



THE CITY OF
NOVATO
CALIFORNIA

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Mayor
Pat Eklund
Mayor Pro Tem
Denise Athas
Councilmembers
Pam Drew
Josh Fryday
Eric Lucan

City Manager
Regan M. Candelario

Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

November 7, 2016

Present: Susan Wernick, Chair
Curtis Havel, Vice Chair
Dan Dawson
Justin Derby
Robert Jordan
Peter Tiernan

Absent: Jay Strauss

Staff Present: Robert Brown, Community Development Director
Steve Marshall, Planning Manager
Christine O'Rourke, General Plan Update Manager

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA: M/s: Tiernan/Dawson ; Passed 6-0-1

PUBLIC COMMENT: None.

CONSENT CALENDAR: None.

CONTINUED ITEMS: None.

NEW ITEMS: None.

GENERAL BUSINESS:

1. NOVATO GENERAL PLAN 2035 (BB)

Feedback on the Draft 2035 General Plan.

Commissioners provided the following feedback on Chapters 3-6 (Environmental Legacy, Living Well, Economic Vitality and A City that Works) of the Draft 2035 General Plan:

- Table EL-1 Special Status Animal and Plant Species (page 3-12): Table should highlight “Mammals” and “Plants” as section headings.
- Description of Bel Marin Keys and Hamilton Wetlands (page 3-14): Revise text describing BMK wetlands restoration as being “underway.”

- Policy EL 7 Bayland Area Protection (page 3-27): The phrase “does not encroach” is too limiting.
- Program EL 10a Integrated Pest Management (page 3-27): Concern that the wording is too directive, and should suggest seeking alternative means to management of invasive species and there is a balance needed involving cost and effectiveness.
- Policy EV 1 Economic Vitality (page 5-7): There should be a program or call-out box referencing the Housing Element and the need for workforce housing for a well-functioning economy.
- Text of Roadway and Freeway Operations (page 6-10): Paragraph should address the existing a.m. LOS conditions on U.S. 101, not just the TAM LOS standard.
- Table CW-3 Reported Crimes and Arrests (page 6-32): The table suggests a trend with only two consecutive years of data presented. Eliminate the percentages or include a longer period of data.
- Program MO 1b Roadway Improvements (page 6-44): Incorporate language re: exploring opportunities for innovative traffic management techniques such as roundabouts when considering intersection upgrades.
- Policy MO 2 Level of Service Standards (page 6-45): Revise to clarify that LOS standards are now outside of the CEQA review process
- Program MO 6b Complete Streets Exemption Process (page 6-46): Review text to assure compliance with MTC’s complete streets requirements.
- Policy MO 10 Higher Density/Intensity Land uses Adjacent to Public Transit (page 6-47): Revise “encourage” to “direct.”
- Policy GV 5 Community Participation (page 6-58): Incorporate “civil discourse.”

UPCOMING AGENDAS AND QUORUMS: None.

ADJOURNMENT: Meeting adjourned at 9:20 PM.