



CITY OF NOVATO
COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING
Monday, June 8, 2020 – 7:00pm

AGENDA TELECONFERENCE ONLY

Chair
David Gabriel

Vice Chair
Reva Rao

Members
Dan Dawson
Justin Derby
Rachel Farac
Curtis Havel
Peter Tiernan

Staff Liaison
Steve Marshall - Planning & Environmental Services Manager

The Planning Commission is regularly scheduled each month every 2nd and 4th Monday at 7:00pm. Your interest is encouraged and appreciated.

Effective March 17, 2020, at 12:01 a.m., Marin County residents are required to shelter at home. City Council and other commission/committee meetings may continue.

Pursuant to the provisions of California Governor's Executive Orders N-25-20 and N-29-20, the Planning Commission's meeting will be held by teleconference only.

The teleconference hearing will be conducted on Monday, June 8, 2020, at 7:00 PM

Public Participation/Comment Instructions

Members of the public may participate and provide comments to the Planning Commission as follows:

- Written public comments may be submitted by email to smarshall@novato.org. Written public comments received more than 2 hours prior to the start of the meeting will be distributed to the Planning Commission prior to the meeting.

- Spoken public comments will be accepted through the teleconference meeting only. To address the Planning Commission, please read the following instructions carefully.

1. Join via Webex Link

<https://novato.webex.com/novato/onstage/g.php?MTID=e4c2a5a96b0a43fdf06daf3be1a3bd7c5>

2. Join via www.Webex.com

Event No. (access code): 146 812 2725

Event Password: 1960

Should the links above not work, please go to www.novato.org/agendas to find updated link information.

- a. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you when it is your turn to speak.
 - b. When the Chair calls for public comment on the item on which you wish to speak, “raise hand.” To “raise your hand,” click on the participant’s icon (looks like a human figure) and a list of all the participants pops up on the right hand side. When you see your name, right click your name, and a hand appears. Select the hand to change the color to blue, so that you can be seen as raising your hand.
 - c. The host will activate and unmute speakers in turn. Speakers will be notified that it is now their turn to speak.
 - d. When called, please limit your remarks to the time limit allotted. The speakers will be muted again when time is up.
- Listen only participation may be accessed by calling toll number (415) 655-0002 and entering access code 146 812 2725#. **Please note you will not be able to provide public comment during the meeting using this number – this is a “listen only” participation method.**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (415) 599-9742. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodation to help insure accessibility to this meeting.

A. CALL TO ORDER AND ROLL CALL

B. APPROVAL OF FINAL AGENDA

C. PUBLIC COMMENT

There is a three-minute time limit to speak although the Chair may shorten the time based on the number of speakers or other factors. A speaker may not yield his or her time to another speaker.

For issues raised during Public Comment that are not on the published agenda, except as otherwise provided under the Ralph M. Brown Act, no action can legally be taken. The Commission may direct that the item be referred to the Staff Liaison for action or may schedule the item on a subsequent agenda.

D. CONSENT ITEM

All matters listed on the Consent Calendar are considered to be routine and will be adopted by a single vote of the Commission. There will be no separate discussion unless specific items are removed from the Consent Calendar for separate discussion and action. Any Commissioner may remove an item from the Consent Calendar and place it under General Business for discussion.

D.1. [Approval of PC Minutes of March 9, 2020 \(JD, DG, DD, RF, CH, RR, PT\)](#)

D.2. [Approval of PC Minutes of April 13, 2020 \(DG, RR, DD, JD, RF, CH, PT\)](#)

E. UNFINISHED AND OTHER BUSINESS

NONE

F. PUBLIC HEARING

Public hearings are announced and advertised in advance to allow interested persons to make comments for, against, or otherwise, regarding a proposed project or decision. Anyone who challenges any hearing matter in court may be limited to only those issues raised at the public hearing described therein, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Public comments are taken when the Chair opens the public comment. When the Chair closes the public comment period, then no other public comments are accepted and placed in the record. The Chair may open the public comments again.

F.1. CAPITAL IMPROVEMENT PROGRAM 2020/21 PROPOSED NEW PROJECTS AND GRANT AVENUE BRIDGE RIGHT OF WAY ACQUISITION GENERAL PLAN CONSISTENCY REPORT

Pursuant to California Government Code Sections 65401 and 65402, consider providing a report to the City Council regarding whether four proposed new projects as a part of the City's Capital Improvement Program for Fiscal Year 2020/21 and the right of way acquisitions of permanent and temporary easements to accommodate the Grant Avenue Bridge Rehabilitation project improvements are consistent with the Novato General Plan.

[Staff Report – CIP Improvement Program 2020/21](#)

[Attachment 1 – Draft Resolution](#)

**F.2. HAMILTON VILLAGE
CEQA MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING & REPORTING PROGRAM
P2020-009 GENERAL PLAN AMENDMENT
P2020-010 MASTER PLAN AMENDMENT
P2020-011 PRECISE DEVELOPMENT PLAN
P2019-079; DESIGN REVIEW and
P2020-012 VESTING TENTATIVE MAP
APNS 157-970-03; 802 STATE ACCESS ROAD
INCLUDING GENERAL PLAN CONSISTENCY FINDINGS REGARDING GRANT OF
EASEMENTS FOR ACCESS ACROSS ADJACENT PROPERTY OWNED BY THE CITY,
APNS 157-970-05, -06, & -07**

Conduct a public hearing to consider and adopt: (1) a resolution recommending the City Council adoption of findings and a mitigated negative declaration and Mitigation Monitoring and Reporting Program; (2) resolutions recommending City Council approval of (a) a general plan amendment, (b) a master plan amendment, (c) a precise development plan, (d) design review approval; and (e) a vesting tentative map, and general plan consistency report regarding grants of easements for access across adjacent property owned by the City (APNs 157-970-05,-06, & -07) Hamilton Village, a 75-unit townhome project proposed at 802 State Access Road.

[Staff Report – Hamilton Village GPA/MPA/PDP/DR/Vesting Tentative Map](#)
[Attachment 1 – Draft Resolution Mitigated Negative Declaration](#)
[Attachment 2 – Draft Resolution General Amendment](#)
[Attachment 3 – Draft Resolution Master Plan Amendment](#)
[Attachment 4 – Draft Resolution Precise Development Plan and Design Review](#)
[Attachment 5 – Draft Resolution Vesting Tentative Map and Grant of Easements](#)
[Attachment 6 – Public Correspondence](#)

**F.3. STONETREE DRIVING RANGE
CEQA MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING & REPORTING PROGRAM
P2019-036; GENERAL PLAN AMENDMENT
P2019-037; ZONING MAP AMENDMENT
P2019-051; USE PERMIT
APN 157-160-18; TWOWATER TRAIL SOUTH OF 9 STONETREE LANE**

Conduct a public hearing to consider and adopt (1) resolution recommending the City Council adoption of findings and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; (2) resolutions recommending approval of (a) a general plan land use map amendment, (b) a zoning map amendment, (c) a use permit allowing the long-term operation of an existing golf driving range on a 10-acre portion of APN 157-160-18.

[Staff Report – StoneTree Driving Range GPA/ZMA/UP](#)
[Attachment 1 – Draft Resolution Mitigated Negative Declaration](#)
[Attachment 2 – Draft Resolution General Plan Amendment](#)
[Attachment 3 – Draft Resolution Zoning Map Amendment](#)
[Attachment 4 – Draft Resolution Use Permit](#)

G. GENERAL BUSINESS

These items include significant and administrative actions of special interest and will usually include a presentation and discussion by the Commission. They will be enacted upon by a separate vote.

NONE

H. COMMITTEE AND LIAISON REPORTS

This section is used for Commissioners and the Staff Liaison to orally report on topics that can be considered for discussion at a future meeting

NONE

I. ADJOURNMENT

If urgent matters arise after the publication of the regular agenda, there will be an addendum. It will be posted at the referenced locations mentioned in the Affidavit of Posting by Thursday at 5:00pm, the week before the meeting.

To appeal a final decision of the Planning Commission, a written letter of appeal and the required appeal fee must be filed with the Community Development Department within 10 calendar days of the decision. The appeal letter must specifically state the basis for the appeal. Additional information on the appeal process can be found in Division 19.54 of the Novato Municipal Code.

Materials, that are submitted to members of the Planning Commission after the distribution of the meeting’s agenda packet will be available for public inspection on the Planning Division’s website titled Supplemental Materials for Planning Commission Meetings. During the COVID-19 crisis, a binder of such distributed materials will not be available for public review.

AFFIDAVIT OF POSTING

I, Shelley Woods, certify that on Tuesday before the Planning Commission meeting of June 8, 2020, the agenda was posted on the City Community Service Board at the Police Department and on the City’s website at novato.org in Novato, California.

/Shelley Woods/
Shelley Woods, Senior Office Assistant



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