

Agenda Item 4



THE CITY OF
NOVATO
CALIFORNIA

Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

April 17, 2017

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Novato, CA 94945
415/899-8900
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www.novato.org

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

City Manager
Regan M. Candelario

Present: Susan Wernick, Chair
Curtis Havel, Vice Chair
Justin Derby
Robert Jordan
Peter Tiernan

Absent: Dan Dawson
Jay Strauss

Staff Present: 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: Jordan/Tiernan to approve final agenda; Passed: 5-0-2 (Ayes: Jordan, Derby, Tiernan, Havel, and Wernick; Nays: None; Absent: Dawson and Strauss).

PUBLIC COMMENT: None

CONSENT CALENDAR: None

NEW ITEMS: None.

CONTINUED ITEMS:

GENERAL BUSINESS:

1. DOWNTOWN NOVATO DESIGN GUIDELINES (BB)

Receive a presentation and provide comments on Draft Downtown Design Guidelines.

Commissioners offered the following feedback on the Draft Downtown Design Guidelines:

- Section II B: Commissioner Havel suggested the reference to setting a building back be from the property line, not the street;
- Section III A 1c: Commissioner Derby stated that height compatibility between older (mostly single-story) and newer buildings will be challenging;
- Section III A 2a: Commissioner Derby asked what point of reference would be used in determining appropriate building height based on consistency with the scale of adjacent/surrounding buildings;
- Commissioner Jordan stated he found the draft guidelines to be a good balance in design objectives and in providing sufficient leeway for unique circumstances;
- Commissioner Havel commented that the guidelines will preserve the charm of downtown, and will provide good assistance to applicants;
- Commissioner Tiernan indicated he was glad the work of the Design Review Commission is being embraced;
- Commissioner Derby hoped that the guidelines will expedite the design review process; and
- Commissioner Wernick commented that the proposed guidelines are not as prescriptive as the current guidelines in the Downtown Specific Plan and are well illustrated. It is her hope that they will spur property owners to make improvements on their properties.

Resident Ed Mainland spoke during the public hearing and suggested that the City consider Dark Sky regulations for outdoor lighting as well as addressing the urban forest/street trees. Director Brown indicated that the draft General Plan contains policies and programs calling for Dark Sky lighting regulations and creating a City Tree Management Program.

Commissioners did not make a motion or take a vote, but simply asked staff to forward their specific comments to the City Council for their review of the draft guidelines, recognizing that adoption of the guidelines will occur later, in conjunction with adoption of the new General Plan.

UPCOMING AGENDAS AND QUORUMS:

Planning Manager Marshall reviewed the upcoming meeting schedule.

ADJOURNMENT: Meeting adjourned at 7:55 p.m.