



THE CITY OF
NOVATO
CALIFORNIA

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

City Manager
Michael S. Frank

Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

April 21, 2014

MINUTES

Present: Gary Butler, Vice Chair
Dan Dawson
Curtis Havel
Jay Strauss
Peter Tiernan
Susan Wernick

Absent: Robert Jordan, Chair

Staff Present: Bob Brown, Community Development Director
Elizabeth Dunn, Planning Manager
Stephen Marshall, Principal Planner
Veronica Nebb, Senior Assistant City Attorney

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

The meeting was called to order.

APPROVAL OF FINAL AGENDA:

M/s Tiernan/Dawson, Aye: 6 (Butler, Dawson, Strauss, Tiernan, Havel, Wernick)
Noes: 0 Absent: 1 (Jordan), to approve the final agenda.

PUBLIC COMMENT

One speaker discussed the drought, and how this effects the review of development proposals, and public safety for the City of Novato.

CONSENT CALENDAR:

1. APPROVAL OF PC MINUTES OF APRIL 7, 2014 (RJ,GB,DD,JS,PT)

M/s: Dawson/Tiernan, Ayes: 6 (Butler, Dawson, Havel, Strauss, Tiernan Wernick)
Noes: 0 Absent: 1 (Jordan), to approve the PC minutes of April 7, 2014.

PUBLIC HEARINGS: None

CONTINUED ITEMS: None

NEW ITEMS:

- 2. NO ACCESS STRIP AT THE TERMINIUS OF CLAUSING AVENUE (BB)
P2014-029; GENERAL PLAN AMENDMENT
APN 153-162-59
CEQA CATEGORICAL EXEMPTION - SECTION 15061 (b)(3)**

Consider recommending to the City Council whether to amend the General Plan Transportation Element to include a policy statement in favor of retaining an existing no-access strip at the terminus of Clausing Avenue. Staff is recommending that a this General Plan Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

Community Development Director Brown gave a presentation about this General Plan Amendment, and the background on how a site specific “no access” strip at the terminus of Clausing Avenue was established. He indicated there was no concern from the Novato Fire Protection District about retaining this no access strip. Director Brown responded to questions from the Commission.

The public comment period was opened. One member of the public spoke, a resident of the Clausing Avenue neighborhood, spoke on this issue. The public comment period was closed.

M/s Strauss/Tiernan, Ayes: 4 (Butler, Strauss, Tiernan, Wernick) Noes: 2 (Dawson, Havel) Absent: 1 (Jordan), to approve the General Plan amendment to retain an existing no-access strip at the terminus of Clausing Court.

- 3. URBAN GROWTH BOUNDARY: WHITE PAPER TOPIC (SM)**

Provide a recommendation to the City Council regarding potential policy considerations and actions related to the future of Novato's urban growth boundary.

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

Principal Planner Marshall and Senior Assistant City Attorney Nebb presented the Urban Growth Boundary White Paper and responded to questions from the Planning Commission.

Keene Simonds, Executive Officer of the Marin Local Agency Formation Commission (Marin LAFCO), responded to questions from the Planning Commission regarding the role and composition of Marin LAFCO.

The public comment period was opened. Three members of the public spoke on the UGB matter. The public comment period was closed.

Motion 1

M/s: Strauss/Dawson, Ayes: 6 (Butler, Strauss, Wernick, Tiernan, Havel, and Dawson); Nays: 0; Absent: 1 (Jordan) to extend the effective date of the UGB.

Motion 2

M/s: Strauss/Dawson, Ayes: 6 (Butler, Strauss, Wernick, Tiernan, Havel, and Dawson); Nays: 0; Absent: 1 (Jordan) to extend the effective date of UGB by City Council action unless a substantial adjustment of the UGB line is proposed which should then be placed on a ballot for voter consideration.

Motion 3

M/s: Dawson/Strauss, Ayes: 5 (Butler, Strauss, Wernick,, Havel, and Dawson); Nays: 0; Abstain: 1 (Tiernan); Absent: 1 (Jordan) to recommend: a) making minor changes to the policies of the UGB to improve administration of the UGB regarding health and safety based amendment requests; and b) adding policy language encouraging coordination between the City, Marin LAFCO, and the Novato Sanitary District to better support the UGB.

Motion 4

M/s: Havel/Tiernan, Ayes: 6 (Butler, Strauss, Wernick, Tiernan, Havel, and Dawson); Nays: 0; Absent: 1 (Jordan) to recommend revisiting an agreement with the County of Marin regarding the referral of project proposals affecting Novato and requesting county decisions respect Novato's UGB.

GENERAL BUSINESS:

Planning Manager Dunn let the Commission know that the May 5, 2014 meeting would be canceled. Another white paper, on Junior Second Units, will be presented to the Commission at its May 19, 2014 meeting.

UPCOMING AGENDAS AND QUORUMS: (STAFF)

ADJOURNMENT:

Adjourned by the Chair at 10:10 p.m.