



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

# SPECIAL Planning Commission Meeting

**Location: Novato City Hall, 901 Sherman Avenue.**

**May 22, 2017 – 7:00 P.M.**

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

## REVISED AGENDA

### PLANNING COMMISSION MEMBERS

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

## AGENDA

### CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

#### APPROVAL OF FINAL AGENDA:

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

#### PUBLIC COMMENT:

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

#### CONSENT CALENDAR:

All matters listed on the Consent Calendar are considered to be routine and will be acted on without discussion by a single action of the Commission. However, a Commission member may remove an item(s) from the Consent Calendar for Commission discussion and action.

#### PUBLIC HEARINGS:

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

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

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

**CONTINUED ITEMS:**

**NEW ITEMS:**

- 1. **OAKMONT SENIOR LIVING (HG)**  
**CEQA MITIGATED NEGATIVE DECLARATION**  
**P2016-010; GENERAL PLAN AMENDMENT REZONING**  
**MASTER PLAN**  
**PRECISE DEVELOPMENT PLAN**  
**LAND DIVISION**  
**DESIGN REVIEW**  
**1461 SOUTH NOVATO BLVD; APN 151-022-09**

Conduct a public hearing to consider making a recommendation to the City Council regarding a mitigated negative declaration, general plan land use map amendment, a rezoning to Planned District including a master plan, precise development plan, design review, and tentative parcel map, to allow construction of a two-story (31'+/-) tall, 72,600sf+/- residential care facility for the elderly supporting 50 senior assisted living units and 28 senior memory care units located on the northern 2.78 acres of vacant land adjacent to Quest Church, 1461 South Novato Boulevard.

**GENERAL BUSINESS:**

- 2. **DOWNTOWN NOVATO SMART STATION – PHASE II.**

Consider providing comments to the City Council regarding completion of the Downtown Novato SMART Station – Phase II.

**UPCOMING AGENDAS AND QUORUMS: (STAFF)**

**ADJOURNMENT:**

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

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

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

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**AFFIDAVIT OF POSTING**

I, Terri Brown certify that on May 18, 2017, I caused to be posted the agenda for the May 22, 2017, meeting of the Planning Commission of the City of Novato, California, on the City of Novato Community Services Board in the Police Department and on the city’s website at [www.novato.org](http://www.novato.org).

s/Terri Brown