incorporated into the General Plan update process and an environmental review will be prepared for that document.**

Community Development Director Bob Brown presented the discussion topic on the Bel Marin Keys Industrial Park and whether changes to the allowed uses should be considered as part of the update of the General Plan.

There were no members of the public who spoke on this topic.

There was a unanimous recommendation by members of the Planning Commission (Jordan, Dawson, Strauss, Tiernan) and members of the Economic Development Advisory Committee (Williams, Pelham, Thomas) to endorse the following Policy Options of the Bel Marin Keys White Paper:

- Maintain the intention of limiting personal service, retail and restaurant uses to serve employees of the industrial parks, but modify the Master Plan language to better define a list of allowable uses and establish size limitations,
- Modify the Master Plan language pertaining to retail sales to allow minor retail uses as a minor component of a larger, permitted business.
- Modify the Master Plan language to allow automotive uses in the Hamilton Industrial Park as a permitted use.

**NEW ITEMS:** None

**GENERAL BUSINESS:**

Planning Manager Dunn let the Planning Commission know that the City Council will be interviewing four prospective candidates for the Planning Commission on March 4, 2014, and may consider an appointment of two candidates on March 18, 2014.

Community Development Director Brown informed the Planning Commission that the General Plan Existing Conditions report would be released soon. This document provides a snapshot of the City. Staff is now working on a review the existing policies and programs of the various elements of the General Plan.

David Parisi, a local transportation consultant, is being considered to assist with the streetscape planning for the North Redwood Corridor process. He will be guiding the public and the Design Review Commission through the next steps of this process. This process should begin in May 2014.

There will be a Community Workshop for the North, North Redwood Boulevard area that incorporates the topics of land use, traffic modeling, and potential traffic improvements in this area. This workshop is intended for early June 2014.

Future White Paper topics are: Downtown Parking options and Downtown zoning; Sea Level Rise, and the City's Climate Action Plan; the Urban Growth Boundary; the Hillside and Protection Ordinance, and Traffic Level of Service (LOS).

**UPCOMING AGENDAS AND QUORUMS: (STAFF)**

**ADJOURNMENT:**

Adjourned by the Chair at 7:50 p.m.