



Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

October 17, 2016

THE CITY OF
NOVATO
CALIFORNIA

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

Interim City Manager
Cathy Capriola

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

Absent: Justin Derby
Robert Jordan

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA: M/s: Tiernan/Strauss; Passed 5-0-2

PUBLIC COMMENT: None.

CONSENT CALENDAR:

1. APPROVAL OF PC MINUTES OF AUGUST 29, 2016
(DD,JD,CH,RJ,JS,PT,SW)

M/s: Dawson/Strauss Passed 5-0-2

2. APPROVAL OF PC MINUTES OF SEPTEMBER 19, 2016
(DD,JD,CH,RJ,PT,SW)

M/s: Tiernan/Dawson Passed 4-0-2; Strauss abstained.

CONTINUED ITEMS: None.

NEW ITEMS: None.

GENERAL BUSINESS:

3. NOVATO GENERAL PLAN 2035 (BB)

Commissioners provided the following feedback on the first two chapters of the Draft 2035 General Plan:

- Figure GP-1 Novato Areas (page 2-6): Consider revising neighborhood map to include area north of Novato Blvd. into North (San Marin) neighborhood.
- Concern that more jobs are being added than housing. Address by increasing densities on available housing sites?
- Table GP-4 Development Projections (page 2-21): Explain the negative Industrial number with a footnote.
- Policy LU 2 Growth Management Objectives (page 2-24): Statement that the city is not a small town. Question if there was something similar to this in the 1996 General Plan. Suggest making this policy more consistent with language in the Vision statement.
- Program LU 3c Impacts of new Development on Infrastructure and Services (page 2-24): Concern that subsection (a) is too limiting for increases of traffic in infill areas.
- Policy LU 16 Automobile-Intensive Uses (page 2-29): Consider adding a prohibition on new drive-through windows/ATMs in the Downtown.
- Program LU 19a Mixed Use Rezoning (page 2-29): Concern about impacts on gas stations and future upgrades. Consider allowing improvements to the gas station facilities (3-2 vote).
- Figures GP-7 Downtown (page 2-30) and GP-10 Northwest Quadrant Neighborhood (page 2-43): Add a legend
- Policies LU 22 SMART Corridor and LU 23 Shuttle Connection (page 2-30): Update to add the Downtown SMART station.
- Policy LU 25 Parking (page 2-31): Suggest access to parking lots from side streets.
- Policy LU 28 Scown Lane (page 2-31): Need for service vehicles. Not a very realistic vision.
- North, North Redwood Focus Area (page 2-37): One Commissioner felt strongly that additional workforce housing should be added to offset intended job increases.
- Policy LU 33 North, North Redwood Corridor (page 2-38): Add Site 3, describing proposed land use change.
- Policy LU 33 North, North Redwood Corridor (page 2-39): Third bullet: should be Site 7, not Site 2.
- Policy CC 9 New Commercial Development (page 2-45): Suggest adding “providing direct access to businesses from adjacent public street.”
- Policy CC 10 New Development in Residential Neighborhoods (page 2-45): Consider changing “adequate” parking to “sufficient.”
- Policy CC 18 Parking Standards (page 2-46): Encourage shared use where practical

Two members of the public addressed the Draft General Plan, one requesting that preferred land uses be added to Sites 3, 4, 5 and 6 to Policy LU 33 North, North Redwood Boulevard, and another

objecting to noise from the SMART trains and requesting a ban on leaf blowers.

UPCOMING AGENDAS AND QUORUMS: None.

ADJOURNMENT: Meeting adjourned at 9:50 PM