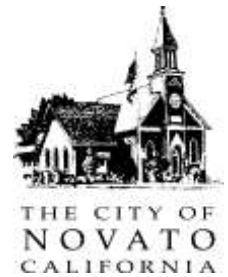


Agenda Item 4



PLANNING COMMISSION STAFF REPORT

MEETING

DATE: December 19, 2016

STAFF: Robert Brown, Community Development Director

SUBJECT: Draft General Plan 2035 Public Input Summary and Review of Appendices

922 Machin Avenue
Novato, CA 94945-3232
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www.novato.org

REQUESTED ACTION

Review public input and provide any desired direction to staff regarding the Draft General Plan.

BACKGROUND

Public Outreach

The Draft General Plan 2035 was published on August 1, 2016 which initiated a four-month public outreach process to familiarize members of the community with the contents of the Draft Plan and receive initial feedback on the direction and priorities of the Plan.

Public input was obtained from various sources, including advertised community-wide and neighborhood meetings, a series of drop-in Open Houses, a booth at the Downtown Farmers Market and by attending regular meetings of various local social, environmental, and business groups and special district board meetings. To date, staff has presented the Draft General Plan to approximately 634 individuals at community meetings.

The following groups received a presentation and provided feedback:

- Novato Democratic Club
- San Marin Improvement Association
- North Marin Water District Board
- Novato Soroptimists
- Novato Senior Club
- AM Business Women
- Marin Conservation League
- Chamber of Commerce Board
- Sustainable Novato
- North Marin Breakfast Club
- Novato Unified School District Board
- Marin Audubon Society
- Novato Mothers' Club
- Novato Sanitary District Board

- Novato Historical Guild
- Novato Human Needs Center Board
- Novato Rotary
- Hillside and Village Marin Meadows HOAs
- Atherton Ranch HOA
- Novato Fire Protection District Board
- Sunrise Rotary
- Rotary Club of Novato

As part of this effort, staff has also utilized a survey instrument that identifies 55 major policy and program initiatives in the Draft General Plan and asks participants to rank their level of support/opposition to each and to identify their highest priority policies/programs by topical area. A copy of the survey form is included as Attachment 1. To date 284 survey responses have been received from these presentations and from postings on the Open Novato web platform.

The results of all the surveys have been charted for a simplified visual reference (Attachment 2), and a spreadsheet with detailed tabulation of the survey results is attached, including a breakdown by individual group (Attachment 3). In all cases there was strong support for the major policies and programs of the Draft General Plan, typically exceeding 75% support, suggesting that the Draft Plan is responsive to the desires of most residents. The attached chart shows there was a higher level of opposition/lower level of support for policies/programs calling for:

- Increasing outreach to and participation of the Hispanic community (14% opposition; 60% support),
- Proposed rezoning of the NW Quad neighborhood to allow infill development with smaller scale multi-family housing types (13% opposition; 71% support), [note: this proposal was selected as a highest priority policy by respondents],
- Assuming limited amount of new office and industrial development (14% opposition; 53% support) [note: many participants wished to see more commercial growth, not less],
- Encouraging hotels and auto dealerships for economic development (23% opposition; 47% support)

The policies which were identified through the surveys as the top priorities of respondents include:

- Improve bicycle and pedestrian infrastructure to encourage walking and biking to local services.
- Maintain and expand parks, trails and recreational facilities and promote active living.
- Promote reinvestment in the Northwest Quadrant Neighborhood by creating a form-based code to allow redevelopment of older single family homes and apartments with appropriately scaled moderate density housing types (e.g., duplexes, triplexes, 4-plexes and bungalow courts).
- Provide a high level of police services to the community.

- Recruit and retain businesses that provide locally needed goods, services and high-paying jobs.
- Redevelop properties on Redwood Boulevard between Olive and San Marin into a vibrant retail/entertainment area with public gathering places and pedestrian-oriented buildings facing the street frontage.
- Maintain and enhance the Downtown as the community's center of commercial, cultural, social and civic functions.
- Require new and retrofitted roadways to include bike lanes and wide sidewalks when feasible.
- Encourage residents and employees to take the SMART train by focusing development near new SMART stations, encouraging shuttle service, and creating new bicycle and pedestrian path connections.
- Reduce waste and increase recycling to achieve a 94% diversion rate by 2025.
- Conserve energy and water.
- Protect open space and wildlife habitat.
- Protect native trees and woodlands and propose new development requirements to encourage planting of native trees and maximize tree cover and growth.

The public outreach process has also garnered written input. A list of comments from the written surveys is provided as Attachment 4 and from Open Novato as Attachment 5. Several other e-mails received from members of the public as well as from the Novato Sanitary District, Sustainable Novato and Age-Friendly Novato are also attached to this report for consideration by the Commission.

Finally, staff has gathered comments from the Bicycle and Pedestrian Advisory Commission, the Economic Development Advisory Commission, the Design Review Commission and the Recreation, Cultural and Community Services Commission. Staff will prepare responses to recommendations from these appointed commissions, special districts and community organizations and may recommend edits to the Draft Plan. These proposed edits will be considered by the Planning Commission in February or March.

Staff will not be responding to individual comments from the public due to their volume, but the Planning Commission may identify specific comments or topics and request that staff prepare responses.

Appendices

The Planning Commission has reviewed all chapters of the Draft General Plan with the exception of six appendices. The following is a brief description of each appendix included in the General Plan:

Appendix A: Implementation Plan

The Implementation Plan includes a listing of all programs in the General Plan. Programs are action items, so the table provides for each individual program a designation of the responsible department, a timeframe, a cost to implement beyond existing budgets, possible funding sources and the type of action necessary to implement. It is intended that the appendix provide an easy way to monitor and report out progress on implementation of the General Plan, ideally on an annual basis.

To highlight the programs that will require additional funding, staff has extracted a list of these cost items from Appendix A, and has provided this listing as Attachment 7 to this report for consideration and possible comment by the Planning Commission.

Appendix B: Historic Resources

The California Environmental Quality Act requires review of potential historic resources utilizing federal, state and any local listing of historic sites and structures. Since the Novato Downtown Specific Plan included a list of potentially historic structures, the City is required to consider impacts on the historic character of the listed properties from new development proposals.

Appendix C: Housing Element

The City's Housing Element must be updated on an 8-year schedule under state law. The current Housing Element was adopted in 2014, and covers the period from 2015 to 2023. The Housing Element was therefore not updated along with the remainder of the General Plan. Since the Housing Element was written as a stand-alone document, its format is very different from the Draft General Plan. It is much more detailed with included data and charts. For that reason, it is being included in the new General Plan as an appendix, and will be integrated into the General Plan when next updated in 2022.

Appendix D: Urban Growth Boundary

An urban growth boundary was approved by voter initiative in 1987 as an amendment to the City's General Plan. The actual wording of the ballot measure is included in Appendix D.

Appendix E: Open Space Inventory

The state requires a parcel-by-parcel inventory of all land having open space use or value.

Appendix F: Greenhouse Gas Reduction Measures

The City's adopted Climate Action Plan has been incorporated into the Draft General Plan. The greenhouse gas reduction measures from the CAP are included to provide specific and quantified objectives to each reduction measure to allow for long-term tracking of success.

RECOMMENDATION

Provide any feedback to staff regarding public input into the Draft General Plan, including potential edits to the Plan, and on the Appendices to the Plan.

ATTACHMENTS

1. Copy of General Plan Survey
2. Chart of Survey Responses
3. Spreadsheet of Survey Responses
4. Written Comments from Survey Responses
5. Written Comments from Open Novato
6. Written Correspondence
7. Listing of Draft General Plan Programs which Require Funding



ATTACHMENT 1

Novato General Plan 2035 Survey

Below we've summarized the major policies of our draft general plan. Please color in the circle that most closely reflects your opinion on whether or not you agree with the policy. At the end of each section, please identify your top priority by checking one of the choices.

How will we respond to our changing community?

1. Provide opportunities for group homes, residential care facilities, senior living facilities, and smaller homes for seniors wanting to downsize.

① ————— ② ————— ③ ————— ④ ————— ⑤
Strongly Disagree Disagree Neutral Agree Strongly Agree

2. Promote universal design recommendations that enable the elderly to continue living in their homes.

① ————— ② ————— ③ ————— ④ ————— ⑤
Strongly Disagree Disagree Neutral Agree Strongly Agree

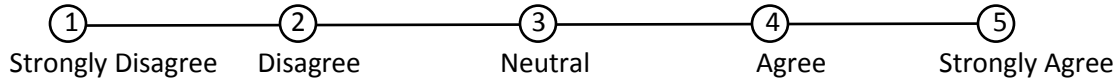
3. Create a circulation system that meets the needs of the disabled and support transit services for the elderly.

① ————— ② ————— ③ ————— ④ ————— ⑤
Strongly Disagree Disagree Neutral Agree Strongly Agree

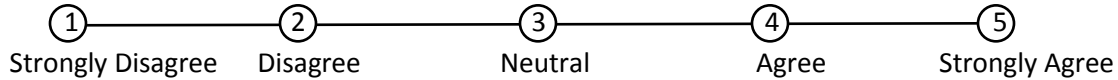
4. Conduct outreach to encourage more participation from the Hispanic community at City events and meetings and more representation on City boards, commissions and committees.

① ————— ② ————— ③ ————— ④ ————— ⑤
Strongly Disagree Disagree Neutral Agree Strongly Agree

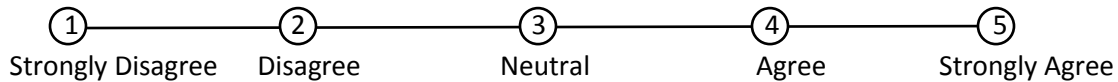
5. Improve bicycle and pedestrian infrastructure to encourage walking and biking to local services.



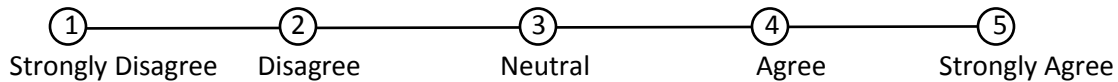
6. Maintain and expand parks, trails and recreational facilities and promote active living.



7. Improve access to healthy foods and promote local food production.



8. Create design recommendations to share with developers to incorporate active living objectives in site planning and building layout.

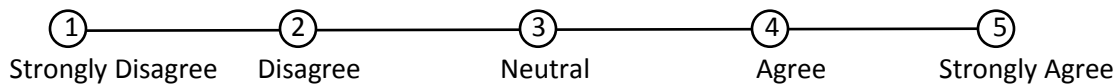


Your top priority in this section (check no more than two):

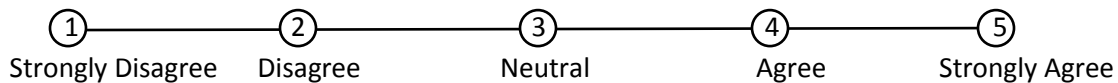
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How will we preserve our neighborhoods and quality of life?

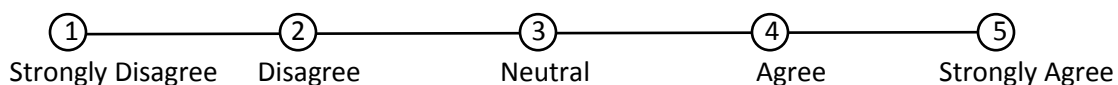
9. Retain our small town character.



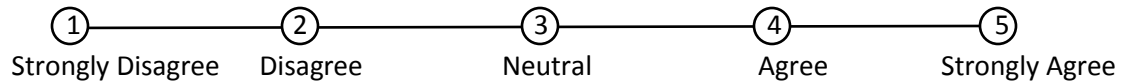
10. Ensure new development is sensitive to the surrounding architecture and topography and to the scale and character of the surrounding neighborhood.



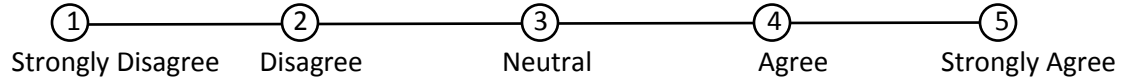
11. Continue to limit the extent and location of new development on hillsides and ridgelines.



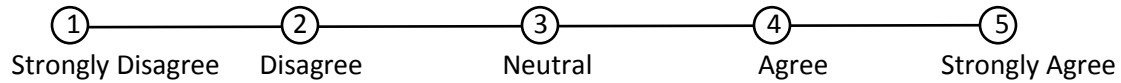
12. Retain the Urban Growth Boundary to preserve rural areas.



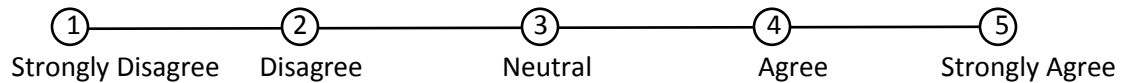
13. Promote reinvestment in the Northwest Quadrant Neighborhood by creating a form-based code to allow redevelopment of older single family homes and apartments with appropriately scaled moderate density housing types (e.g. duplexes, triplexes, 4-plexes, bungalow courts).



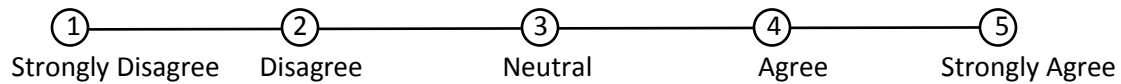
14. Enforce property maintenance codes and traffic laws and abate nuisances.



15. Require new development to pay impact fees that offset the additional burden they place on existing services and utilities.



16. Provide a high level of police services to the community.

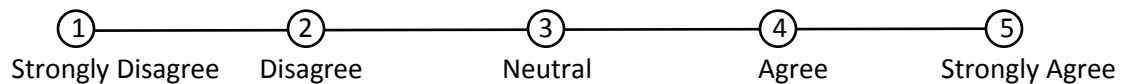


Your top priority in this section (check no more than two):

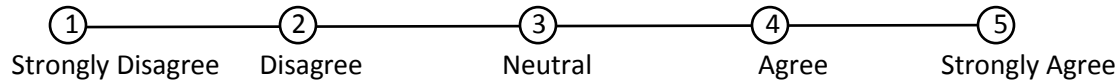
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Where will we work?

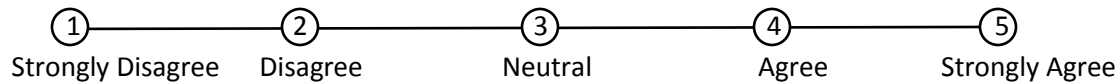
17. Maintain existing commercial centers and commercially-zoned land (i.e., don't rezone existing commercial land for residential use).



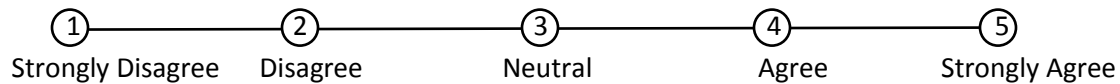
18. Recruit and retain businesses that provide locally needed goods, services and high-paying jobs.



19. Create a hub for tech and life science companies around the Buck Institute and North Novato SMART station.



20. Assume limited additional office and industrial development.

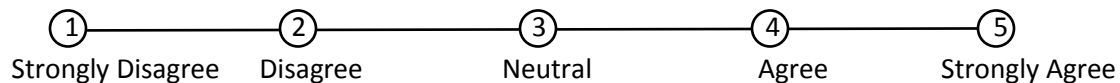


Your top priority in this section (check one):

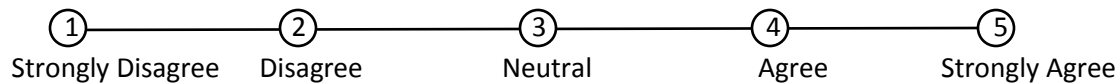
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Where will we shop?

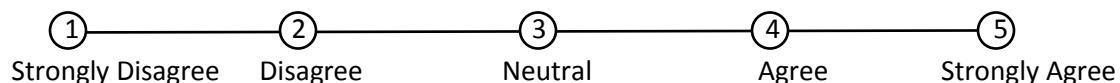
21. Redevelop properties on Redwood Blvd. between Olive and San Marin into a vibrant retail/entertainment area with public gathering places and pedestrian-oriented buildings facing the street frontage.



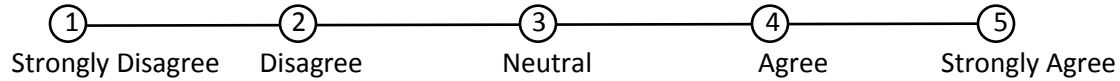
22. Maintain existing neighborhood retail centers but allow for mixed-use redevelopment and housing on upper floors where appropriate.



23. Encourage local services and fresh food retail outlets within walking and biking distance from neighborhoods.



24. Encourage high tax-generating uses such as auto dealerships and hotels.

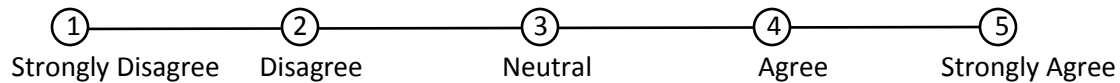


Your top priority in this section (check one):

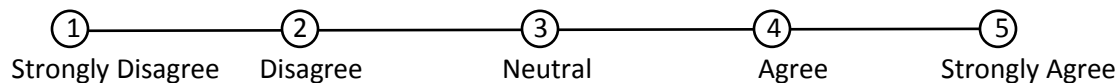
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How will we create a vibrant Downtown?

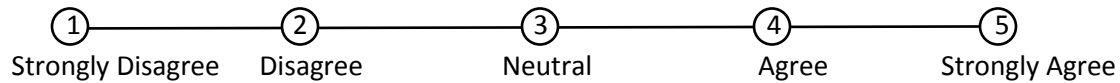
25. Maintain and enhance the Downtown as the community’s center of commercial, cultural, social and civic functions.



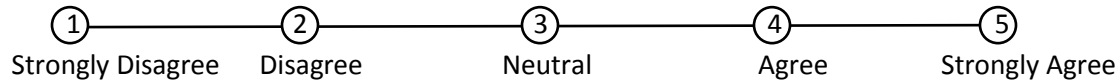
26. Require Downtown redevelopment to be pedestrian-friendly and compatible with existing small storefronts.



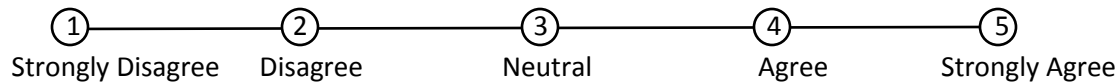
27. Encourage outdoor cafes and retail uses on the ground floor.



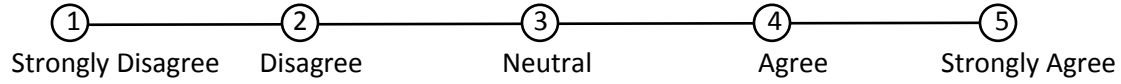
28. Enhance public art, outdoor furniture, and gathering places.



29. Extend pedestrian-oriented zoning regulations north along Redwood Boulevard to Olive Avenue (e.g., ground-floor retail or restaurants, building frontages at the sidewalk).



30. Preserve historical and architecturally significant structures.

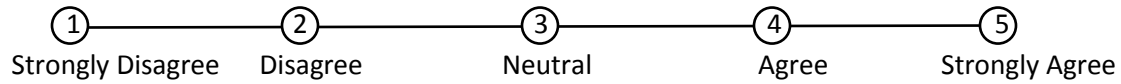


Your top priority in this section (check no more than two):

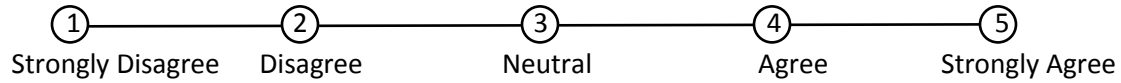
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How will we get around?

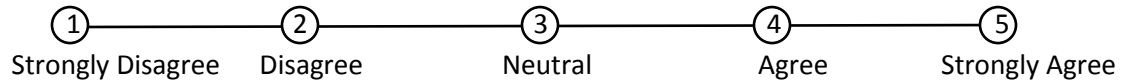
31. Require new and retrofitted roadways to include bike lanes and wide sidewalks when feasible.



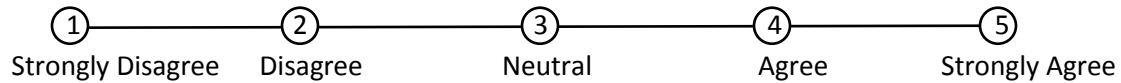
32. Encourage residents and employees to take the SMART train by focusing development near new SMART stations, encouraging shuttle service, and creating new bicycle and pedestrian path connections.



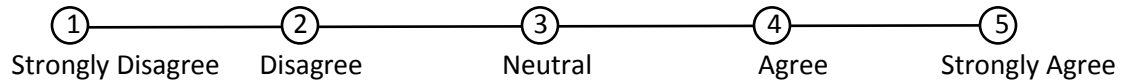
33. Support completion of the bicycle and pedestrian path along the SMART rail corridor.



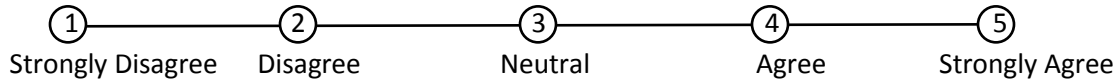
34. Encourage improvements to the transit system.



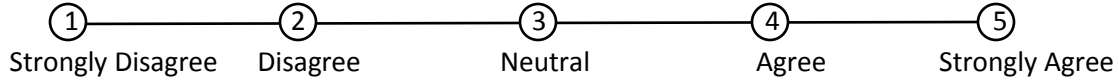
35. Encourage a shift to electric and lower-emission vehicles.



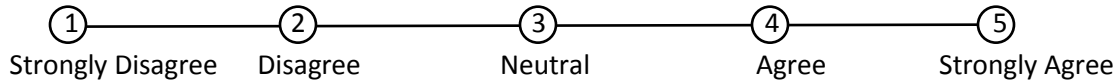
36. Support emerging transportation services and technologies, such as ride hailing and car and bike sharing.



37. Maintain traffic service levels at signalized intersections.



38. Improve the San Marin/Redwood/U.S. 101 intersections as new development occurs.

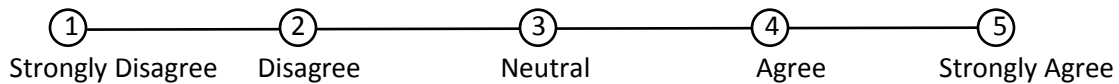


Your top priority in this section (check no more than two):

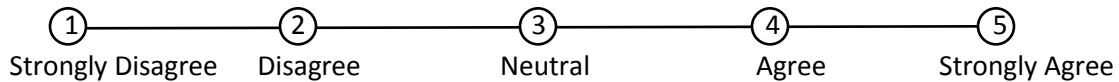
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How will we create a sustainable community?

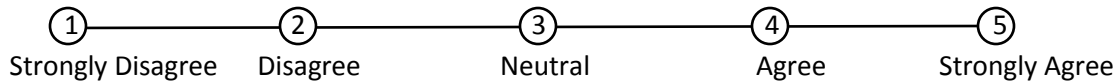
39. Reduce greenhouse gas emissions by 20% by 2020 and 40% by 2035.



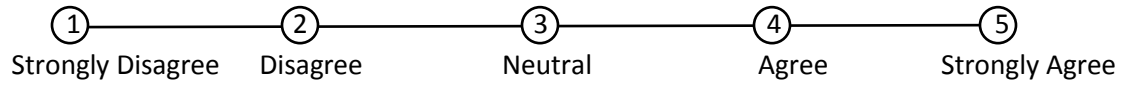
40. Reduce waste and increase recycling to achieve a 94% diversion rate by 2025.



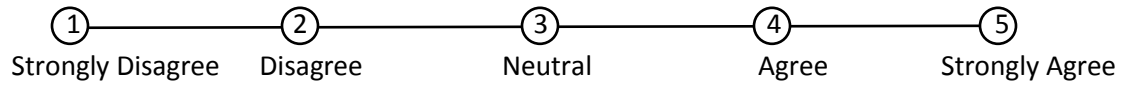
41. Conserve energy and water.



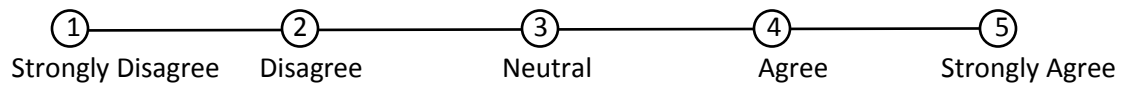
42. Expand the recycled water system.



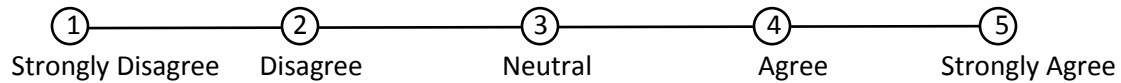
43. Shift to renewable energy sources and electric vehicles.



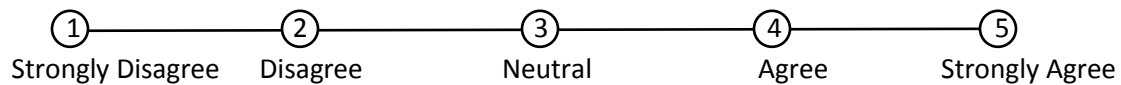
44. Adopt progressive green building standards.



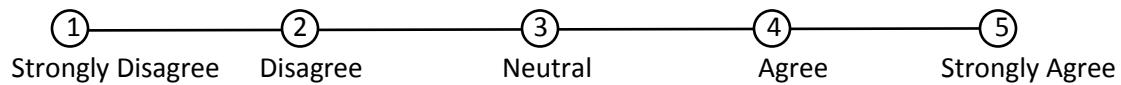
45. Plan for the inevitable impacts of climate change (sea level rise, drought, wildfires).



46. Focus new in-fill growth in locations close to transit and services.



47. Encourage walking, biking, transit use, and ride sharing.

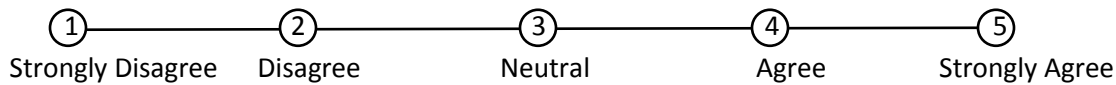


Your top priority in this section (check no more than two):

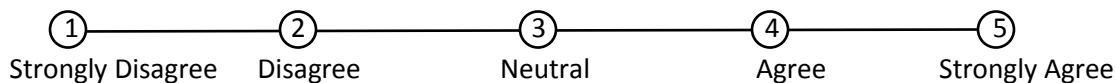
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How will we maintain our environment?

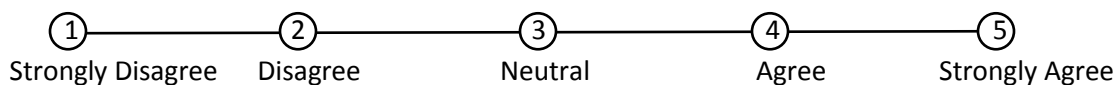
48. Protect open space and wildlife habitat.



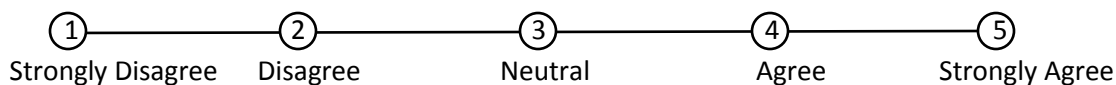
49. Maintain creek setbacks and restore damaged riparian areas.



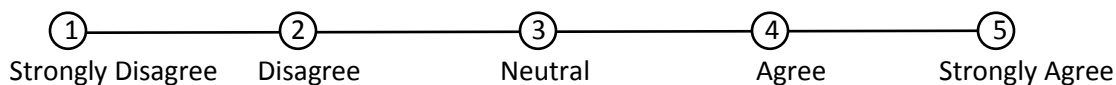
50. Protect and restore wetlands.



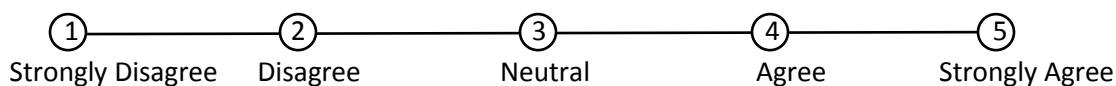
51. Maintain tidal areas in their natural state.



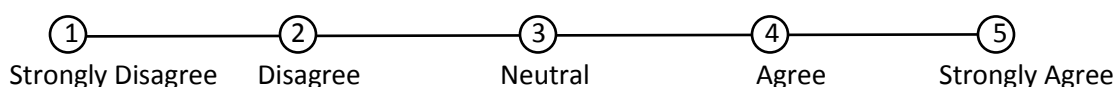
52. Minimize storm water runoff pollution.



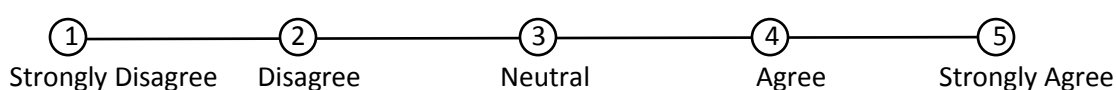
53. Protect native trees and woodlands and propose new development requirements to encourage planting of native trees and maximize tree cover and growth.



54. Implement regulations and educational programs to reduce loss of life and property resulting from seismic, flooding and fire hazards.



55. Minimize exposure to hazards through emergency planning and training.

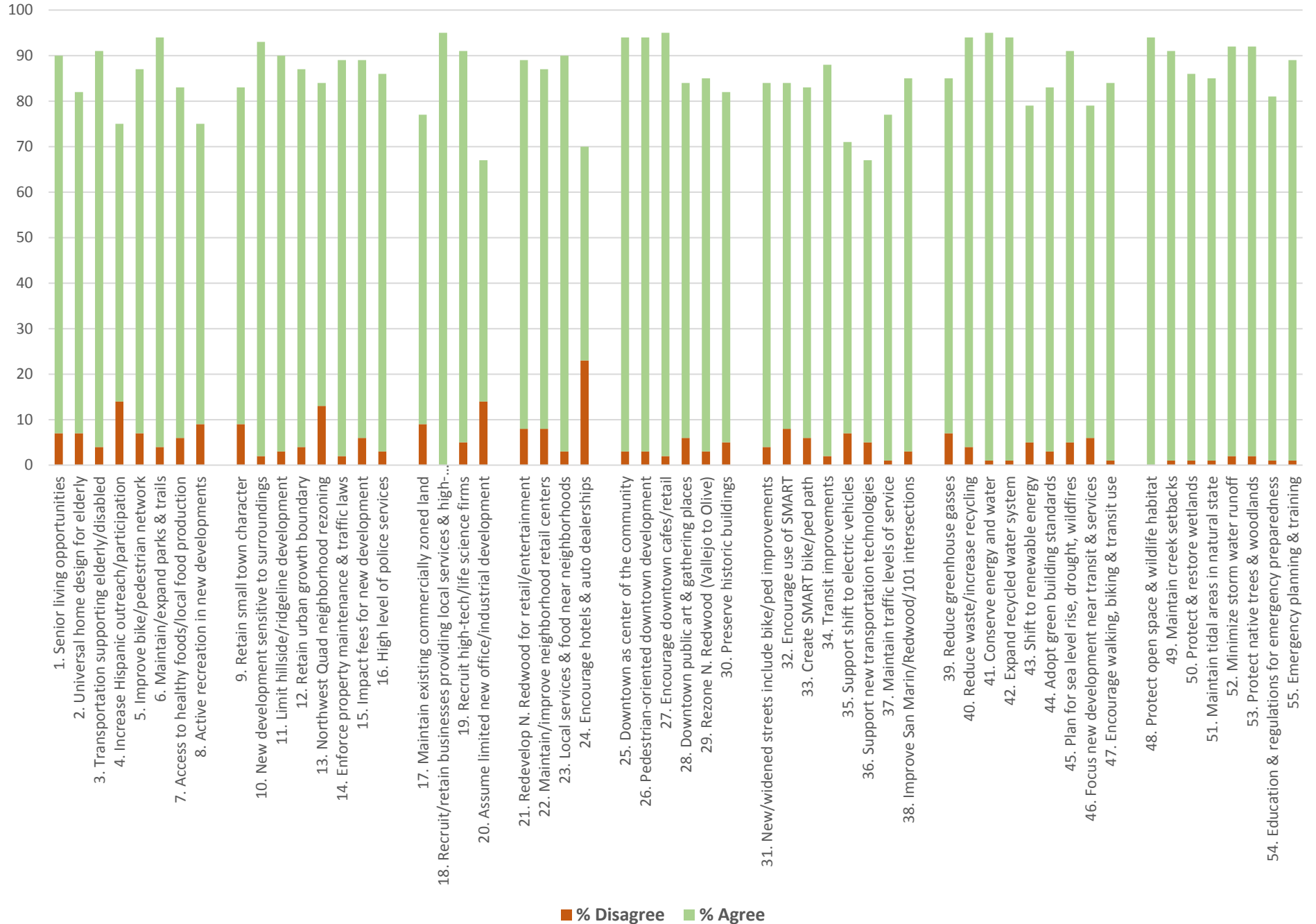


Your top priority in this section (check no more than two):

48 49 50 51 52 53 54 55

Are there any other important issues that should be addressed in the General Plan?

Summary of General Plan Survey Feedback



PUBLIC OUTREACH SURVEY RESULTS

Question	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Priority
How will we respond to our changing community?						
1. Provide opportunities for group homes, residential care facilities, senior living facilities, and smaller homes for seniors wanting to downsize.	2.49%	3.91%	10.32%	42.35%	40.93%	28.61%
	6.41%			83.27%		
2. Promote universal design recommendations that enable the elderly to continue living in their homes.	3.17%	3.87%	18.31%	42.25%	32.39%	14.45%
	7.04%			74.65%		
3. Create a circulation system that meets the needs of the disabled and support transit services for the elderly.	2.10%	1.68%	9.66%	42.44%	44.12%	16.47%
	3.78%			86.55%		
4. Conduct outreach to encourage more participation from the Hispanic community at City events and meetings and more representation on boards, commissions and committees.	4.63%	8.90%	25.98%	32.74%	27.76%	11.27%
	13.52%			60.50%		
5. Improve bicycle and pedestrian infrastructure to encourage walking and biking to local services.	2.11%	4.93%	13.03%	34.51%	45.42%	29.19%
	7.04%			79.93%		
6. Maintain and expand parks, trails and recreational facilities and promote active living.	2.48%	1.07%	6.79%	34.64%	55.71%	33.24%
	3.55%			90.36%		
7. Improve access to healthy foods and promote local food production.	2.11%	4.26%	17.73%	40.43%	36.17%	11.85%
	6.37%			76.60%		
8. Create design recommendations to share with developers to incorporate active living objectives in site planning and building layout.	3.56%	4.98%	25.27%	42.35%	23.34%	8.67%
	8.54%			66.19%		

How will we preserve our neighborhoods and quality of life?						
9. Retain our small town character.	3.27%	5.71%	17.14%	32.65%	41.22%	13.95%
	8.98%			73.88%		
10. Ensure new development is sensitive to the surrounding architecture and topography and to the scale and character of the surrounding neighborhood.	1.21%	0.81%	7.29%	45.34%	45.34%	13.52%
	2.02%			90.69%		
11. Continue to limit the extent and location of new development on hillsides and ridgelines.	1.86%	1.40%	9.77%	32.56%	54.42%	14.59%
	3.26%			86.98%		
12. Retain the Urban Growth Boundary to preserve rural areas.	0.82%	3.27%	13.06%	30.61%	52.24%	10.52%
	4.08%			82.86%		
13. Promote reinvestment in the Northwest Quadrant Neighborhood by creating a form-based code to allow redevelopment of older single family homes and apartments with appropriately scaled moderate density housing types (e.g. duplexes, triplexes, 4-plexes, bungalow courts).	6.53%	6.12%	16.73%	38.78%	31.84%	15.45%
	12.65%			70.61%		
14. Enforce property maintenance codes and traffic laws and abate nuisances.	0.40%	1.21%	11.74%	45.34%	41.30%	7.94%
	1.62%			86.64%		

PUBLIC OUTREACH SURVEY RESULTS

Question	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Priority
15. Require new development to pay impact fees that offset the additional burden they place on existing services and utilities.	1.61%	4.02%	11.24%	38.96%	44.18%	8.37%
	5.62%			83.27%		
16. Provide a high level of police services to the community.	0.81%	2.03%	13.82%	34.55%	48.78%	15.67%
	2.85%			83.33%		

Where will we work?						
17. Maintain existing commercial centers and commercially-zoned land (i.e., don't rezone existing commercial land for residential use).	2.99%	5.98%	22.65%	35.90%	32.48%	12.83%
	8.97%			68.38%		
18. Recruit and retain businesses that provide locally needed goods, services and high-paying jobs.	0.45%	0.00%	4.50%	32.88%	62.16%	43.40%
	0.45%			95.05%		
19. Create a hub for tech and life science companies around the Buck Institute and North Novato SMART station.	1.33%	3.45%	8.85%	34.07%	52.21%	35.57%
	4.87%			86.28%		
20. Assume limited additional office and industrial development.	4.89%	8.89%	32.89%	38.67%	14.67%	6.42%
	13.78%			53.33%		

Where will we shop?						
21. Redevelop properties on Redwood Blvd. between Olive and San Marin into a vibrant retail/entertainment area with public gathering places and pedestrian-oriented buildings facing the street frontage.	2.10%	6.30%	10.50%	29.41%	51.68%	45.42%
	8.40%			81.09%		
22. Maintain existing neighborhood retail centers but allow for mixed-use redevelopment and housing on upper floors where appropriate.	1.67%	6.28%	12.97%	40.17%	38.91%	24.52%
	7.95%			79.08%		
23. Encourage local services and fresh food retail outlets within walking and biking distance from neighborhoods.	0.41%	2.48%	10.33%	43.39%	43.39%	19.05%
	2.89%			86.78%		
24. Encourage high tax-generating uses such as auto dealerships and hotels.	9.96%	12.86%	29.88%	34.85%	12.45%	10.62%
	22.82%			47.30%		

How will we create a vibrant Downtown?						
25. Maintain and enhance the Downtown as the community's center of commercial, cultural, social and civic functions.	0.43%	2.60%	6.06%	38.53%	52.38%	31.86%
	3.03%			90.91%		
26. Require Downtown redevelopment to be pedestrian-friendly and compatible with existing small storefronts.	1.24%	2.07%	5.79%	43.80%	47.11%	18.88%
	3.31%			90.91%		
27. Encourage outdoor cafes and retail uses on the ground floor.	1.75%	0.44%	4.80%	38.86%	54.15%	20.94%
	2.18%			93.01%		
28. Enhance public art, outdoor furniture, and gathering places.	2.60%	3.46%	16.02%	38.96%	38.96%	10.62%
	6.06%			77.92%		
29. Extend pedestrian-oriented zoning regulations north along Redwood Boulevard to Olive Avenue (e.g., ground-floor retail or restaurants, building frontages at the sidewalk).	0.90%	1.81%	14.93%	45.70%	36.65%	17.70%
	2.71%			82.35%		

PUBLIC OUTREACH SURVEY RESULTS

Question	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Priority
30. Preserve historical and architecturally significant structures.	1.30%	3.46%	18.61%	38.10%	38.53%	19.76%
	4.76%			76.62%		

How will we get around?						
31. Require new and retrofitted roadways to include bike lanes and wide sidewalks when feasible.	1.79%	2.68%	15.63%	41.96%	37.95%	19.73%
	4.46%			79.91%		
32. Encourage residents and employees to take the SMART train by focusing development near new SMART stations, encouraging shuttle service, and creating new bicycle and pedestrian path connections.	5.36%	2.23%	16.07%	29.02%	47.32%	33.11%
	7.59%			74.34%		
33. Support completion of the bicycle and pedestrian path along the SMART rail corridor.	4.44%	1.78%	16.89%	34.22%	42.67%	17.39%
	6.22%			76.89%		
34. Encourage improvements to the transit system.	1.79%	0.45%	12.11%	46.19%	39.46%	17.39%
	2.24%			85.65%		
35. Encourage a shift to electric and lower-emission vehicles.	2.67%	4.00%	29.78%	29.33%	34.22%	12.37%
	6.67%			63.56%		
36. Support emerging transportation services and technologies, such as ride hailing and car and bike sharing.	2.21%	3.10%	32.30%	34.51%	27.88%	6.35%
	5.31%			62.39%		
37. Maintain traffic service levels at signalized intersections.	0.46%	0.92%	23.04%	51.15%	24.42%	11.37%
	1.38%			75.58%		
38. Improve the San Marin/Redwood/U.S. 101 intersections as new development occurs.	1.35%	1.35%	15.25%	47.53%	34.53%	18.73%
	2.69%			82.06%		

How will we create a sustainable community?						
39. Reduce greenhouse gas emissions by 20% by 2020 and 40% by 2035.	2.06%	4.53%	15.64%	36.21%	41.56%	19.57%
	6.58%			77.78%		
40. Reduce waste and increase recycling to achieve a 94% diversion rate by 2025.	1.63%	2.04%	6.53%	37.96%	51.84%	23.91%
	3.67%			89.80%		
41. Conserve energy and water.	0.83%	0.00%	5.39%	36.93%	56.85%	23.91%
	0.83%			93.78%		
42. Expand the recycled water system.	0.83%	0.41%	5.37%	33.88%	59.50%	17.75%
	1.24%			93.39%		
43. Shift to renewable energy sources and electric vehicles.	1.24%	3.72%	21.49%	35.12%	38.43%	14.86%
	4.96%			73.55%		
44. Adopt progressive green building standards.	0.83%	2.49%	16.18%	41.08%	39.42%	7.61%
	3.32%			80.50%		
45. Plan for the inevitable impacts of climate change (sea level rise, drought, wildfires).	1.64%	3.28%	9.43%	38.93%	46.72%	19.57%
	4.92%			85.66%		

PUBLIC OUTREACH SURVEY RESULTS

Question	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Priority
46. Focus new in-fill growth in locations close to transit and services.	2.10%	4.20%	20.59%	37.39%	35.71%	19.20%
	6.30%			73.11%		
47. Encourage walking, biking, transit use, and ride sharing.	0.00%	0.52%	16.15%	44.27%	39.06%	13.77%
	0.52%			83.33%		

How will we maintain our environment?						
48. Protect open space and wildlife habitat.	0.0%	0.49%	5.37%	30.73%	63.41%	47.45%
	0.49%			94.15%		
49. Maintain creek setbacks and restore damaged riparian areas.	0.00%	0.89%	8.93%	41.52%	48.66%	11.76%
	0.89%			90.18%		
50. Protect and restore wetlands.	0.0%	1.35%	13.45%	36.77%	48.43%	25.10%
	1.35%			85.20%		
51. Maintain tidal areas in their natural state.	0.45%	0.45%	14.80%	41.70%	42.60%	4.31%
	0.90%			84.30%		
52. Minimize storm water runoff pollution.	0.44%	1.33%	7.96%	45.58%	44.69%	11.37%
	1.77%			90.27%		
53. Protect native trees and woodlands and propose new development requirements to encourage planting of native trees and maximize tree cover and growth.	0.00%	1.79%	8.52%	34.98%	54.71%	29.80%
	1.79%			89.69%		
54. Implement regulations and educational programs to reduce loss of life and property resulting from seismic, flooding and fire hazards.	0.44%	0.89%	19.56%	44.00%	35.11%	11.37%
	1.33%			79.11%		
55. Minimize exposure to hazards through emergency planning and training.	0.0%	0.89%	11.11%	48.00%	40.00%	17.25%
	0.89%			88.00%		

SURVEY COMMENTS

- Maintain REST Program
- Knock down old Pini building on Grant, convert to parking garage. Will pay for itself in seven years. Need more downtown parking
- Create community based programs that are centered on caring for elderly and poor. Make a better Novato by lifting up the disadvantaged and giving them positive alternatives instead of ignoring them.
- Provide ways for employment opportunities for homeless - to keep community clean and safe.
- Encourage all community groups to band resources together to benefit all.
- Encourage utilities to go underground where ever possible.
- Workforce/affordable housing - interesting no question under the heading "where will we live?" only housing statements address senior and physically impaired there are others that need to be considered.
- The Plan assumes that Homeward Bound facilities meet all needs of homeless (unhoused) persons. However, the GP ignores the needs of "street persons" that are not be by Homeward Bound. The "Rest" program is partially effective to provide shelter & meals during winter months. CP ignore rest and Homeward Bound. The growing population of Novato Residents living on the street must be considered. Local ordinances are ineffective if they only restrict "camping" and "Panhandling". A more proactive plan is needed.
- After filling out this survey, I realized that seniors really need transportation for recreation & classes as well as getting to Dr appts in a way that doesn't take long periods of time.
- New community center asked for the past 20+ years for our community
- Stop ridiculous demands on new business proposals, the multi-year time spans to get approvals.
- Re-develop vintage oaks, it is irresponsible to have only on congested entrance/exit to/from a major business shopping area, an only city hospital, move theater, and huge office bldgs.
- A beautiful open-space, wetlands park like area is lost from view, access by being hidden behind huge buildings and service areas. Instead the whole space could be a public walking space with side-walk cafes. As vintage oaks is today it is dangerous for customers to walk from parked cars to business entrances.
- North Redwood - Redwood blvd - consider NYCs Highline idea
- Streetscape around the neighborhood
- Grey water is import for landscape

ATTACHMENT 4

- Encourage/attract larger , higher paying jobs, really look into NN redwood and N Redwood area
- We need more police in school as school resource officers.
- Encourage millennials to stay in Novato to keep population younger
- Encourage meeting places for senior and young people to interact
- Keep the roads in better condition
- Make parking spaces wider and less/fewer handicap spaces
- Homeless population/panhandling/resulting trash.
- Hamilton Field utilization (USCG Spanish Hsg redevelopment)
- Fill empty office /commercial space BEFORE allowing development
- Promote composting
- Yes! Could you please consider addressing millennial housing needs w/ senior housing facilities? This was addressed in an article in "The Week" magazine
- Also - the idea of consciously planning a community where elder adults are living next door to single family/parents with children live side by side. Helps both - creates a "built in" grandparent/baby-sitting familial situation
- Access behind Costco to serve as a workable exit from Vintage Oaks
- Concert for future SFD purchasing older home, tearing down, building mega house
- Plan traffic circles
- Group homes for seniors - small facilities which are actually assisted living facilities with up to 20-25 seniors, each having a private bedroom/bath, with shared living rooms. There would be one paid employee on duty round the clock (in case of emergencies). Activities during the day & speakers, common eating facility for meals.
- Need larger setbacks for wetland, creeks, and riparian areas --- perhaps 100 ft.
- Have adequate transportation at SMART Train depots to get to downtown. I believe developing the merchant corridor could be good for old downtown area. Too far for walking for 40-70 yrs.
- Improved parking throughout the town(downtown, parks)
- Don't turn the NW Quad into a ghetto - there are some nice little homes and some ghetto like structures (In downtown Boise, ID they ave turned an area like the NW Quad into a place both young & elderly want to live - close to stores, restaurants, Transportation, etc)
- Keep train fare down so people will take the train instead of using their cars
- More shuttle service!!
- Remember most senior don't ride bikes to dangerous
- Remove trees on Grant Ave for parking
- Remove Grant Ave trees. I don't shop downtown because of them.
- Limit cars per unit of housing
- Adequate controlled parking. Shuttle service to various sections. Group home for seniors partially disabled.

ATTACHMENT 4

- Recycling is very important. We are NOT doing a good job today as a community. Novato Sanitary needs to up their game or leave.
- Parking Downtown!
- Always Parking!
- We need a user friendly train station downtown & a parking garage at the old pini Hardware site. It can be bought - and this brings the other side of town together.
- Too much infill creates too much congestion. We need more one story homes - 1500-2000 sq ft for seniors. The condos we have are two story and not avail by seniors with bad knees. Most seniors have to leave town to find one-story housing - 800 sq is too small
- Would like to see public input (which was determined through the North-North Redwood Blvd Focus area study results) for the "Preferred Land Use Concepts under LU 33 -Sites 1-7. A few of the designated sites are lacking a "Preferred Land Use Concept" altogether. See NN Redwood Blvd Corr Wrkshop Participant Land Use/Design Results.
- Coordinate more with school Districts-college & NUSD on integrating information about plans and finances by having information on both websites.
- Is there more need for coordination between Public Works, community development & economic offices?
- What was missing at this workshop was an economic representative
- Pave roads. Past surveys always say that citizens feel our roads suck!
- Redo this survey - not user friendly
- Thank you for taking the time to offer multiple workshops!
- It would be helpful if the city council established priorities w/regard to the "general planning in general" such that if we want improvements to N redwood we agree to either set aside funds, ask the public for funds, or borrow funds to complete the work before directions money to other, non-prioritized projects, like (1) The Theater(2)3rd Smart station
- Most individuals plan & prioritize spending. As a city it would be helpful if we did the same.
- When in doubt on priorities we could ask residents to vote on their priorities.
- Surveys of several hundred are insufficient to represent a city of 52,000+.
- Allow multi-use development in the Downtown area to bring in residential units on top of existing shops. Explore the idea of expanding the retail lifestyle concept to the area around Hamilton SMART station to encourage more residents to shop locally.
- Great job!
- Parking lots in Novato have way too little shade. Sometimes it's nearly impossible to not have my dog with me & it's so hard to park in shopping centers & other lots.
- I appreciate the free parking in Novato. I love the artistic flair given to old town with clever benches & statues. The signage has gone overboard.

- I'd love to see Novato have a center similar to Sprint Rock Meditation Ctr or a center like IONS (Noetic Science). That would be lovely cultural/commercial addition - maybe near the Buck Center
- The wetlands recreational path at Hamilton is awesome.
- I feel Novato needs some subsidized exercise classes for seniors like other cities. I know have. The classes at MTSC are expensive.
- If the survey had each category on its own page it would be a lot easier to fill out; otherwise it is well-written and organized, thorough and complete, I enjoyed Mr Brown's presentation.
- Your survey is too long
- Novato is notoriously difficult to do business in. We should not enact more regulations and requirements that make it more costly or time consuming to bring new jobs & new development to our City. We should be more open to potential uses/development for North Redwood. I want retail there too, but if the rents don't justify building exactly what we want, no one will take on the project. Don't let "perfect" be the enemy of "good".
- Novato can't stop climate change. We shouldn't drain our community's piggy banks trying to. Don't make it more expensive to do business in Novato because we think we can change the world. As much as I'd like to, we can't.
- Parking, parking, parking downtown
- More upscale stores and development. Keep working to get Google, etc & Life Science companies here. Get rid of the low-class, rundown strip malls. Improve Police services to get rid of gangs in Novato.
- Pass policies and enforce existing code that requires home dwellers to maintain a front yard that excludes dead grass(fir hazard) and parking RV's and boats on driveway or on lot. Encourage beautification of landscape for businesses and residents. Maintain the medians and islands throughout the city. Eliminate weeds growing in the cracks of sidewalks and roadways. Water the city trees and plantings so they don't die. Site residents and businesses who don't remove dead trees and plantings. Novato won't attract the businesses they want if, the impression we leave them with is, that we are ugly and don't care enough to change our image.
- Whatever development plans are initiated/completed - they will require MAINTENANCE which has been barely mentioned or planned for - our Dept of PW & Main is particular are understaffed & poorly paid - from engineers to maintenance workers. We can't keep employees - they leave for better paying/better staffed positions elsewhere. The same problem exists with our Police Dept - Safety & Cleanliness are priorities that need to be addressed more rigorously.
- (1) Consider use of roundabout when appropriate for traffic facilitation and gas saves (2) Encourage more houses (multifamily) affordable to low, middle income workers in especially teacher and school employees/administrator. (3) Now that

the world health organization has identified the ingredient in Round-up as carcinogenic, eliminate the use of it all the city lands by adding glyso?? to integrated Pest Ordinance's banned substances.

- 1. Serious green purchasing /procurement (2) Community municipal/subscription to MCE's "Deep Green/Loc/Sol" electricity (3) Food waste, commercial-collecting and composting -> support Marin Carbon Project (4) Time-of-sale efficiency upgrades of residential and commercial structures (include major remodels (5) City-backing of "Resilient Neighborhoods" program to voluntarily reduce carbon footprint. (6) Climate literacy in NUSD schools (7) Roundabouts, where feasible, at intersection to reduce carbon emissions and calm traffic. (8) Alternatives to commuting - ride-sharing software, new apps are available. (9) Zeo-net energy building ordinance. (10) Dark-sky lighting ordinance (cut down unnecessary light pollution in commercial area like downtown and environs.
- Reassess processes and fees surrounding all development & improvements of real property. Novato is widely known as the most expensive and most difficult city to deal with in many areas, especially regarding fees, permit, and restriction. Notorious!
- Novato is a commuter city. We need to make it easy for cars to get in, around and out of Novato.
- Minimize any developments leading to greater traffic problems; i.e., retain small town atmosphere.
- No matter how far down the line traffic/bike/ped plans are for 7th/Tamalpais to Diablo Ave – put in safe, accessible sidewalks now - don't wait until the road can be widened - it won't happen for too long. It is currently a travesty - my blood boils every time I walk it 5-7 times per week.
- Ban new lawns for housing development. Ban all leaf blowers. Provide stipend/incentives for lawn removal.
- To retain the community, it is important that people can be part of Novato & that Novato businesses fulfill the needs of residents to keep them here. That means being a great place for kids, teens, young adults, parents and older adults. Our teens need a place to hang out and stay out of trouble, but to stay within Novato.
- Encourage families to move to Novato. Attract businesses where kids/teens can hang out.
- Abolish BID; no additional SMART stations.
- I wish that the City could create a complex (non-profit) like the Redwoods in Mill Valley. Is it possible to work with a non-profit housing, senior care or church-related group to identify possible sites for further development? Maybe even the Fireman's Fund campus-The idea is that various levels of senior housing/care would be available on a single campus. From independent living units to various levels of nursing home care. There are few non-profits in the county in the nursing home business, and it would be great to have such an organization under local control.

ATTACHMENT 4

- Highlight interrelationships among these varied policies. Bringing into city govt seniors & Hispanics -> more resilient community. Cleaner environment -> healthier people.
- Many Novato residents live and work in Ignacio. It should be encouraged to be a separate "downtown" with its own identity. Good process -thanks for all your outreach efforts.
- Yes, on residential streets where there is frequent speeding (e.g. Santa Maria dr) Place speed lumps (not bumps) such as those by the "In & Out" Burger in strategic locations.
- 'Many of your short statements have very significant issues buried behind them. Issues that many responders will not understand. Do not claim excessive significance for the results of this survey
- Create parking facilities in downtown and along redwood corridor
- Promote & develop much needed OFF STREET parking in old town & downtown
- Downtown Parking. Maintaining & supporting downtown activities are essential to the survival of this very important resource. You have been promising this for a long time & have not followed through or responded to community desires or needs. It is your responsibility to take the lead. Do it now or out city as we want it to continue will not thrive. Example: without adequate parking the new theater will become an exercise in futility & will fail. I know it's not "sexy" or you seem to not have the money but there has to be a way to do it. Take the leadership & the whole community will follow-don't just put it on the back of the local merchants.
- Growth is imperative for Novato. Doing it thoughtfully is also very important. We have an opportunity to make Novato the "City of Choice" in Marin. Addressing the needs of Marin - living opportunities for 55+ & young families is what Novato can be known for. This is a wonderful town for both. We need to grow... Let's do it where we keep the "small town feel" yet address our community's needs.
Thank you.
- Maintain/build parks (especially play structures) to encourage outdoor play for children.
- Seriously? (1) Downtown you need to incorporate a real downtown with traffic flow & parking utilizing the adjacent street. Redevelop the entire area to bring some commonality * look to enhance. Schedule day & evening events (like music) to bring foot traffic – much, much more. '(2) Traffic & smart - don't plan using smart until its functionality is proven. Increase small bus transit to shopping areas. You need parking to get people out of cars to service destinations. (3) Infill "The Square" good concept but too much development out of character - 42' is way too high - require below ground parking, remove [illegible]
- More recreational things for teenagers bowling alley, maze, etc
- Maintain statistics from surveys such as this and in each GP provide analysis, how the responses from Community was used in preparing later plans. Also what was actually implemented.

ATTACHMENT 4

- Downtown parking needs to be addressed
- Parking downtown is a very important issue. If we want to attract people to downtown they need to be able to park. Also - we can't keep building in every vacant lot. People need space - we need parks in more areas.
- Parking, Parking and Parking. Save the Community House - money should have been put into the community House instead of the Theater - Community House has a stage and could be rented out.
- How can the city help residents share their large houses with working younger people not necessarily their children who work in Novato? In this age of sharing (ride share, short-term rentals), why not rent an empty room to a young person? Maybe this is just advertising Junior Second Units, or maybe these housing units are just rooms with access to the kitchen. We need a home & housing match service.
- I felt the plan lacked integration from one section to the next. We focus on senior housing but there's no plan for the housing needed for the employees in hi-tech jobs we wish to attract. Also, we want to create a pedestrian friendly area on Redwood but at the same time would consider a large, heavy traffic retailer like Home Depot to locate in that area. These are just 2 of the inconsistencies.
- I also believe it's dangerous to build a long-term strategy around 1 company (Buck Institute in this case). It leaves the city very vulnerable if they have a change in conditions. We should look at ways to avoid a repeat of the Fireman's Fund relocation, not repeat the same mistakes.

Open Novato

GP Topic #1:

- The following statement is vague and can mean many different things.
2) Promote universal design recommendations that enable the elderly to continue living in their homes.
- Print all meetings such as the City Council, Fire, Police, etc in the local City Advance so that everybody can sit and read them. This would let everybody that wants to know anything about Novato do so.
- I think the city has at times bought into development ideas that follow popular trends but lack common sense. I tend to distrust propositions that might open the door to more-onerous building codes.
- Seems like over emphasis on the elderly. I'd spend more on schools.
- I do not want to see more parks because there is so much crime already at the park behind the main library and CVS and the police are not dealing with it. You never see a police car parked behind CVS or officers walking along the creek and through the park. They do almost nothing about the drug camp that has infested the entire area for many years. There is nonstop drug dealing both at the park and across the street by the Goodwill. The city should remove the cement mini-amphitheaters along the creek because the drug dealers hang out there all the time and that whole area has knives, needles, drug dealers, addicts, homeless. It has destroyed that entire area. Businesses have had to put in cameras and lock down areas that used to be open. Right now there is gang tagging all over behind Star, behind the old Ideal, under the 7th St overpass. Is there a Community Services worker from NPD who walks that area and reports the graffiti? No. The only time I saw a police car pull in behind CVS the main drug dealer who had been sitting there with his smartphone and earplug walked off just before the police arrived. Amazing coincidence? Maybe. There is a lot of police corruption going on and we are not immune. But at any rate the police are not interested in dealing with the severity of the gangs and drug dealing that has taken over that entire area. You should set up live cameras and put it onto the internet for the whole park and behind the shopping center. Or close the park. Until Novato can figure out how to deal with this you should not add more parks.
- Close the park behind the main library because it is a drug camp and has destroyed the entire area. There are many drug dealers who and drug deals going on there all the time and no police presence. The police won't even park a car there or walk the area and report all the gang graffiti.
- When public park trees are slated for removal just because they are pine trees, I am strongly against this kind of policy as evidenced by the plan in Bahia parks!

ATTACHMENT 5

- 1. Is the city also aging because there is a lack of affordable housing for middle income families? Maybe smaller homes for those people too? A lot of the new homes have been larger but some families are looking in the more 900-1500 sq foot range price.
- In regards to question #1, I strongly agree with having smaller, one level homes but don't strongly agree with building assisted living facilities., etc..
- None of the above is a priority for Novato.
My priorities would be: Improve roads and police retention.
- What I think Novato really needs to look at is the traffic congestion, especially during the morning commute. It has gotten impossible. Novato needs to open more side streets or maybe extend Redwood Highway as an alternative to 101.
- The city should be looking at the unsafe access routes to some of our schools. It's 2016 and how can we be a decent city if we don't provide safe access routes for children going to school?
- 1- Novato Blvd South of Diablo is a disaster with no safe passage for pedestrians. I see mothers with strollers dodging cars every morning. Shameful conditions here. Such a big and busy road deserves better and safer options for pedestrians and cyclists.
- I think they will be much needed with the increase in seniors
- I would like to see the flashing in-road crosswalk lights installed at certain crosswalks - especially the one across Diablo that's between the Safeway and the Panda Express location. I would like the speed limits monitored along high pedestrian and horse use roads: McClay, Indian Valley, Wilson. I would like a light at McClay & Novato Blvd.
- As global warming occurs, promoting local food production is a high priority. Having an inclusive community where everyone is bringing their wisdom, skills, knowledge and kind heartedness is also a priority.
- What is the current representation from the Hispanic community in Novato? Specifically, how many Hispanic individuals are included on our city council, our police department and our fire department? Where in our community are Hispanic individuals currently serving in a leadership capacity?
- Being a good place for seniors and for children should in itself attract adults.
- Is it a foregone conclusion that the population will change in the ways indicated? What can we do to attract younger people and families? What can we do to attract businesses/employers so that we don't remain a bedroom community and so that our residents don't have to commute to faraway places to work?
- I am sure this seems trivial but if the city would WEED the existing medians and sidewalk/crosswalk areas in the city it would give a strong impression of a thriving community. Our medians look like something you would find in a ghetto. If you drive into Greenbrae or Corte Madera you see well-tended medians and sidewalk areas. It creates an impression of a nice place to live and promotes a

sense of pride which might carry over to other areas - like NOT littering. I don't think it would cost too much to add this duty to existing task lists.

- I would also like to add that except for the Pini Hardware building Old Town looks great - very inviting! I am sure business would like more customers (universal need) but the town looks great and has a certain hustle bustle about it. Thank you!!
- While I support seniors aging in their homes, it's not working well in my neighborhood (Stone Dr area.) We now have large family homes occupied by only one or two senior citizens while 4-5 member families can only afford the densely packed apartments down the hill. Part of the issue is the seniors can't afford to leave and feel like they must preserve their prop 13 tax rate for their adult kids to inherit. This means the younger homeowners who don't inherit a prop 13 house pay 4-5 times more property taxes to live on the same street, and the City increasingly has to rely on the younger taxpayer to cover the public service expenses for everyone. To make it worse, the seniors in my area have isolated themselves and don't get out much, and are reduced to constant complaining about the one family with kids and about the few adults who are still of working age and get up in the morning and start cars. One retired lady is always complaining about the noise in the morning. She obviously expects the whole neighborhood to be retired like she is. So what should be thriving multi-generational neighborhoods are becoming senior living areas where active families are frowned upon. I've watch three homes with seniors pretty much bully my neighbor and his family into not letting the kids make any noise at all. I actually think the sound of laughing children is a good thing. I'm so disgusted by it that I'm preparing to sell and leave Novato. While my husband and I don't have kids in the home, I hope to sell to someone who does. How do we find the balance between seniors staying in their well-earned homes yet building supportive neighborhoods for K-12 kids? How do we level the taxpayer burden? Maybe Novato just faces facts and calls itself a retirement community?
- While Hispanics do make up a substantial portion of the population in Novato, it would be nice to reach out to people of other ethnicities also. Diversity initiatives aren't limited to one or two groups of people.
- Big part of encouraging walking to local services involves well-lit streets at night, and those need a lot of work around town.
- I don't like singling out any ethnic community for priority over any other - it's reverse discrimination - stop labeling everyone - it creates separation, not unity.
- Parks, trails, healthy food and bike and pedestrian infrastructure are already priorities of Plan Bay Area. Novato needs to focus on the basics if they want to promote healthy living. That begins with maintaining infrastructure around complete roads.
- I am near a senior myself (64y/o) but would rather see Novato plan to attract jobs and younger workforce families than spend resources accommodating seniors,

many who already have housing but are disproportionately active in community meetings and planning events.

- It would be great to see the city creating policies that work to proactively create the kind of community we want, instead of simply reacting to the one we think we'll end up with.
- We need more Class-I and Class-II bike paths to promote safer, more sustainable mobility. Bicycle boulevards, share lanes, and traffic calming like bulb-outs and roundabouts would be great.
- Downtown Novato must become a stopping point for this traveling north or south along the 101 corridor; and not a "drive by" on one's way to Petaluma or Southern Marin. Ensure the ENTIRE Grant Avenue corridor is an attractive and welcoming retail/dining destination location. This can be accomplished by completing the SMART Train Station and requiring that any Grant Avenue redevelopment on the west side of Redwood adheres to an architectural design review requiring an "Old Town" exterior facade that compliments the "Old Town" look and feel of the eastern end of Grant Avenue.
- Like many surveys beforehand, this survey is a Wolf in Sheep's Clothing. The city is fishing for feedback on Form Based Codes. I urge my neighbors to read between the lines.
- More Sports Facilities for youth. Novato is a town that has a high number of youth, but no sports facilities that fit their needs. Sad part is that Novato did make a nice Softball field for adults at IVC, but what has been done for the youths of Novato?
- We need to do a better job with maintaining our streets, long term planning for the digging up of our streets. We have some areas that have been paved and immediately dug up and poorly repaved, multiple times. Why not coordinate and plan for these repairs with other agencies?
- our streets should meet a higher standard to accommodate some of these new policies
- Redo all sidewalks so that they are level. Makes it safer for older people who can't see as well. Improve all infrastructure.
- All are good ideas, but do not address the costs, or Form Based code that would change the downtown and possibly any area with single residents to a higher density with more bike lanes, narrower main streets, and coerce people not to have cars due to lack of street maintenance. There would be less public input, or environmental reviews, or traffic studies. The old zoning needs to be looked at for its positive approach of involving people and not arbitrary decisions made by one community director or staff person.

To reiterate: My concern is about the change from a disciplined, commission, council, and public involvement in a currently working zoning code to one called a Form Based Code that gives an arbitrary power to a developer and to the Community Development Director.

It appears not to be in the best interest to those who bought homes in the

downtown area or even to renters as any developer may increase density, lessen parking spaces, and not have an environmental or traffic study if this code passes. No public resident may be involved if it is passed- Streets may be narrowed for more bike lanes, which will reduce parking.

The idea touted is to have residents who will walk, bike, take the train or bus to work , or for leisure or shopping. Form Based code is the new buzz word for higher densities and does not fit into Novato's diverse middle and lower-income areas. Most people need cars, want great schools, and freedom to move with less stress after their daily jobs at home or outside of them. Form Based Code will change suburban Novato to a more crowded city or urban area as is now being done to San Rafael with an increase in its problems of cost and maintenance of employees and unemployed.

Thank you, Eleanor Sluis 22 year resident of Novato

GP Topic #2:

- With respect to policy #5 above, I would stipulate limiting the reinvestments to homes only and exclude development of new apartments. Further, I would promote replacing apartment complexes with homes as apartment complexes distinctly impacts the character of the community.
- Water is a critical issue. The recent Stanford Earth Science study clearly indicates we are going to have less predictable water resources. We have to build accordingly.
- I am very happy to read that the great majority of housing growth will be multi-family. I view the cost of housing as the #1 problem in the SF Bay Area. It also ties in to the concern about traffic. As long as we have jobs here, people will commute from lower-cost areas to fill those jobs.
- I would like the city to use its leverage to demand more of developers regarding impact. Too often, the city seems to accommodate developers too much, leaving the taxpayers to "pay the price" down the road for example, extra traffic causing a need for renovated intersections.
- Slow growth and low density and enforce zoning limiting the number of people living in each residence.
- The survey is inadequate with no definition of Form Based Code. There needs to be a more involved discussion of pros and cons of the change from the current code. Form Based Code will give an arbitrary power to the Community Development Director and staff instead of local residents. This will be denied as the push is to get grants for building more units, creating more transportation by bus and train and for narrowing main streets or frontage roads. Form Based code will increase density, limit cars and parking, and is neither a promising reality nor a rational concept for all those who work, play, and shop outside the downtown. San Rafael is an example of higher densities in the Canal area and its downtown with more traffic issues, more crime, more costs and a need for

monies to help the homeless and the under- educated, unemployed residents living in those segregated areas

- Novato is better- balanced with its diversity and its livability standards for the most part and for most residents. Yet some newer residential single homes need to be built and older ones retained and remodeled. This may happen if residents who want to keep a small town get involved and participate in discussions of where and how newer single homes may be built. Another reality is that Novato is not a tourist destination and more of a satisfied small town willing to make adjustments within limits- not crowding out what is already in the zoning code and guidelines.
- I would be more supportive of form based code if I felt that the city could be relied on to use good judgment with regard to how the code is interpreted. For example the city already has codes that define business uses along Grant Avenue and in areas where businesses abut residential properties. When you have areas behind commercial businesses that lack adequate set backs, the business use becomes even more critical, toward creating Good Neighbors. Currently there is a commercial bakery and an expanded restaurant that both use dumpsters placed adjacent to a residential fence line. These dumpsters contain food waste that attracts rats and other vermin. The dumpsters are too close to the residential neighborhood and have resulted in the establishment of rat colonies in the backyards of adjacent properties. The simple solution would be to move the dumpsters to the buildings they serve but the landlord has chosen to reject that solution. This issue has created problems for a homeowner that has tried every possible venue through the city, short of litigation, to solve the problem of rats invading her home and property. This is a case where local code should have prevented the renting of the property to a commercial bakery and where local code should dictate a compatible means of putting the food waste against the buildings that house the restaurant and or the bakery. Since code doesn't solve the problem, it is up to city staff to take it seriously. Since city staff say they cannot solve the problem we have a predicament where code is not sufficient. I am concerned that the leeway in form based code will present more problems like the one above because we don't have a consistent means of protecting compatible building uses and for different reasons staff and the former city manager have permitted uses on Grant that strain the ability of businesses to be Good Neighbors with residential neighborhoods.
- Novato is already overdeveloped and with the drought it seems reckless to keep adding more housing. We should seriously limit new housing. In particular if there is some requirement that Novato add housing then Novato should go back and ask for the funding for the police that will be needed to service the additional population.

- The presumption behind all these questions is Novato is a small town. It is a City and needs to acknowledge its place in the broader Bay Area as a place zoned for people and work. Of COURSE development needs to be careful and attuned to the environment, but it is one of the very few places, certainly in Marin that should allow itself to grow. Let's embrace change, plan for it, and enjoy new energy rather than be continually fearful of what could go wrong.
- It is not clear what "Promoting reinvestment in the Northwest quadrant" means. That statement needs more detail.
- Enforce the Hillside & Ridgeline Protection Ordinance. Create a new map as requested by city council showing all Novato's hills & ridgelines that should be protected under this ordinance.
- Make parking off Grant more of a reality. Taking up parking spots with trees on Grant but not offering off-street parking was a questionable move. Invest more city money in acquiring property for parking. And encourage restaurants to open on Scown Lane. Look to San Rafael and Healdsburg for inspiration. When the Novato Theatre reopens let's be ready to welcome guests. And while we're at it, let's renovate our community buildings at Machin and Blodgett Lane.
- Help and encourage development that meets City criteria
- 1. FBC in the hands of a skilled, ethical, transparent and educated staff can be a great planning tool. Unfortunately Novato lacks these attributes.
2. The city has stated that the quality of life issues are a critical concern and yet they allow known nuisances to continue unabated that greatly impacts the quality of life. -The city needs to walk the walk and demonstrate that they are indeed worthy of the public's trust, which they have steadily eroded over the past several years.
3. Currently a home has to be in total disrepair (which is a subjective term) in order for it to be demolished for a new home to be rebuilt. They city can save itself 60+ thousand dollars in consultant fees by simply removing that single paragraph in their policy.
If they want to limit the building heights from 3 stories to 2, again strike that paragraph.
This City is the Rube Goldberg of community development. If they can make something more difficult and expensive than it has to be it takes that track. FBC strips away some of the very few protections that the public has against the biased interpretations. It can also be a much more costly procedure because it is arbitrary + subjective from the point of the 'interpretation' process from the staff + can cost the city more in time to proceed through the design interpretation process and cost more for the developer / homeowner who will be subjected to this subjective process.
An analogy of FBC under an unskilled administration is : It's like a trophy wife, she is nice to look at but hell to live with.
- I strongly believe that we need to address housing needs that are affordable to single income families and people who work locally. Folks earning higher

incomes commuting to San Francisco are well served with our housing stock. Others struggle to earn enough to live here, and we need them to live closer to our town.

- We moved here for the small town character and love it. We came from SoCal where no hill was too high to scrape the top off and build more houses. Novato's police force is large enough and needs to focus on safety, not revenue collection through questionable ticketing practices. These practices create a distrust in law enforcement and do not promote safety. Have you reviewed ticketing practices lately?
- I think it's key to redevelop within the boundaries of Novato, as there are plenty of abandoned lots and buildings right in the heart of town. Increasing density of housing (e.g. Whole Foods type developments) is key to creating a vibrant downtown with thriving businesses, especially now that the Smart Train will have 2 stops in the heart of the city.
- New development should not be allowed that puts a large house on a nearly same size lot with little to none area between homes as was done on Hill rd.
- In topic #1, we were asked about single level housing for the elderly population which will be increasing in the next 20 years more so than population growth. This topic #2 is now stating new development will largely be apartments, condos which seems to contradict what we were asked in option #1.

GP Topic #3:

- Regarding policy item #3, I would caution to damper expectations with respect to creating a life science hub as those hubs not only exist but are well established in South San Francisco, Silicon Valley, and San Francisco. I speak from experience as I have spent my career in the biotech/pharma industry and am currently commuting to South San Francisco for work.
- Recruit and retain businesses that provide for HIGH PAYING JOBS in the North-North Redwood Blvd. Corridor.
"Locally needed goods and services" should be expanded closer to downtown, including new hotel proposals.
- I'm concerned that any "hub" near the Buck Institute would undermine local housing nearby, especially given recent plans for an inappropriate high-rise parking structure and a hotel. I'm concerned that the San Marin corridor, which is already congested, would become choked off. I think the city and developers tend to place too much emphasis on the train stop, which I think few workers would take. I like the idea of high-tech and science centers, but Bel Marin Keys seems like a much better location for most business development, including tech and science. It already has the space and infrastructure to support and attract such businesses. The northern corridor seems best converted to housing.

- The definitions of 'home' and 'work' have changed. They are no longer exclusively fixed, location-centered destinations. They are anywhere, and they are movable. I think in 20 years the definitions will be more fluid than they are today.
- First priority in Novato should be to fill all the big empty business/commercial buildings with viable businesses. And the buildings should be upgraded to current standards if they are not inhabitable.
- Overall, the survey is vaguely worded. Here's what we know: Our adult children with college educations and good jobs can't afford to buy a home in Novato. We don't know if we can afford to retire here. Many of Novato's retail, educators, service workers and first responders commute from outside Novato. Some have really long commutes and may be cut off during natural or other disaster. They can't afford to rent here, let alone buy a home.
- The question about converting retail zoned areas to residential is too general. Would have appreciated some explanation about which retail areas and what type of residence is proposed.
- Novato has the least amount of zoning for commercial/retail/industrial uses compared to other similarly populated nearby cities. When looking at the 2015/16 budget, revenue from property taxes is almost equal to revenue from sales taxes, 37% and 32% respectively. We must encourage high end job development along with high end retail sales to balance out needed revenue to maintain roads and infrastructure.

If we were to reach out to corporations and businesses located in SF and provide incentives for them to open satellite offices in Novato, we could reduce our carbon emissions by taking cars off roads and increasing both productivity and the quality of life for residents now making long commutes to reach jobs that provide a living wage. Some commuters drive daily to and from Santa Rosa to SF.

Novato is ideally situated on bus routes and the SMART route. For employees who have moved to Sonoma County in order to purchase less expensive homes, Novato is centrally located. We also have easy access to the county airport which someday may represent another commute opportunity for high end tech businesses. Novato needs to capitalize on its location and the quality of life it provides.

- I'd like to see much more detail. I believe Novato has wanted to recruit high-tech/bio-tech jobs for some time now, and I'm not seeing much progress in that direction. I'd like to see the city invest in savvy consultants that will deliver results, and soon.
- I would hope for more retail services, not necessarily more tech companies with high paid workers who will drive up home prices.
- "Recruit and retain businesses that provide locally needed goods, services and high-paying jobs" and "Create a hub for tech and life science companies around the Buck Institute and North Novato SMART station" must happen together. We

will need the tech hub to support businesses that provide locally-needed goods and services, and also pay a living wage.

- Do not allow the city community director to arbitrarily allow "ancillary" or "accessory" uses that clearly will negatively impact the quality of life of the residents. EXAMPLE _ Rustic Bakery on Grant Ave is specifically NOT zoned for manufacturing, distribution or wholesaling. Bob Brown allowed this Bakery to operate a 24 hour a day 7 day a week factory in addition to the regular bakery. This was an egregious mistake that caused out of control garbage, 24/7 noise, a neighborhood rat infestation, and disruption to the adjacent homes. This type of decision should not be allowed by one sole hubric (sic) person.
- I am not against rezoning commercial space to housing because housing is needed in general, while developing commercial in the right places is also important. There seems to be a lot of vacant commercial space, so efforts should be made to fill up those spaces before building more commercial, which in the long run might be better served as building new housing.
- Novato Planning lives in a fantasy world. This survey is a totally fixed in a foregone conclusion rather than looking at recent history. Novato has always needed to bring a stronger retail base instead of out-sourcing all those tax \$ to San Rafael & Petaluma. Novato has totally wasted the last grand experiment of AH in Hamilton for public service and retail workers (instead trading it for unemployed Section 8); these hard working families needed a safe and affordable environment. Novato has by its own City Council actions allowed new development without requiring a real % of dedicated AH to help integrate working class families that cannot afford the market rate housing prices. Get realistic no one wants to bring business to our fragmented and uncoordinated plan for the City. Instead of wasting all our redevelopment funds and general funds on a useless downtown city office building Novato should have built a parking garage, required design redevelopment of Grant Ave., changed the traffic flow to incorporate the adjoining streets, and coordinated thru rezoning and redevelopment the entire Redwood Corridor. We have done none of this. I could go on forever of our failures but the bottom line is we have no professional designer plans that achieve our goals and we are mired in poor decisions. btw our current community development director has done nothing except increase the divide with our community in his long term plan to bring tons of non-sustainable affordable housing without jobs and integration to make it palatable to the community at large.

GP Topic #4:

- I think it is terrible to have all those vacancies at The Square on Novato Blvd. It looks like a ghetto shopping mall, and detracts from the appeal of Novato. Why are small and medium-size businesses shying away from the area? Is the landlord charging too much rent? The city should investigate.

- The choices are all based on one school of thought and do not allow of issues. Brick and mortar stores will be going away in many cases. On line retailers such as Amazon have already made a significant impact and this will accelerate in the future. Instead of driving to a store and shopping a limited inventory a person can now go online on Amazon and choose between many different products, options and pricing later delivered directly to your home. In addition, Amazon and other sites provide feedback from other customers on the items in question as well as answering questions on the product, an experience not available with brick and mortar stores.
- The choices are all based on one school of thought and do not allow of issues. Brick and mortar stores will be going away in many cases. On line retailers such as Amazon have already made a significant impact and this will accelerate in the future. Instead of driving to a store and shopping a limited inventory a person can now go online on Amazon and choose between many different products, options and pricing later delivered directly to your home. In addition, Amazon and other sites provide feedback from other customers on the items in question as well as answering questions on the product, an experience not available with brick and mortar stores.
- More options should be given for development of the land between Olive and San Marin. Perhaps a combination of current Marin Landscape Materials and a relocated Novato Lumber (leaving the current Novato Lumber land for use as parking/commercial).
- Encourage local services and hotels to be developed closer to downtown - not adjacent to neighborhoods.
These should be developed on Redwood between Olive and San Marin Dr. Keep the vacant land north of San Marin Dr. available for future development that provides high-paying jobs - not goods and visitor services.
- What is the fascination with developing the land between Olive and San Marin? There are existing empty shopping centers (the Square) and the west side of Grant Ave (old Pini Building) that if redeveloped could bring additional sales tax dollars. Developing Redwood Blvd between Olive and San Marin could have the effect that Petaluma is experiencing now. They allowed the Target Center and Friedman's Center to be developed at the expense of Local family businesses, and the result to existing shopping centers has been empty store fronts. (Washington Square) (Orchard Supply) Sometimes Big Box Businesses are appealing on paper, but reality may be something opposite.
- Adding affordable housing is my number one priority in new/remodeled development. However, the Redwood Blvd. plan sounds wonderful.
- I'd like to see a little more common sense regarding the current function of Redwood as a major transportation artery from San Marin to the rest of Novato. Novato is a nice, quiet place to live, generally. When I see terms like "vibrant," I get nervous. How do we protect the neighborhoods nearby from noise and traffic? What do we really need along Redwood? What about the businesses that

are already there? Why build new buildings when we can't fill so many of the old ones? Why do we think that throwing money at something new will fix our current problems? Again, I don't want to see the city council get swept up in new development that doesn't really address our current concerns. Further, who would come to the "public gathering places?" Why? I could see some smaller stores, like Trader Joe's, and a large park as part of a plan. The park itself would have to be a destination. Or, we could just have adequate parking. On a related note, recent city plans regarding the Redwood corridor seem like boondoggles to me. The idea of increasing traffic but reducing Redwood to one lane is absurd. Creating a bicycle corridor without any destination on either end also seems counterproductive and expensive. Again, common sense has often been lacking in Novato development plans. Nice trees along Grant, but, still, not nearly enough parking. Alas. Please put first things first: local impact, adequate infrastructure, actual need. If you need auto dealerships and hotels, put them where no one lives nearby.

- Studies have shown that a City must not create "2" downtowns (retail, etc). It highly recommends that you take your "asset" (the current Grant Ave. hub) & build upon it. Walking paths to connect the two will not work, as people will only walk 5 minutes. If the focused location was adjacent to Grant Ave., ie: The Lumber yard...it could work. Otherwise, one location will die, which is most likely Grant Ave. due to its limited parking. Dealing with the many property owners on Grant Ave. area is problematic. Hence the focus on Redwood. Instead of planning "competition", focus on Tech, architect, civil engineering, etc offices. These employees will eat & shop locally (much like San Mateo built). FYI, the many residents that live above Whole Foods, have not contributed to increase shopping on Grant Ave.--maybe restaurants.
- Low density housing and minimize traffic.
- Encourage local services and fresh food retail outlets within walking and biking distance from neighborhoods.
- Redevelop properties on Redwood Blvd. between Olive and San Marin into a vibrant retail/entertainment area with public gathering places and pedestrian-oriented buildings facing the street frontage.
- Encouraging more retail on North Redwood is counterproductive. We have empty retail all over town. Retail is struggling everywhere in the country. Don't chase a 20th century solution to a 21st century problem of online shipping. We have had furniture at Vintage Oaks - nice stuff at Macy's and fun cheap stuff at Pier One, or Costco. A Friedmans would answer some need, but kill two longtime community supporting businesses, Pini and Novato Builders Supply - not worth the loss.
- The city is spot on regarding the need (opportunity) to attract new retail in home furnishings, appliances, building materials, and garden/farm equipment. Before I buy a sofa, I want to sit on it.

- This is an opportunity to plan and create a core shopping and civic center area for Northern Novato that is next to the freeway access. We have car dealerships already on Redwood, not a good use of space. We already have several hotels and motels. I think any high rises above three stories will get a lot of backlash even though it's right next to a freeway, and a great use of square footage. I think mixed use with apartments or condos included into the plan is also a great idea, as it provides the businesses with clientele and reduces time spent in cars. Novato is a sleepy town in all the good and bad ways. Businesses need clientele or they will not prosper. I would love to see new businesses incorporated into some of the existing businesses in a way that makes sense and works from a practical, functional point of view. My pet peeve for the new Trader Joes Shopping area is the terrible flow of the parking lot. It is very difficult to navigate. The Whole Foods parking garage is also terrible to navigate and is currently an issue in social media. We have to sweat the small details of navigation and flow of traffic and effective parking.
- Create a building code ordinance for the restoration of Grant Avenue properties west Redwood to reflect the same "Old Town" appeal of Grant Avenue east of Redwood. Furthermore, provide redevelopment funds to support and encourage property owners to create that "Old Town" feel to all of Grant Avenue; making it a retail/entertainment destination Novato can build upon for generations.
- More options should be given for development of the land between Olive and San Marin. Another option: keep Marin Landscape Materials and add a relocated Novato Lumber (leaving the current Novato Lumber land for use as parking/public use)
- Even though auto dealerships and hotels generate funds through taxes, it does precious little to directly help Novato residents. Mostly just visitors to the area will use the services of hotels. As for auto dealerships, they wouldn't thrive if they chose to only serve local residents either. The city has lots of avenues for growth, especially for the 20s and 30s crowd. As of now, I run to San Rafael for good ethnic restaurants and to Mill Valley for a wide variety of retail options. I would really like to not have to travel out there for these things.
- I chose the mixed-use redevelopment and housing because our city needs more housing. It is a shame that our downtown properties have businesses upstairs, this all should be housing for people. There are enough vacancies in regular commercial and retail spaces for those upstairs businesses. I'm not including businesses in multiple floor commercial buildings, where residential use wouldn't make sense.
- Redevelopment of Redwood should include housing. Also, neighborhood shopping centers should be expanded to include more services, to increase walkability.
- We need good neighborhood grocery stores in Novato--like Sonoma Market in Sonoma and Brown's Valley Market in Napa. Maybe the City should send someone to these markets to have a look. The Nugget Market (formerly

Paradise) on Ignacio is a nice store, but very expensive. The Good Earth Market opened a new store at Tam Junction in Mill Valley, and it is always busy, even with two Whole Foods stores in Mill Valley. The Square shopping center on Novato Blvd. would be a good location for such a store.

- While encouraging high tax-generating uses such as auto dealerships and hotels seems like a quick financial fix there are very few areas left to develop for this kind of use. The more critical issue is developing the North Redwood Corridor while creating connections from Redwood to Grant such that our entire downtown becomes a location where people will shop with increasing frequency.
- Novato needs to grow selectively by adding larger high end shops and retail mixed in with individually owned stores, restaurants and bakeries offering wanted goods and services. (See Plan 1 under North Redwood Charettes which details potential growth along Redwood Blvd.)
- We do not need to create a Linear City Owned Park on Redwood Blvd. (This use is being debated by the council as part of the Streetscape Plan for North Redwood Blvd.) There is no money to maintain one and it would conflict with auto parking needed to support shops.
- We do need to add to SMART's promised multiuse path by providing additional walking areas that allow pedestrians, strollers, wheelchairs, and bikes to traverse the the whole of our downtown as it develops.
- Novato does not currently have sufficient control over mixed use in areas where housing abuts retail/commercial businesses resulting in problems like dumpsters containing food waste that are too close to residential fence lines creating a perfect environment for rats to have a continual food source and then green areas in backyards, in which to nest and breed.

Mixed use comes with a whole host of problems. Until the city creates and enforces "Good Neighbor" regulations, mixed use of office over retail is the safer approach. We need a vast improvement in setbacks and parking to make our existing horizontal mixed use, compatible uses. Insufficient space for parking and dumpsters, inappropriate zoning variances and different expectations between suburban and city dwellers, all contribute to problems with vertical mixed use in suburban areas like Novato.

- Redwood Ave between Olive and San Marin should have lots of residential above street-level retail, restaurants and entertainment.
- The survey is inadequate because usually there is a place to mark "other " I would mark "other" because the survey is misleading. Novato is a small town with slow growth- with a demand for on line shopping in the next 20 years- relying on commercial new businesses for less than a third of taxes needs to be re-examined - especially for mixed-use, higher densities, auto dealerships, and fresh food outlets.

The issue of more traffic and noise from truckers bringing supplies, garbage issues with rats as well as issues with employees releasing grease into storm drains has not been resolved. Redevelopment north of Trader Joe's may come

at the expense of the downtown shops- the word, "vibrant," may be an illusion. The word, "appropriate," is an arbitrary one with decisions left up to the director and staff of Community Development Department when Form Base Code is adopted because there will be less public involvement

I would spend less money on building and economic advisors and more on workshops that would gather opinions and not push an agenda on the public. Public Works, safety and Health code enforcement and maintenance should be priorities.

A hotel is being built north of the Atherton train station. An old fashioned historic hotel- should be considered near Trader Joe's - restoring Novato to a historic village of an earlier time might be worthwhile- or to make it a futuristic town are ideas that have not been explored.

- Based on past performance from City Staff and Council, mixed use living environments are an extremely poor choice for the skill level + abilities of Novato staff to implement. Novato staff has not been able to adequately manage mixed use living situations in the past as evidence of the disgusting deplorable commercial garbage dumpsters placed up against a residential home for years. The city has clearly demonstrated that it does not know how to manage these living situations and to add additional living mixed use living accommodations would be a serious detriment to the quality of life, the environment and the health, welfare and safety of the residents.
- Grant should be the main shopping street but West of Redwood it's an ugly ugly place. Parking is terrible and the city should find a parking lot for shoppers (maybe temporarily use the Pini lot). Nobody needs a bookshop in 2016 and we sorely need a destination restaurant or place (maybe the theatre?)
- Building hotels versus auto dealerships are two very different things and shouldn't be bundled into one question. While I very much am in approval of adding hotels to Novato, inclusive smaller boutique properties of up to 150 rooms either along the Redwood corridor, Costco and even downtown, I don't feel as positive about car dealerships, which we already have plenty of.
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- I don't understand why the big push for developing redwood for retail use when we have a flailing half empty downtown that could be great. More retail spaces coming onto market isn't going to fill up our existing downtown vacancies. Also does every square inch of Novato have to be developed or could we enjoy a couple trees and some beautiful native grasses between buildings (redwood blvd). What's with the push for redwood blvd other tj's likely some aggressive wealthy developer. Let's work on our existing downtown, the Pini building etc..

GP Topic #5:

- Expand downtown development to Scown Lane, between Reichert and Redwood Blvd. Find a new home for Novato Lumber on Redwood, near Marin Landscape.
- Parking is missing and we can take a lesson from Sonoma and other towns where there are parking lots for downtown shoppers.
- The statement above talks about rezoning Vallejo Ave and the redwood corridor so that the auto services that are provided will become noncompliant and forced out. To what end?? Are the businesses on Grant driving the majority of sales tax needed for the city? Will creating a "new" downtown from Grant to Atherton (in the Grant Ave image) accomplish the Sales Tax goal that the City is desiring? I think that consideration should be given to all of the businesses in Novato not just Grant Ave to Atherton. Novato has businesses outside of the downtown core who provide the city with a substantial amount of sales tax. (which is the goal of the city. more sales tax more "city services".) Novato is not a destination for tourists such as Petaluma and Napa. Novato never will be, so why try to make Novato something it is not. I believe that an increase in sales tax dollars will come by supporting all of Novato Businesses. Growing business where shopping centers are already established and valuable space on the West side of Grant. The Square and the old Pini Building specifically. Grow retail tax dollars with goods and services that are not obtainable in Novato. The goods and services that the folks that live here need. Why drive out existing established business just because they do not fit into the dream of some planner.
- I'm not sure why the auto businesses aren't considered compatible. I find it very nice to be able to get my car fixed somewhere I can go to a cafe if I have to wait.
- We do need to focus on our growing senior population thus walking downtown might not be an option. We may need more handicap spaces, or public transportation for down town with wheel chair access.
- Do not do what Healdsburg has done-destroyed their quaint buildings and look. Petaluma has managed to keep the old stores/buildings and still have new development on the edges. Most of my friends and I left Healdsburg because it was no longer friendly to those who lived there. Maybe take a look at how many of the same restaurant types we have. Can that be limited?
- Storefronts and cafes too close to Redwood won't sustain outdoor gatherings etc. Parking in front mitigates this, as on Grant. It would be good to come up with a plan that allows the existing light industrial businesses to continue; perhaps reserving particular blocks or other areas for these and other areas for retail and restaurants. It seems unlikely that a large number of existing auto-centered businesses will close any time soon, because there's a need for them. They're also part of the character of Novato. Redwood should remain a main artery between northern Novato and the rest of the town.
- There needs to be more parking if downtown is going to be enhanced

- How about a multi-story parking garage like in San Rafael and Petaluma. Perhaps where the old Pini hardware building and adjacent parking lot are.
- There are lots of other downtown areas throughout Novato that should also be considered. The Oldtown area is just one of many 'neighborhood downtowns'. The city is missing the boat by putting all its eggs in one basket. This myopic vision is why Novato is being poorly planned. In a suburban town that is so spread out having several downtown like areas creates more of the 'small town feel' within an area that was part of the age of urban sprawl. Hamilton, Ignacio, San Marin.... etc.. should also be invested in with outdoor cafes, art, farmers markets and other pedestrian / bicycle paths and should knit the entire city together as one strong 'emerald necklace' of interconnected downtowns. Take a clue from successful planning of the past in New England, specifically the Boston area where interconnecting commons unified by bike paths linked outward lying neighborhoods together. Study the work by Olmstead, McLaren, Charles Sprague Sargent. - "Old Town" is a small cog in the larger picture". - Novato lacks innovative community based planning vision and its understanding in how to plan for a town that has already been touched by suburban sprawl. By focusing only on one area they emphasize the use + dependence of the motor vehicle to get to this 'one downtown area' instead of spreading a series of downtowns in existing neighborhoods where people can easily walk.
- These policies are good but what really needs to be addressed is the horrible traffic problem during rush hours on 101 in Novato. Lanes must be expanded (like they are doing on north 101) or alternate routes through the town must be developed (such as expanding Redwood Highway to go through south Novato into San Rafael) because the city is developing a bad reputation due to the traffic bottlenecks. This to me is more of a priority than making the downtown area look pretty.
- Keep traffic down by redirecting cars onto secondary streets- perhaps a couple one-way streets in and out of downtown to calm traffic.

GP Topic #6:

- The new Redwood bus project makes no sense and was declared unsafe by over 100 bus drivers. This does not consider the decrease in bus ridership with the start of SMART.
The SMART downtown station, paid for by Novato, without promised regular service is an expense and waste of taxpayers' dollars.
- The bike/pedestrian pathway leading to/from the San Marin SMART station underneath the overpass should be completed asap. Crosswalks and sidewalks need to be installed adjacent to the train station along Redwood Blvd. to allow for bicycle and pedestrian safety.
- They all sound very good to me.

- Need to find occupant for fireman's fund complex like google and this should be done asap to help the SMART system get off to a good start. The city probably can't do much to get this done but it should help if possible.
- I think all of it is important. It's hard to assess what the most important elements are and in what order to implement those. There aren't resources for everything and in answering these questions I'm not sure where the most bang for the buck lies. Obviously the overall goal is to improve how we all get around in the most efficient, cleanest, and healthiest way possible. Achieving this with limited resources is not easy. As I answered these questions I knew that much of the nuance of all these objectives gets lost. It's a very very superficial 30,000 foot view of our priorities. On closer examination and with a lot more data I could change my responses.
- More folks would use the train if the frequency was increased during the non-commute hours. It would encourage "pleasure" riding for shopping, eating, going to the County Fairs, visiting friends in other locations, etc. instead of driving a car up the and down the freeway! I myself, am a cyclist and would love to take the train to another destination and then ride in that area. The fares need to be reasonable or folks are discouraged to ride the train very often. Also I wasn't sure what #7 meant!
- Smart train is the worst transit system in calif. history. Grossly overpriced and will underserve.

Taxpayers are going to spend \$1,000,000,000 over 20 years so developers can make hundreds of millions of dollars while continuing to clog 101. Do you really believe it is going to have any significant positive effect on commuter traffic?

Decibels are ridiculously loud as it is disturbing our peace and quiet I hate the freaking train. Managers of the "dumb" train are total fools! Aside from the obvious flaws with the arrogant head of the train having NO experience in transit management there are side issues that are a total waste of money. For example hiring "ambassadors" to ride the train and I guess show us stupid users how to use a single line train with no real connecting services. I have used trains in foreign countries and had no problem figuring out how to use whether the Metro in Paris, systems in Italy, Germany, Holland, etc . Total waste of money.

Already planned future development in Petaluma and Santa Rosa are going to put over 2,500 more cars on our roads.

We are being governed by to many opportunists' politicians in the pockets of developers.

What about the Novato city councilman who has purchased property to benefit from the train? Look into it please.

It looks the equivalent of illegal insider trading in the stock market.

Bob Rice

- The policies described in this section are not tied to funding so when you discuss changes to the existing system you need to also explain how those changes will be paid for. I would prefer to see a budget that maintains our existing system of

roads and when new development occurs adding bike lanes, widening sidewalks and making existing transit accessible. I don't believe SMART will have any impact on freeway traffic because it does not extend to SF. It may help bring Sonoma residents to Marin but only if the cost is reasonable and if shuttles or other modes of transit are created to take riders from SMART to their actual destinations. I prefer to invest in bus infrastructure, to encourage businesses to create satellite offices and to find alternatives to take cars off the roads. Bike improvements are primarily for leisure. Bike funding should be secondary to maintaining roads and providing pedestrians and wheelchairs with adequate path of travel throughout the city.

- Fix Novato Blvd between 7th and Diablo.
- As a Hamilton resident, I feel we it would be irresponsible to focus on development around this area beyond what is already approved. The assisted living center, 48 units, 16 cottages and Oma Village are plenty!
- Bike lanes and sidewalks must be separated from each other and from auto lanes. Install charging stations for electric vehicles.
- The Smart Train has to offer affordable prices or it will be making trips with fewer passengers than it should. My initial information suggests the cost to ride is too high for me to partake.
- Hamilton residents and businesses are paying for a Hamilton shuttle that is rarely used or could be supplanted by Marin Transit. Please evaluate the effectiveness of this transportation mode.
- I think the most important transportation issue in Novato is the extreme traffic congestion on 101 during commute hours. Those of us who work in San Francisco have watched this commute grow progressively more intolerable over the past year or two. The SMART train is (unfortunately) not a viable solution since it does not go far enough. The larkspur ferry is also not a viable solution since Novato residents must first drive to Larkspur, which from northern Novato takes at minimum 45 minutes during the am commute. Maybe the city of Novato could operate or promote fast shuttle buses that pick up in Hamilton and San Marin, and drop off in Sausalito and SF Presidio. This would address the needs of many Novato-to-SF commuters who sit, stuck in traffic, every day. Another option is to pressure for state or federal funding to enlarge the 101 freeway by adding more lanes between Novato and the Richmond Bridge split. It's crazy that it can often take 45 mins to navigate that stretch during commute hours when it takes 15 minutes other times. I think traffic coming over from the East Bay has definitely been responsible for the gridlock. Maybe they should run more ferries from the East Bay into SF so those residents will not clog the Richmond Bridge. During the evening commute from SF to Novato, the backup to get on to the Richmond Bridge is ridiculous (and narrows down to just one lane!) That road should definitely be expanded, as well. The growth of self-driving cars will be great because passengers can relax while being driven, however we will still be

stuck in traffic unless changes and improvements to the overall infrastructure are not addressed.

GP Topic #7:

- Many of the priorities listed are individual choices that people make because they care about the environment. I don't want the city to impose their view of choices people can make for themselves. That being said it is valuable to everyone in the community when the city creates opportunities to recycle, reuse, conserve, and provide gray water for landscaping, support accessible transit and plan for floods, drought, fire and other conditions. I don't agree that infill is the best place to put housing when the city has much more desirable places to live that are healthier because they are further from noise and traffic.
- We must reduce all GHG emissions in the city, not just those of the city. This includes reducing the point-source emissions such as natural gas heating etc. and shifting to solar heat and electricity as an alternative. Perhaps working with the landfill to provide biogas as an alternative. We also need to address transportation as a major source of emissions in Novato. The majority of people commute out of Novato and there are no viable alternatives to single-occupant cars for many destinations. Public transit, ride-sharing, expanded class-1 bike paths all need to be expanded.
- What about wood burning stoves? We got rid of ours 10 years ago. Our neighbors use them during Fall/Winter. They pollute the environment and cause health problems. Would appreciate your adding this to the survey. Thank you.
- These are all important but reducing GHG emissions has to be number one and if we can do this at the same time bringing more opportunities to be a closer community, all the better! Everyone should be involved in some way.
- Global warming is an existential threat to our children and must be addressed by all possible means with maximum urgency.
- All of the big businesses should be using electric cars and trucks for travel. All buses should be electric. All new growth should be on or near bus routes and bike paths/sidewalks. Working where you live should be encouraged- driving far distances to work should be discouraged. More business should allow people to live above the business, and more affordable units should be for single people or couples without children as those are the people that are driving to work.
- I really worry about wasting water. I want the city to do more to reduce grass lawns and other wasteful practices.
- I think your survey is a good idea. I served on the Planning Commission in the mid 70's and people don't attend meetings unless they have a vested interest in a project but with this type of a survey it is easy to express an opinion

- The City should plan to decarbonize all electricity and electrify all heating and transportation as soon as practically possible. The City should start now to plan for transition to zero-net-energy buildings in advance of the state's order to do so in 2020 and 2030 (new residences and new commercial). The City should eliminate all use of glyphosate (Roundup) because it is a carcinogen. The City should enact energy efficiency upgrades at time of sale for all homes and businesses: existing building stock is a large greenhouse-gas emitter and there is no plan at present to reduce these emissions substantially.
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- Increase usage of Smart train. Promote use of train and buses to reduce traffic on 101. Reduce large truck traffic by increasing use of trains. Open Port Sonoma for hydrofoil ferries to SF and Vallejo and E Bay. Get empty bldgs in town occupied by major stores like Apple to increase our tax base to pay for the improvements.
- I support the use of recycled water provided there are studies that demonstrate no harm comes to animals that feed off the areas where this water is used.
- The survey is clearly inadequate and doesn't give us the chance to input our beliefs about HOW we should make these policy changes. I feel like it's rigged, like I'm voting for Mother and apple pie. The City Council (of the past) has shown total disrespect for Novato by putting the DUMB train station where it doesn't belong instead of downtown. Pretending that high density housing for a few hundred or even thousand people will solve our local global warming contribution is unscientific...since those people still end up commuting and we haven't solved the biggest contributor locally... the slow commute traffic! Slow traffic is far worse than properly moving traffic re: CO2 per mile driven. With regard to my choices, conserve energy and water, what about a cost benefit analysis re: desalinization? We can't conserve enough as our water supply diminishes... evaporative loss and less water mean we will end up destroying landscapes and property values if we can't have a basic supply. We have the sun power locally to produce enough energy to desalinate, let's consider that too.... it will make our community FAR more attractive than it is now.
- The shift to more environmentally sustainable ways of life must happen whether or not we start now or later. I think doing what we can as soon as possible will be good for our economy and our health.
- There is nothing about preserving open space and protecting wildlife.
- The housing cannot be high density.

- It is a shame we are aiming for 2020 and 2035. And that the goals are so modest. We should have addressed this 20 years ago.

GP Topic #8:

- I believe we already have strong protections in place and that the next step is working together to restore the connection between people and the environment. It would be helpful if we could provide incentives to help homeowners and commercial property owners landscape with CA natives, drought tolerant and Mediterranean plants, shrubs and trees. Water is another critical resource. If the water district could provide more gray water programs to supplement irrigation using drip systems and teach residents how to shift over to this method of maintaining a healthy green space it will in turn support birds, bees, and other wild life. Often people think of the environment as something to observe rather than engage. Novato has many opportunities to encourage a healthy relationship with the environment through using nutrient rich homemade compost to amend the heavy clay soil. The Organic Garden Program at IVC might teach a class with the Fire Department about defensible space and plants best used in local gardens. Instead of having the primary focus be about protection, how about interaction and engagement?
- We need to do more than "maintain creek setbacks", we need to enforce and implement setbacks when projects come before the city. Novato's setbacks are minimal and they are not enforced on new projects, let alone assuring they are maintained with existing development.
- Another Policy should be added to the 8 listed above. Novato's Hillside & Ridgeline Protection Ordinance (enacted in 2001) should be considered carefully prior to approval of development adjacent to our beautiful hills and knolls. The discretion to deviate from development standards under this ordinance should not be allowed regardless of any Zoning Ordinance provisions to do so. Height and mass of buildings should always remain within the key provisions of the Hillside & Ridgeline Protection Ordinance, i.e., no higher than 35 feet.

General Plan Programs Requiring Funding

Great Places Implementation Plan

No.	Program	General		Cost Est.
		Lead Dept.	Timing (short, 1-5 yrs; long, 5-20 yrs)	\$ Estimate Range
Development to Pay Fair Share				
LU 4a	<u>Development Impact Fees.</u> Establish and periodically review public facilities impact fees.	PW	Short	\$50,000
DOWNTOWN				
Scale of Development				
LU 21a	<u>Design Guidelines.</u> Update and formally adopt Downtown Design Guidelines to articulate desired design criteria for site design, new construction, building renovations and additions, landscaping, and signs.	CD	Short	\$30,000
NORTHWEST QUADRANT NEIGHBORHOOD				
LU 34b	<p><u>Neighborhood Compatibility Zoning Standards and Design Guidelines.</u> Consider adoption of new form-based zoning regulations and design guidelines to ensure compatible development within the existing Medium Density Multi-Family Residential density range (10-20 units/acre). These zoning regulations and design guidelines should result in new development which:</p> <ul style="list-style-type: none"> • Is in scale with the existing neighborhood, limiting heights to two stories, calling for “house-form” buildings (duplexes, triplexes, fourplexes and bungalow courts) with maximum width and depth established for each building type to reinforce the small-scale residential character of the neighborhood and incentivizing smaller unit sizes, • Is varied in physical type and design to provide interest and reinforce the diversity of the neighborhood, • Results in an active street front where residents can meet and interact. <p>Housing should be oriented towards the street with unit entries, porches and patios facing the street, with surface parking and garages towards the rear and not visible from the street and canopy trees planted in front yards and sidewalk planting strips where they exist.</p>	CD	Short	\$65,000
LU 34c	<u>Non-Conforming Apartments.</u> Consider revision of zoning regulations for non-conforming apartments in the study area to allow replacement of the existing number of units provided they comply with the new neighborhood compatibility standards.	CD	Short	see LU 34b
Historic Buildings, Sites and Districts				
CC 1a	<u>Historic Building Designations.</u> Periodically, as necessary, review and consider revisions to the list of locally-designated historically significant resources, including consideration of modifying the boundaries of the Historic Preservation Overlay District.	CD	Short	\$250,000

General Plan Programs Requiring Funding

Compatibility of Development with Surroundings				
CC 12a	<u>Design Guidelines.</u> Prepare design guidelines to be applied as part of the Design Review process. Focus on guidelines for multi-family and commercial development. Guidelines should promote design features that contribute to a pedestrian-friendly environment and encourage active recreation.	CD	Short	\$100,000

Environmental Legacy Implementation Plan

No.	Program	General		Cost Est.
		Lead Dept.	Timing (short, 1-5 yrs; long, 5-20 yrs)	\$ Estimate Range
Ecology of Creeks and Streams				
EL 1c	<u>Update Creek/Stream Map.</u> Update Figure EL-1 utilizing best available data to designate protected creeks, streams and significant tributaries.	CD	Short	\$2,000
Watershed Management				
EL 2a	<u>NPDES Compliance.</u> Ensure that new development complies with the requirements of the National Pollutant Discharge Elimination System (NPDES) and the applicable Urban Runoff Pollution Prevention Ordinance.	PW	Ongoing	\$25,000 (annually)
EL 2b	<u>Maintenance.</u> Prioritize storm drain maintenance and street sweeping programs to reduce urban runoff pollutants.	PW	Short	\$250,000
Water Quality				
EL 10a	<u>Integrated Pest Management.</u> Utilize integrated pest management techniques to reduce or eliminate use of potentially toxic chemicals in City operations.	PW	Ongoing	\$20,000 (annually)
Trees on Public Land				
EL 21a	<u>Tree Management Program.</u> Consider adopting a Tree Management Program for trees on City-owned land and the right of way, establishing varieties, size and spacing requirements, and priority planting schedules. Said program should include standards for both the City and adjacent property owners in accordance with Chapter 15 of the Novato Municipal Code.	PW	Long	\$75,000
Emission Reduction Targets				
EL 24a	<u>Emission Reduction Goals.</u> Implement cost-effective strategies to achieve reductions in greenhouse gas emissions consistent with the City's goal of a 15% reduction below 2005 emission levels by 2020, and a 40% reduction in 2005 emissions by 2035.	CD	Ongoing	\$50,000/ year
EL 24b	<u>Implementation.</u> Implement the Emission Reduction Measures contained in Appendix F to achieve projected reductions in greenhouse gas emissions as feasible.	CD	Ongoing	Included in EL 24a
EL 24c	<u>Monitoring Emissions.</u> Periodically update the greenhouse gas emissions inventory for both community and City emissions and quantify success in meeting reduction measures to monitor achievement of emission reduction targets.	CD	Short	\$2,000 (annually)

General Plan Programs Requiring Funding

Energy and Water Conservation				
EL 25c	<p><u>City Facilities and Operations.</u></p> <ol style="list-style-type: none"> 1. Install energy efficiency upgrades to reduce energy use in City buildings 30% by 2035 from 2010 levels. 2. Implement energy management software for City buildings and establish energy protocols for building operations and maintenance. Seek to reduce energy use through behavioral modification 15% by 2035 from 2010 levels. 3. Install cost-effective renewable energy systems on City buildings and facilities with a goal of reducing electricity use 800,000 kWhs by 2035. 4. Consider the replacement of existing City fleet vehicles with reduced emission vehicles to assist with achieving the City's greenhouse gas reduction goals. 5. Consider the use of high albedo paving material for street resurfacing. 	PW	Long	\$25,000 (for software); Facility upgrade costs unknown
EL 25d	<p><u>Energy Efficiency Program.</u> Assist in efforts of the Marin Energy Watch Partnership and non-profit providers of energy and water conservation services to homeowners and businesses. Target services to 1,200 homes and 480 businesses by 2020 and 3,000 homes and 1,200 businesses by 2035.</p>	CD	Short	Part-time position needed \$60,000/ year
EL 25e	<p><u>Public Outreach.</u> Promote residential and commercial energy and water efficiency and conservation programs to residents and businesses.</p>	CD	Short	Part-time position needed
EL 25f	<p><u>Energy Conservation Programs.</u> Support efforts of Marin Clean Energy and PG&E to increase the proportion of renewable power offered to residents and businesses and to promote energy conservation programs.</p>	CD	Short	Part-time position needed \$60,000/ year
EL 25g	<p><u>PACE Financing.</u> Enable PACE (Property Assessed Clean Energy) financing programs to fund installation of renewable energy systems and other efficiency upgrades in existing buildings. Help promote these opportunities to residents and businesses.</p>	CD	Short	Part-time position needed \$60,000/ year
Solid Waste Reduction				
EL 27c	<p><u>Recycling in Public Facilities.</u> Provide interior and exterior collection and storage areas for recyclables and green waste in City facilities, including parks and community centers.</p>	PW	Ongoing	\$30,000

General Plan Programs Requiring Funding

Living Well Implementation Plan

No.	Program	General		Cost Est.
		Lead Dept.	Timing (short, 1-5 yrs; long, 5-20 yrs)	\$ Estimate Range
Community and Neighborhood Parks				
LW 2a	<u>Parks Master Plan</u> . Develop a master plan for parks and recreation facilities, including a financial plan to improve undeveloped parkland, maintain or enhance existing facilities, and acquire land for new neighborhood parks. In considering new park facilities and improvements, evaluate parking and transit access and require screening of lighting and noise protection for nearby residents. The plan should identify unmet recreational needs, provide a strategy for development and maintenance of pocket parks, and seek opportunities for collaboration with other public and private entities.	CS	Short	\$250,000
LW 2b	<u>New Neighborhood Parks</u> . Explore creation of new neighborhood parks in underserved areas, such as the Northwest Quadrant neighborhood.	CS	Long	\$600,000
LW 2c	<u>North Redwood Boulevard Median</u> . Consider the creation of a linear park within the median of North Redwood Boulevard.	PW	Short (design phase)	\$100,000
LW 2d	<u>City Green</u> . Consider the expansion of the City Green, including enhancement of Sherman Avenue, to accommodate a wide range of community events and activities.	PW	Short	\$100,000 (design phase)
New Development				
LW 4a	<u>Parkland Dedication Ordinance</u> . Administer and update as appropriate the City's Parkland Dedication (Quimby) Ordinance to assure that new development contributes to addressing community park needs.	CS	Ongoing	\$1,000 annually
Greenways				
LW 6a	<u>Master Plan</u> . Develop a master plan for potential greenways, identifying opportunity locations and impediments, including consideration of privacy issues along creeks and in other developed areas and minimizing impacts on wildlife. Coordinate planning efforts with neighboring jurisdictions.	CS	Long	\$30,000 - \$60,000
Access to Healthy Foods				
LW 10c	<u>Community Garden Sites</u> . Prepare and maintain a map of City properties that might be suitable for creation of community gardens by community groups. Map existing school community gardens.	CS	Short	\$25,000
Arts				
LW 11a	<u>City Facilities</u> . As appropriate, use City facilities for art exhibitions, music, cultural performances and dance.	CS	Ongoing	\$10,000 annually
Non-English Speakers				
LW 18b	<u>Translation Services</u> . Translate frequently-used forms and materials and provide interpretation services at City meetings, as appropriate.	AS	Short	\$15,000

General Plan Programs Requiring Funding

Economic Vitality Implementation Plan

No.	Program	General		Cost Est.
		Lead Dept.	Timing (short, 1-5 yrs; long, 5-20 yrs)	\$ Estimate Range
Business Support				
EV 3d	<u>Chamber of Commerce and Downtown Business Improvement District.</u> Partner with business advocacy groups including the Chamber of Commerce and Downtown Business Improvement District to understand and promote local business interests.	CM	Ongoing	\$50,000 annually
Tourism				
EV 5a	<u>Support Promotion of Tourism.</u> Continue to work with the Chamber of Commerce's Tourism Committee to provide tourism services, including the branding of Novato as a destination for visitors, conventions and meetings and the operation of an official Visitors Center.	ED	Ongoing	\$150,000 annually (approx.)

A City That Works Implementation Plan

No.	Program	General		Cost Est.
		Lead Dept.	Timing (short, 1-5 yrs; long, 5-20 yrs)	\$ Estimate Range
MOBILITY				
Land Use and Transportation Coordination				
MO 1a	<u>Traffic Model.</u> Continue to maintain a Citywide traffic model to evaluate the balance between development and transportation. Continue to assess the cumulative traffic impacts of development proposals on the City's transportation system.	PW	Short	\$75,000 (model update)
MO 1d	<u>Construction Impacts on Streets.</u> Explore methods and options to secure funding for street maintenance based upon impacts associated with use.	PW	Short	\$20,000
MO 1e	<u>Traffic Signal Timing.</u> Optimize traffic signal timing and demand coordination to improve traffic flow and reduce fuel consumption, pollution and greenhouse gas emissions.	PW	Short	\$40,000
Through Traffic on Local Streets				
MO 5a	<u>Traffic Calming Guidelines.</u> Develop traffic calming design guidelines that are acceptable to local emergency responders and evaluation and prioritization criteria. Consider inclusion of warranted projects in the capital improvement program budgeting process as funding permits.	PW	Short	\$40,000

General Plan Programs Requiring Funding

Design for Complete Streets				
MO 6a	<u>Performance Standards</u> . Establish a set of performance standards for multimodal circulation, monitoring performance over time and through the development review process. Such performance standards may include multimodal level of service “grades” such as the 2010 Highway Capacity Manual or through establishment of a checklist set of criteria.	PW	Short	\$20,000
MO 6c	<u>Training</u> . Provide training for City staff on Complete Streets best practices on an ongoing basis.	PW	Short	\$10,000
Enhance Multimodal Infrastructure				
MO 7a	<u>Design Standards</u> . Revise the development standards of the Municipal Code to include complete streets design principles to aid in the design and assessment of new or retrofitted roadways. Revised design standards shall be drafted in a manner providing flexibility to address a wide range of street and neighborhood contexts.	PW	Short	\$20,000
Traffic Safety				
MO 11b	<u>City Employees</u> . Create and implement a Trip Reduction Incentive Program for City staff to increase participation in alternative modes of transportation to and from work.	AS	Short	Unknown
MO 11c	<u>Ride Sharing and Car Sharing Programs</u> . Facilitate ride sharing programs for larger employers, including City staff, and citywide car-sharing programs.	PW	Short	\$10,000
SMART Rail				
MO 15a	<u>Expand Access</u> . Coordinate with and support efforts of SMART and TAM in seeking opportunities to fund and construct improvements that expand multimodal access to Novato’s rail stations.	PW	Short	\$300,000
Comprehensive Bicycle Path System				
MO 17a	<u>Bicycle/Pedestrian Plan</u> . Periodically update the City’s Bicycle/Pedestrian Plan.	PW	Long	\$25,000
MO 17d	<u>Traffic Signal Detection</u> . As intersections are improved on adopted bicycle routes, ensure that traffic signals include bicycle detectors that function for both steel and non-steel framed bicycles as practicable.	PW	Long	\$500,000
MO 17g	<u>Funding</u> . Utilize grant funding and other means, as appropriate, to acquire rights-of-way needed for a comprehensive bike route system and to provide bike racks and other bicycle-related facilities.	PW	Ongoing	\$1,000,000
Bicycle Parking				
MO 18c	<u>Bike Parking at Transit</u> . Work with public transit providers to place bicycle parking at transit facilities and bus stops (including secure, weatherproof bike parking at key locations) and to ensure that all transit vehicles are equipped to carry bicycles.	PW	Short	\$50,000
MO 18d	<u>Bike Parking at Public Locations</u> . Provide adequate bicycle parking at park-and-ride lots, schools, the library, parks, City offices, and commercial areas as feasible.	PW	Short	\$50,000
MO 18e	<u>Bike Fleet for City Employees</u> . Provide fleet bicycles and encourage their use among City staff for short trips to meetings or site visits.	PW	Short	\$5,000

General Plan Programs Requiring Funding

Safe and Convenient Pedestrian Facilities				
MO 19b	<u>Safety Enhancements.</u> Provide pedestrian safety enhancements where appropriate and feasible such as bulb-outs, high-visibility signs and markings, pedestrian warning signals, and other amenities in areas with high volumes of pedestrian traffic.	PW	Ongoing	\$1,000,000
Accessibility Improvements				
MO 21a	<u>Identify Access Barriers.</u> As staffing resources are available, review transportation corridors to identify barriers encountered by persons with disabilities, including locations where there are not ADA-compliant curb cuts and ramps, and address such obstacles in the Capital Improvement Program to the extent that funding is available.	PW	Short	\$50,000
MO 21b	<u>ADA Training.</u> Provide staff training on accessibility needs and best practices for improving circulation for those with disabilities.	PW	Short	\$10,000
MO 21c	<u>Eliminate Access Barriers.</u> Continue to make accessibility improvements that eliminate barriers created by utility infrastructure (such as poles that obstruct accessibility).	PW	Ongoing	\$1,500,000
Flood Hazards				
SH 2f	<u>Enhanced Floodwater Storage.</u> Support measures to manage, protect and increase the floodwater storage capacity where appropriate.	PW	Long	\$100,000
SH 2l	<u>Funding Sources.</u> 1. Work with Marin County Flood Control, North Marin Water District, Novato Sanitary District and Flood Control District Zone No. 1 in pursuing all available sources of funding to finance improvements to storm drainage facilities. 2. Periodically assess the need to establish improvement districts and other financing mechanisms to fund storm drainage and watercourse improvements to minimize flood hazards. 3. Consider an increase in the stormwater runoff fee to cover staff costs of meeting new mandates of the National Pollution Discharge Elimination System (NPDES). 4. Monitor and pursue funding opportunities for the preparation of climate change vulnerability and adaptation studies.	PW	Short	\$200,000
Emergency Management				
SH 7a	<u>Emergency Response and Hazard Mitigation Plans.</u> Periodically update the City's Emergency Operations Plan and Local Hazard Mitigation Plan to coordinate with emergency plans of other governmental agencies and respond to changing conditions. Incorporate the likelihood of sea level rise and extreme heat and storm events in the Local Hazard Mitigation Plan.	PD	Short and Long	\$20,000
PUBLIC FACILITIES				
Management of Public Facilities				
PF 2e	<u>Impact Fees.</u> Establish and update impact fees for new development based on City and agency standards for public buildings and facilities.	PW	Short	\$50,000

General Plan Programs Requiring Funding

GOVERNANCE				
<i>Diversity</i>				
GV 6a	Promote outreach and involvement of the Hispanic community.	AS	Short	Under \$15K annually

Key:

- AS** Administrative Services
- CD** Community Development
- CM** City Manager's Office
- CS** Parks, Recreation and Community Services
- PD** Police Department
- PW** Public Works