



THE CITY OF
N O V A T O
 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

SPECIAL

Joint Planning Commission/Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

June 1, 2015 – 7:00 P.M.

(No new items will be taken up after 11 p.m.)

PLANNING COMMISSION MEMBERS

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

DESIGN REVIEW COMMISSION MEMBERS

Chair: Joseph Farrell **Vice Chair:** Beth Radovanovich
 Michael Barber, Marshall Balfe, Patrick MacLeamy
 Xiaofen Luo, Alternate Member
 Stephen Hall, Alternate Member

AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA: (COMMISSIONERS)

The Commission may consider agenda items out of the order in which they are listed.

Notice is also given that materials that are submitted to members of the Planning Commission after the agenda packet has been distributed are available for public inspection in the Community Development Department, located at 922 Machin Ave, during normal business hours. Such materials shall also be made available on the City of Novato website at www.novato.org, when practical and provided that City staff is able to post those documents prior to the meeting. Also, when non-confidential written materials are distributed to members of the Planning Commission during a public meeting by staff or a member of the Planning Commission, a copy of the materials shall be made available to members of the public at that meeting.

PUBLIC COMMENT: (CITIZENS)

All members of the public wishing to address the Commission are requested to submit a speaker card in advance to the Meeting Recorder. This is also the appropriate time to speak on a Consent Calendar item. The Commission requests that anyone wishing to speak on an agenda item be recognized at the time the item is heard. There is a three-minute time limit per speaker.

CONSENT CALENDAR: (COMMISSIONERS)

All matters listed on the Consent Calendar are considered to be routine and will be acted on without discussion by a single action of the Commission. However, a

*PLEASE SEE ADDITIONAL PAGE(S) OF AGENDA FOR MORE INFORMATION.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 899-8989. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodation to help ensure accessibility to this meeting.

Commission member may remove an item(s) from the Consent Calendar for Commission discussion and action.

1. [APPROVAL OF PC MINUTES OF MAY 4](#) (DD,PT,RJ,CH,LS,SW)

PUBLIC HEARINGS: (CITIZENS)

Interested persons may speak on any of the below-noted CONTINUED or NEW ITEMS up to three minutes per individual; 20 minutes for applicant; 10 minutes per recognized group. Speakers are limited to one opportunity per item, so please be thorough and to the point. Prior to speaking please submit a speaker card to the Meeting Recorder.

CONTINUED ITEMS: None

NEW ITEMS:

2. [RECEIVE PRESENTATION ON THE RESULTS OF THE NORTHWEST QUAD WORKSHOPS](#) (BB)

Provide initial direction regarding potential policy considerations to aid staff in preparation of the Draft General Plan. 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.

3. [GENERAL PLAN CONSISTENCY FOR FY 15-16 CAPITAL IMPROVEMENT PROGRAM](#) (ED)

Consider providing a report to the City Council regarding whether Novato's Capital Improvement Program for Fiscal Year 2015/16 is consistent with the Novato General Plan, including whether the new structures/facilities contained therein are consistent with the Novato General Plan relating to the location, purpose, and extent.

No CEQA is required. The Planning Commission's report to the City Council does not constitute a project recommendation. Therefore, the Planning Commission is not required to provide a recommendation regarding an environmental determination for the proposed CIP projects.

GENERAL BUSINESS:

UPCOMING AGENDAS AND QUORUMS: (STAFF)

ADJOURNMENT:

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Information on the above application(s) is/are available at the City of Novato Community Development Department, 922 Machin Ave, Novato. All inquiries should be directed to the project Planner (415) 899-8989, Monday through Thursday from 9 a.m. to 5 p.m. at the Community Development Department (mailing address: 922 Machin Ave, Novato, CA 94945). It is recommended that an appointment be made with the staff member, prior to visiting the City offices. Please note the City of Novato offices are closed every other Friday.

To appeal a final decision of the Planning and Design Review Commissions, a written letter of appeal and the required appeal fee must be filed with the Community Development Department within 10 calendar days of the decision. The appeal letter must specifically state the basis for the appeal. Additional information on the appeal process can be found in Division 19.54 of the Novato Municipal Code.

If anyone wishes to challenge a project in court, they may be limited to raising only those issues they or anyone else raised at the public hearing described in this agenda or in written correspondence delivered at the public hearing or to the City offices prior to the public hearing.

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AFFIDAVIT OF POSTING

I, Elizabeth Dunn certify that on May 20 2015, I caused to be posted the agenda for the June 1, 2015, meeting of the Joint Planning Commission and Design Review Commission of the City of Novato, California, on the City of Novato Community Services Board in the Police Department and on the city's website at www.novato.org.

s/Elizabeth Dunn