



THE CITY OF
NOVATO
CALIFORNIA

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

City Manager
Regan M. Candelario

Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

December 19, 2016

Present: Susan Wernick, Chair
Curtis Havel, Vice Chair
Dan Dawson
Justin Derby
Robert Jordan
Jay Strauss

Late: Peter Tiernan

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA: M/s: Dawson/Strauss; passed 6-0-1 (Tiernan late).

PUBLIC COMMENT: None.

CONSENT CALENDAR:

1. **APPROVAL OF PC MINUTES OF JUNE 6, 2016
(DD,JD,CH,RJ,JS,PT,SW)**

M/s: Havel/Derby; passed 6-0-1 (Tiernan late)

2. **APPROVAL OF PC MINUTES OF OCTOBER 17, 2016
(DD,CH,JS,PT,SW)**

M/s: Dawson/Havel; passed 3-1-1-2 (Strauss nay; Tiernan late; Derby & Jordan abstained)

3. **APPROVAL OF PC MINUTES OF NOVEMBER 7, 2016
(DD,JD,CH,RJ,PT,SW)**

M/s: Havel/Dawson; passed 5-0-1-1 (Tiernan late; Strauss abstained)

CONTINUED ITEMS: None.

NEW ITEMS: None.

GENERAL BUSINESS:

4. NOVATO GENERAL PLAN 2035 (BB)

Feedback on the Draft 2035 General Plan.

Commissioners received a presentation on the public input received from community groups and individuals on the Draft General Plan, highlighting feedback from 48 meetings/venues where the Draft Plan was presented to over 630 people, and responses from 284 surveys received. In addition, the Commissioners reviewed the 6 appendices included in the Draft Plan.

Commissioners offered the following comments regarding the public outreach:

- One Commissioner expressed concern that the survey instrument may have been written in a way to deemphasize areas of potential controversy. Examples: Alternatives to a lifestyle retail center for North Redwood weren't presented; the lack of anticipated development to fund public services also wasn't highlighted; controversy related to downtown parking wasn't addressed). In response, the Community Development Director pointed out that the land use alternatives for the North Redwood Corridor were publically discussed at the community workshops, and therefore only the Council-preferred alternative is presented in the Draft Plan. The disconnect between declining revenue from new development and increasing infrastructure maintenance costs was highlighted in the General Plan presentation that accompanied the survey. The downtown parking issue wasn't addressed in the survey since the White Paper has yet to go public, but future Council direction re: downtown parking will be incorporated into the Draft Plan prior to adoption.
- Another Commission noted that the General Plan is, by its nature, a high-level policy document, and is not conducive to laying out land use debates.
- Additional efforts could have been made to extend outreach efforts to the Hispanic Community.
- It would have been helpful to have known the ages of the survey takers to see if there are generational differences in their feedback.
- There is a need to prioritize citywide park improvements with consideration of on-going maintenance costs.
- Two Commissioners noted that at a recent educational conference a speaker highlighted Temple City's new General Plan which contained internet links to other City documents, such as the budget. Staff indicated they would research this idea.

UPCOMING AGENDAS AND QUORUMS: None.

ADJOURNMENT: Meeting adjourned at 9:20 PM.