



THE CITY OF
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CALIFORNIA

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

City Manager
Regan M. Candelario

Planning Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

June 10, 2019

MINUTES

Present: Justin Derby, Chair
David Gabriel, Vice Chair
Dan Dawson
Peter Tiernan
Susan Wernick

Absent: Reva Rao
Thomas Weldon

Staff Present: Vicki Parker, Community Development Director
Steve Marshall, Planning Manager
Chris Blunk, Public Works Director

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA: No changes to the proposed agenda.
Motion/Second: Tiernan/Dawson to approve final agenda. Motion passed 5-0-0-2 (Ayes: Tiernan, Gabriel, Dawson, Wernick and Derby; Nays: none; Abstain: none; Absent: Rao and Weldon)

PUBLIC COMMENT: None

CONSENT CALENDAR: None

CONTINUED ITEMS: None

NEW ITEMS:

1. CAPITAL IMPROVEMENT PROGRAM GENERAL PLAN CONSISTENCY – FISCAL YEAR 2019/2020 (CB)

Consistent with California Government Code Sections 65401 and 65402, consider providing a report to the City Council regarding whether Novato's Capital Improvement Program for Fiscal Year 2019/20 is consistent with the Novato General Plan.

Public Works Director Blunk presented the staff report.

Commissioner Tiernan inquired about the location of the back-up generator for city offices, how many charging stations, and will this be adopted for next year's budget.

PW Director Blunk replied it would be located in the garage area as close to the main electrical panel as possible. The charging stations we are talking about will be for City fleet vehicles. If the Commission adopts the resolution tonight this item will go to the City Council on June 25 for the 2019/2020 fiscal budget.

Commissioner Wernick asked that since the power is being drawn from the electrical panel at the community house. If that building got refurbished or reused, would we have to draw our power from another source?

PW Director Blunk stated that if the community house was repurposed, there would be major electrical work. If the panel had to be upgraded, we would ensure there is enough power to run the charging units off of that panel; we will trench a bit further and put in more conduit so it is available if needed.

The public comment period was opened. There were no members of the public wishing to address the Planning Commission on the matter and the public comment period was closed.

Motion/Second: Tiernan/Gabriel to adopt the resolution reporting to the City Council that Novato's Capital Improvement Program for Fiscal Year 2019/20 is consistent with the General Plan. Motion passed: 5-0-0-2 (Ayes: Tiernan, Gabriel, Dawson, Wernick, and Derby; Nays: None; Abstain: None; Absent: Rao and Weldon).

**2. GENERAL PLAN CONSISTENCY REPORT (SM)
PURCHASE & SALE AGREEMENT
HAMILTON COMMISSARY PARCEL
802 STATE ACCESS ROAD; APN 157-970-03**

Consider adopting a resolution reporting to the City Council that selling the former commissary parcel at Hamilton Field is consistent with the 1996 Novato General Plan.

Planning Manager Marshall presented the staff report.

Commissioner Wernick asked for the current zoning of the property.

Planning Manager Marshall responded the General Plan land use designation is Community Facilities; zoning is Planned District - the master plan governing the property is the Hamilton Reuse Plan which has a Community Facilities Civic Uses designation.

Commissioner Wernick asked if project would go through the entitlement process.

Planning Manager Marshall the city's entitlement process would apply.

Vice Chair Gabriel asked if this is a project in process and the City Ventures project that is in the pipeline.

Planning Manager Marshall noted that City Ventures is still negotiating, no application has been filed yet, and no approval has been given - nothing is a given until close of escrow.

Vice Chair Gabriel wanted to know if the next review will involve more community input from the people of Hamilton.

Planning Manager Marshall pointed out that the community was involved in the selection process of who the City negotiated with. There will be many opportunities for the community to give input at meetings with the Design Review Commission, Planning Commission, and City Council.

Vice Chair Gabriel wanted clarification as to what action is being requested tonight.

Planning Manager Marshall stated the action is a procedural requirement to comply with State law that allows the Council to enter into an agreement to sell the property.

Commissioner Dawson summarized they are buying a Community Facilities designated parcel and that is all they can do until they go through the entitlement process.

Chair Derby agreed we are voting whether this matter consistent with the General Plan.

Planning Manager Marshall stated it is important to recognize there is a subsequent procedure for any type of land use that occurs on the property. The action tonight does not sanction any particular project, just the act of selling the property with a subsequent public process to decide the land use.

Chair Derby asked if the City Council was involved in the actual purchase and sale agreement.

Planning Manager Marshall replied the City Council had a public hearing to select the entity that would be the exclusive negotiating partner and directed staff to negotiate the details of the purchase and sale agreement with City Ventures.

Commissioner Wernick inquired whether the other parcels at Hamilton may also come to the Planning Commission for a similar process.

Planning Manager Marshall confirmed the Hamilton Town Center, the Bachelor Officers' Quarters, will be the subject of an RFP process to solicit proposals from developers.

Commissioner Wernick asked Planning Manager Marshall to speak about the swap of land to lift the restrictions off the Hamilton Field properties.

Planning Manager Marshall explained that in 2001 the City obtained the Commissary parcel and other parcels through the Federal Lands to Parks program for public recreation use. The City could not go it alone to fund public recreation uses on these sites. The City then acquired land surrounding Marin Valley Mobile Country Club (MVMCC) and negotiated with the National Park Service (NPS) to approve the exchange of the Lands to Parks program

requirements. Now the MVMCC land is encumbered for public recreational purposes and the properties at Hamilton are no longer covered by a restrictive covenant.

The public comment period was opened. There were no members of the public wishing to address the Planning Commission on the matter and the public comment period was closed.

Commissioner Tiernan stated he is in support of the project and happy the last couple of undeveloped, blighted parcels at Hamilton Field are being addressed.

Commissioner Wernick agreed the process was inclusive, a lot of participation from Hamilton residents and others in the City, nice to see something happen out there.

Vice Chair Gabriel noted he was at the workshops at Hamilton to see the proposals of what could be done in the area and he is in favor.

Motion/Second: Tiernan/Dawson to adopt the resolution reporting to the City Council that selling the Commissary parcel at Hamilton Field, 802 State Access Road, is consistent with the Novato General Plan. Motion passed: 5-2 (Ayes: Tiernan, Gabriel, Dawson, Wernick, and Derby; Nays: None; Abstain: None; Absent: Rao and Weldon).

GENERAL BUSINESS: None

UPCOMING AGENDAS AND QUORUMS: Planning Manager Marshall discussed future meeting schedules.

ADJOURNMENT: The Meeting adjourned at 7:30 pm.