



CITY OF NOVATO
COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting Minutes

NOVATO CITY HALL
901 SHERMAN AVENUE
NOVATO, CA 94945

Monday, January 27, 2020 - 7:00 PM

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

The Planning Commission meeting began at 7:15 PM.

Commission Present: Chair Justin Derby, Vice Chair David Gabriel, Commissioner Dan Dawson, Commissioner Reva Rao, Commissioner Peter Tiernan, Commissioner Thomas Weldon

Staff Present: Planning Manager Steve Marshall, Senior Planner Hans Grunt

B. APPROVAL OF FINAL AGENDA

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Dawson, the Planning Commission voted 6-0 via roll call to approve the final agenda.

AYES: Gabriel, Dawson, Rao, Tiernan, Weldon, Derby
NOES: None

Motion carried.

C. PUBLIC COMMENT

There were no members of the public that commented during this time.

D. CONSENT ITEM

D.1. Approval of PC Minutes of October 14, 2019 (DG, DD, PT, TW, JD)

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Gabriel, the Planning Commission voted 5-0-1 via roll call to approve the Consent Item.

AYES: Gabriel, Dawson, Tiernan, Weldon, Derby
NOES: None
ABSTAIN: Rao
Motion carried.

D.2. Approval of PC Minutes of November 11, 2019 (DG, DD, RR, PT, TW, JD)

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Gabriel, the Planning Commission voted 6-0 via roll call to approve the Consent Item.

AYES: Gabriel, Dawson, Rao, Tiernan, Weldon, Derby
NOES: None

Motion carried.

D.3. Approval of PC Minutes of November 20, 2019 (DG, DD, RR, PT, JD)

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Dawson, the Planning Commission voted 5-0-1 via roll call to approve the Consent Item.

AYES: Gabriel, Dawson, Tiernan, Rao, Derby
NOES: None
ABSTAIN: Weldon

Motion carried.

PUBLIC HEARING

E. CONTINUED ITEMS

There were no agenda items.

F. NEW ITEMS

**F.1. SPRINGBROOK GREEN HOMES (HG)
P2019-047 PUBLIC HEARING
VARIANCE, DESIGN REVIEW AND TENTATIVE SUBDIVISION MAP
CEQA - CATEGORICALLY EXEMPT, SECTION 15332
APNs 141-221-074 & 075, 1602 & 1604 VALLEJO AVENUE**

Conduct a public hearing to consider adoption of a resolution to: 1) approve a CEQA exemption, 2) grant a variance, 3) approve the project design, and 4) approve a corresponding tentative subdivision map for the development of nine, attached residential homes in two building clusters; one building with four attached, two-story homes, and one building with five attached two-story homes. Twenty-one off-street parking spaces are proposed; one garage space per home and twelve uncovered spaces.

Hans Grunt, Senior Planner introduced the item. He noted that correspondence in support of the project was received from Brenda Stadnik and distributed to the Commissioners. The applicant Vince Sproete provided the Planning Commission with a presentation highlighting features and design details of the project including landscaping, colors and materials. Questions from the Commission included: the location of the parking spot related to the variance, would garbage receptacles be used

by each unit, the range of prices for each unit, confirmed 1 unit required for affordable housing and request for in-lieu fee, the change in grade of the site, and fire safe defensible space.

The public comment period was opened. There were no members of the public that commented during this time.

Commissioners expressed their support for the project observing: the project fits well with the site, the height reduction from 3 to 2-stories was an improvement, an in-lieu fee could be beneficial since it's challenging for small projects to provide affordable units, perhaps an affordable unit should be included, and the size and aesthetics of the project are appreciated.

COMMISSION ACTION: Upon motion by Commissioner Tiernan and seconded by Commissioner Dawson, the Planning Commission voted 6-0 via roll call to adopt the resolution to approve a CEQA exemption, grant a variance, approve the project design, and approve a tentative subdivision map for the project.

AYES: Gabriel, Dawson, Rao, Tiernan, Weldon, Derby

NOES: None

Motion carried.

G. GENERAL BUSINESS

There were no agenda items.

H. ADJOURNMENT

The City Council adjourned the meeting at 8:00 PM.

I HEREBY CERTIFY that the foregoing minutes were duly adopted at the Planning Commission meeting of March 9, 2020.

/Shelley Woods/

Shelley Woods, Senior Office Assistant