



Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

April 6, 2015

THE CITY OF
NOVATO
CALIFORNIA

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

City Manager
Michael S. Frank

Present: Dan Dawson, Chair
Peter Tiernan, Vice Chair
Curtis Havel
Robert Jordan
Leslie Salazar
Jay Strauss
Susan Wernick

Absent: None

Staff Present: Elizabeth Dunn, Planning Manager
Pam Shinault, Parks, Recreation and Community
Services Director
Heather Hafer, Senior Management Analyst
Hans Grunt, Senior Planner
Gary Beretta, Supervising Code Enforcement Officer
Nick Conrad, Novato Police Officer
Veronica Nebb, Assistant City Attorney

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Commissioner Havel arrived at @7:05pm.

APPROVAL OF FINAL AGENDA:

M/s, Tiernan/Jordan, Ayes: Six (Dawson, Jordan, Salazar, Strauss, Tiernan, Wernick). Noes: 0. Absent: One (Havel).

PUBLIC COMMENT: One member of the public spoke on Item #4, and requested that the recommended threshold to require a Management Plan be reduced from multi-family rental housing of 16+ dwelling units to 10+ dwelling units, and that said management plan be required for all existing and new multi-family rental housing of 10+ dwelling units – not just new developments.

CONSENT CALENDAR:

- 1. APPROVAL OF PC MINUTES OF FEBRUARY 17, 2015 (DD, PT, LS, JS, SW).** M/s Tiernan/Wernick. Ayes: 5 (Dawson, Salazar, Strauss, Tiernan, Wernick). Noes: 0. Abstain: 2 (Havel, Jordan).

2. **APPROVAL OF PC MINUTES OF MARCH 2, 2015 (DD, PT, CH, RJ, LS, JS, SW).** M/s Tiernan/Wernick, with one modification. Ayes: 7 (Dawson, Havel, Jordan, Salazar, Strauss, Tiernan, Wernick). Noes: 0.

CONTINUED ITEMS: None

NEW ITEMS:

3. **PRESENTATION OF HEALTHY LIVING POLICY OPTIONS/NEIGHBORHOOD COMMERCIAL NEED WHITE PAPER (PS, BB)**

Provide a recommendation to the City Council regarding potential policy considerations and actions related to creating a culture of health.

Parks, Recreation and Community Services Director Shinault gave a powerpoint presentation on the Healthy Eating Active Living white paper. The purpose of the white paper is to provide initial direction on key policy issues, which will aid staff in crafting policies for the draft General Plan and then eventual evaluation in an environmental impact report (EIR). Five policy options were discussed in the white paper: Healthy Eating Active Living Strategies and Policy Recommendations to Build a Health Community; Complete Neighborhoods; Complete Streets; Access to Recreation; and Access to Healthy Foods.

PUBLIC COMMENT

There were no speakers on this topic.

Commissioner Havel moved, Seconded by Vice Chair Tiernan, to recommend to the City Council to 1) endorse the five policy options in the white paper; 2) the City consider approaching its insurance company to investigate what opportunities are available to lower insurance rates for city staff to maintain a certain level of fitness; and 3) investigate partnerships with other public entities (schools, fire districts) for implementation of community gardens. Ayes: 7 (Dawson, Havel, Jordan, Salazar, Strauss, Tiernan, Wernick). Noes: 0.

4. **TENANTING, MANAGEMENT AND SAFETY FOR MULTI-FAMILY HOUSING – REGULATORY OPTIONS (HG)**

Consider regulatory options for tenanting, management and safety requirements for multi-family housing and provide recommendations to staff and the City Council.

Senior Planner Grunt presented the staff report that discussed the policy options for tenanting, management, and safety requirements for multi-family housing (three or more units in a building). Supervising Code Enforcement Officer Gary Beretta, and Novato Police Officer Conrad gave a power point presentation to the Planning Commission regarding the City's Crime Free Multi Family Housing Program.

PUBLIC COMMENT

One speaker addressed the Commission and stated that signing a Lease Addendum effectively calls for the tenant(s) to waive their rights to due process if faced with a violation(s) charge. He is opposed to the City's efforts to encourage the owners and managers of multi-family rental housing to execute a lease addendum with all new tenants.

Vice Chair Tiernan moved, Seconded by Commissioner Jordan to recommend the City Council endorse Regulatory Option #1 (Voluntary Program), and #6 (Management Plan for all new 16 unit or more Multi-Family Developments, and existing 16 unit or more developments seeking new entitlements). Ayes: 7 (Dawson, Havel, Jordan, Salazar, Strauss, Tiernan, Wernick). Noes: 0.

GENERAL BUSINESS: None.

UPCOMING AGENDAS AND QUORUMS: Staff provided an update of upcoming projects that will be reviewed by the Planning Commission.

ADJOURNMENT: Adjourned by the Chair at 9:25p.m.