

Agenda Item 5



THE CITY OF
NOVATO
CALIFORNIA

Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

November 6, 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: Curtis Havel, Chair
Dan Dawson
Peter Tiernan
Susan Wernick

Absent: Justin Derby, Vice Chair
David Gabriel (recused)
Jay Strauss (recused)

Staff Present: Bob Brown, Community Development Director
Steve Marshall, Planning Manager
Brett Walker, Senior Planner

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA

Motion/Second - Tiernan/Dawson to approve final agenda; Passed: 4-0 (Ayes: Havel, Dawson, Wernick, and Tiernan)

PUBLIC COMMENT: None.

CONSENT CALENDAR:

1. APPROVAL OF PC MINUTES OF JUNE 26, 2017 (DD, PT, JS, SW)

Motion/Second - Tiernan/Dawson to approve minutes; Passed: 3-0-1 (Ayes: Wernick, Dawson, and Tiernan; Abstain: Havel)

2. APPROVAL OF PC MINUTES OF NOVEMBER 6, 2017 (CH, JD, DD, DG, PT, SW)

Motion/Second - Tiernan/Dawson to approve minutes; Passed: 4-0 (Ayes: Wernick, Dawson, Tiernan, and Havel)

CONTINUED ITEMS: None.

NEW ITEMS:

**3. PARK A PUP USE PERMIT/DESIGN REVIEW
CEQA – CATEGORICALLY EXEMPT- SECTION 15332
P2017-017; USE PERMIT AND DESIGN REVIEW
APN 143-061-11; 7586 REDWOOD BLVD, UNIT D**

Conduct a public hearing to consider and adopt a resolution granting a use permit and approving design review allowing the construction and operation of a dog boarding facility, including dog grooming and retail store, in a proposed 12,123-square-foot, two-story building.

Senior Planner Brett Walker presented the staff report, including a description of the project site, the proposed project, and the projects consistency with the General Plan, Municipal Code, and North Redwood Corridor Study. Mr. Walker identified two errors in the draft resolution regarding the meeting date and the public hearing notice publication date in the newspaper. Mr. Walker also referenced a document the applicant provided regarding kennel cleaning that was inadvertently left out of the staff report packet.

Commissioner Tiernan requested that staff provide details of the project's consistency with the North Redwood Blvd. Corridor Study. Mr. Walker recited the design and use guidelines contained in the North Redwood Blvd Corridor Study, and described the project's consistency with those guidelines.

Commissioner Wernick asked the applicant, Paul Dana, if he can provide a description of the Park A Pup San Rafael location. Mr. Dana stated that he leases the property, and that the property owner will not offer a long-term lease. Due to the short-term lease, Mr. Dana said he is not able to do some of the upgrades that he would like to complete at the site. Mr. Dana provided the Planning Commission with before and after pictures of some of the upgrades that he has made at the San Rafael site, including electrical upgrades, a rebuild and reduction of the number of kennels, and resurfacing of the outdoor dog play area.

Chair Havel opened the public comment period, and invited the applicant, Paul Dana, the opportunity to make a presentation.

Paul Dana, applicant, described his background in the dog boarding business, described the history of the project and the redesign in front of the Commission, and described the noise study that was completed, the synthetic grass proposed in the indoor dog play area, and the steps taken to reduce and eliminate odor.

Leila Tweed, Novato resident, spoke in favor of the project. Ms. Tweed stated that she is not concerned with odors or noise, and that she lives close to the Marin Humane Society.

Aldo Gigliotti, Atherton Ranch resident, stated that he is concerned with the project's conformity with the North Redwood Blvd Corridor Plan and what impacts the project will have on future

development of the corridor.

Edie Heller, San Anselmo resident, stated that she takes her dog to the San Rafael location 3 days a week, and stated her support for the project.

Vicky Coon, Novato resident, stated that she uses the San Rafael location, and believes that this project will improve the corridor and Novato.

Dr. Marcella Harb-Hauser, a San Rafael veterinarian, spoke in support of the project, and stated that she started taking her dog to the San Rafael location after the applicant, Paul Dana, purchased and started operating the business.

Trish Herman spoke in support of the project. Ms. Herman stated that she was referred to the San Rafael location, and stated that it is clean, well-maintained, has a good staff, and that Park A Pup will add value to Novato.

Commissioner Wernick asked the applicant if an indoor play area is desirable. Mr. Dana stated that indoor play areas are becoming the norm in the dog boarding business. He stated that indoor play areas are better because they are a controlled environment. Outdoor play areas are impacted by a lot of variables, including rain and heat. He stated that the dog boarding facilities that he mentioned earlier are all indoor facilities in shopping centers. Commissioner Wernick asked the applicant where the dog reception area will be located. Mr. Dana referred to the site plan and pointed out the reception area. Commissioner Wernick asked the applicant if he will start the retail portion of the business immediately. Mr. Dana stated that retail is very lucrative and that the retail store will commence immediately upon opening.

Commissioner Tiernan stated that support for the project is apparent. His only concern is regarding the vision of the corridor plan is for a large-scale development. Mr. Tiernan stated that it is a solid project.

Commissioner Dawson stated that the project will be complementary to the area. Mr. Dawson stated that the site is challenging because it is a constrained space. He appreciates the design flexibility of the building, and stated that the project is a bird in hand.

Commissioner Wernick stated that she agrees with the Commissioners' comments. Ms. Wernick stated that the larger more desirable development sites are located south of the project site. Ms. Wernick asked staff about the adequacy of parking. Mr. Walker stated that the Municipal Code requires 9 spaces, and the applicant is proposing 10 spaces. Mr. Walker stated that there is room for 2 or 3 cars to park parallel in front of the proposed building, and that there are at least 6 diagonal spaces across the lane in the southbound direction.

Chair Havel stated that the use seems to have ingredients that are complementary to the corridor. Mr. Havel stated that he echoes the comments of other commissioners, and stated that he was originally concerned with the south elevation, but now appreciates the opportunity for development to the south to share a zero lot line. Mr. Havel also mentioned the opportunity of a mural on the south wall to comply with the city's Art Program.

M/s: Dawson/Tiernan to adopt the recommended resolution approving a CEQA categorical exemption, granting a use permit to allow the construction and operation of a dog boarding and grooming facility, and approving the design aspects of Park A Pup with revisions to the hearing and noticing dates listed in the resolution as noted by staff.

Motion passed: Ayes: Dawson, Tiernan, Wernick, and Havel; Nays: None)

GENERAL BUSINESS: Planning Manager Marshall stated that he and two commissioners attended the Sonoma State Planning Conference, and that there were good presentations and topics. Commissioner Tiernan and Commissioner Wernick also commented on the conference.

UPCOMING AGENDAS AND QUORUMS: Mr. Marshall stated that both the January 1 and January 15 Planning Commission meeting dates are holidays.

ADJOURNMENT: Meeting adjourned at 8:47 PM.

DRAFT