

DRAFT MINUTE EXCERPT
SEPTEMBER 17, 2018, PLANNING COMMISSION MEETING

**PUBLIC HEARING AND POSSIBLE ACTION TO ADOPT RESOLUTIONS FOR THE
RESIDENCE INN – NOVATO HOTEL PROJECT
P2017-055; CEQA MITIGATED NEGATIVE DECLARATION
ZONING MAP AMENDMENT (REZONE)
MASTER PLAN
PRECISE DEVELOPMENT PLAN
DESIGN REVIEW
VACATION OF RELINQUISHMENT OF ABUTTERS RIGHTS
APN 143-011-06; 7546 REDWOOD BLVD**

Chair Pro Tem Tiernan introduced the item and requested that staff provide the staff report. Brett Walker, Senior Planner, presented the project, including the project setting, project description, requested entitlements, CEQA determination, and staff analysis.

Chair Pro Tem Tiernan asked the Commissioners if they had any questions for staff. Tiernan asked a question of staff regarding stormwater control, abutter's rights, and a future multi-use path in the SMART right-of-way. Walker and Planning Manager Steve Marshall responded. Commissioner Dawson also commented regarding bicycle improvements near the project site.

The Commissioners disclosed their site visits prior to the meeting and Commissioner Wernick stated that she spoke with a representative of ROIC.

Chair Pro Tem Tiernan opened the public hearing and asked the applicant to make a presentation.

Don Cape, representing Tharaldson Hospitality, introduced the project, gave a brief history of Tharaldson Hospitality, and gave a history of the different site plan designs.

Tim Schram, Adobe Associates - applicant's engineer, provided a description of on-site storm water improvements at the site. Commissioner's Tiernan and Wernick asked Schram questions regarding run-off, drainage, and site improvements. Don Cape also provided a response. Commissioner Dawson also commented on stormwater.

Mr. Walker stated that W-Trans completed a traffic impact analysis of the project, which resulted in some recommendations for pedestrian safety improvements in the vicinity of the site. Don Cape provided additional comments regarding vehicle traffic typically associated with hotels.

Chair Pro Tem Tiernan asked for public comments.

Joanne Saunders made comments regarding the project, including its consistency with the North Redwood Blvd Corridor Study.

Amy Higuera, representing ROIC, referenced a comment letter on behalf of ROIC regarding this project. Higuera requested a 90-day continuance of the project so ROIC can continue

conversations with Residence Inn representatives.

Robert Doran, representing ROIC, commented on the project requesting additional time to work with the developer regarding joint access onto the Residence Inn and ROIC sites. Commissioner Dawson asked Doran a question regarding access. Doran responded.

Susan Stompe commented regarding drainage, flooding, and flow into Rush Creek.

Kenneth Lowe stated that he lives across the street and is concerned with traffic, safety, thinks the hotel is ugly, and has concerns regarding the retail space.

Lee Ann Baxter-Lowe stated concerns regarding impacts on safety of residents in the area, including children.

Wayne McIntosh spoke in support of the hotel, but stated that a roundabout or traffic signal is needed at the intersection.

Don Cape addressed the Commissioners regarding the quality of the hotel and timing of the project in relation to the ROIC site. Commissioner Wernick asked Cape regarding typical clientele. Cape responded.

Commissioner Dawson asked staff when this would go to Council and back to Design Review. Walker responded. Dawson commented regarding the timing of approvals and construction of the hotel in relation to a shared driveway agreement. Commissioner Gabriel made a comment regarding the timing. Cape responded.

Bob Brown, Community Development Director, addressed the commission regarding the history of the project and site planning process. Commissioner Tiernan asked Brown a question; Brown responded. Walker stated that recommended conditions of approval would allow for either site plan, and that the Planning Commission does not need to decide on one site plan. Planning Manager Marshall responded regarding a past project that had an alternative site plan.

Don Cape commented regarding future retail uses in the commercial pad building.

Chair Pro Tem Tiernan asked staff questions regarding buildout along the Redwood Blvd. corridor, traffic, and the need for intersection improvements. Walker and Brown responded.

Commissioner Dawson commented regarding rectangular rapid flash beacons (RRFB) and High-intensity Activated Crosswalk (HAWK) pedestrian crossing measures. Cape commented on the taxes that will be generated by the hotel.

Chair Pro Tem Tiernan commented on drainage from the site. Walker and Brown responded.

The public comment portion of the hearing was closed.

Commissioner Wernick stated comments regarding bicycle parking, walkability, and access to SMART stations. Walker and Marshall responded.

Commissioner Dawson made comments regarding the shared driveway and bicycle parking. Marshall commented regarding solutions for adding comments regarding bicycle parking into the resolution and commented on codified requirements for bicycle parking.

Commissioner Wernick commented on the merits of the site design and project.

Commissioner Gabriel commented on the project.

M/s: Dawson/Wernick moved to recommend that the City Council adopt the Mitigated Negative Declaration. Motion passed 4-0-0-1 (Ayes: Dawson, Gabriel, Tiernan and Wernick; Nays: None Abstain: None; Absent: Derby).

M/s: Wernick/Gabriel moved to recommend that the City Council approve the rezone, master plan, precise development plan, and design review with the comments that the Design Review Commission review the adequacy and location of bicycle parking at the site and that the shared access onto Redwood Blvd. be considered the preferred site plan. Motion passed 4-0-0-1 (Ayes: Dawson, Gabriel, Tiernan and Wernick; Nays: None Abstain: None; Absent: Derby).

M/s: Dawson/Wernick moved to find and report to the City Council that the vacation of a relinquishment of abutter's rights is consistent with the Novato General Plan. Motion passed 4-0-0-1 (Ayes: Dawson, Gabriel, Tiernan and Wernick; Nays: None Abstain: None; Absent: Derby).