



THE CITY OF  
NOVATO  
CALIFORNIA

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Pat Eklund  
Eric Lucan

City Manager  
Regan M. Candelario

## SPECIAL

# Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

January 12, 2017

**Present:** Curtis Havel, Vice Chair  
Dan Dawson  
Justin Derby  
Jay Strauss  
Peter Tiernan

**Absent:** Susan Wernick, Chair  
Robert Jordan

**Staff Present:** Veronica Webb, Senior Assistant City Attorney  
Robert Brown, Community Development Director  
Steve Marshall, Planning Manager

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

The meeting was called to order.

### APPROVAL OF FINAL AGENDA:

M/s: Tiernan/Dawson to approve final agenda; passed 5-0-2 (Ayes: Havel, Dawson, Derby, Strauss, and Tiernan; Nays: none; Absent: Wernick and Jordan).

**PUBLIC COMMENT:** None.

**CONSENT CALENDAR:** None.

**CONTINUED ITEMS:** None.

**NEW ITEMS:** None.

### GENERAL BUSINESS:

- NOVATO GENERAL PLAN 2035  
EVALUATION OF POTENTIAL REVISIONS TO BEL MARIN  
KEYS INDUSTRIAL PARKS MASTER/PRECISE  
DEVELOPMENT PLAN FOR BIOTECH/LIFE SCIENCE  
CAMPUS DEVELOPMENT & ENVIRONMENTAL IMPACT  
REPORT SCOPING**

- 1. Consider the proposal for possible revisions to the Bel Marin Keys Industrial Parks Master/Precise Development Plan to modify zoning regulations for designated biotech/life science campus development and inclusion of same in scope of the Environmental Impact Report (EIR) for General Plan 2035; and**
- 2. Receive and consider public agency and community input on the scope and content of the EIR to be prepared for the General Plan 2035 (see separate staff report).**

Community Development Director Brown gave a staff presentation related to the proposal to analyze Master Plan modifications in the General Plan EIR for the Bel Marin Keys Industrial Parks to facilitate development of biotech campuses.

Jonathan Berlin of Rincon Consultants, Inc. gave a presentation on the proposed scope of analysis for the General Plan EIR.

Three members of the public offered comments:

Susan Stompe, representing the Marin Conservation League, suggested that the EIR analysis for the Bel Marin Keys Industrial Parks address an alternate vehicular access, parking and creation of public spaces.

George Silvestri also spoke about the potential for an alternate vehicular access and creation of a public parking structure.

Teri Shore, representing the Greenbelt Alliance, suggested that the EIR analyze various extension terms and possible modifications of the Urban Growth Boundary ordinance. She also suggested that there be consideration of deprioritizing commercial development in the North, North Redwood corridor and examine open space uses.

The Commission discussed and supported studying options to incentivize biotech campus development in the Bel Marin Keys Industrial Parks in the General Plan EIR.

M/s: Strauss/Dawson: Recommend the City Council study the proposed Master Plan amendments for the Bel Marin Keys Industrial Parks in the General Plan EIR. Passed: 5-0-2 (Ayes: Havel, Dawson, Derby, Strauss, and Tiernan; Nays: none; Absent: Wernick and Jordan).

The Commission discussed the scope of the General Plan EIR analysis, including potential alternatives to be considered and analysis of economic impacts.

M/s: Dawson/Strauss: Recommend proceeding with the EIR scope as proposed. Passed: 5-0-2 (Ayes: Havel, Dawson, Derby, Strauss, and Tiernan; Nays: none; Absent: Wernick and Jordan).

**UPCOMING AGENDAS AND QUORUMS:** No Discussion.

**ADJOURNMENT:** Meeting adjourned at 8:48 pm.

DRAFT