



**CITY OF NOVATO**  
COMMUNITY DEVELOPMENT

**ZONING ADMINISTRATOR MEETING**

Thursday, October 8, 2020 - 2:00 PM

**[Agenda Teleconference Only](#)**

**Zoning Administrator Steve Marshall**

The Zoning Administrator meeting is regularly scheduled each month every 2<sup>nd</sup> and 4<sup>th</sup> Thursday at 2:00pm. Your interest is encouraged and appreciated.

Pursuant to the provisions of the California Governor's Executive Order N-29-20, issued on March 17, 2020, this meeting will be held by teleconference only.

**Public Participation/Comment Instructions**

Members of the public may participate and provide comments to the Zoning Administrator as follows:

- Written public comments may be submitted by email to [smarshall@novato.org](mailto:smarshall@novato.org). Written public comments will not be read during the meeting.
- Spoken public comments will be accepted through the Zoom meeting platform and via telephone. To address the Zoning Administrator orally, please read the following instructions carefully.

1. Join via direct link:

<https://zoom.us/j/92405875892?pwd=SFFPdGtTOVVrNXZUM0dPV00zT0hqUT09>

or

Join at [Zoom.com](https://zoom.com)

**Meeting ID:** 924 0587 5892

**Password:** 1960

Should the links above not work, please go to [www.novato.org/agendas](http://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 Zoning Administrator calls for public comment on the item on which you wish to speak, please use the "Raise Hand" feature by clicking on the hand icon at the bottom of your screen to notify the Host that you would like to speak.
- c. The Host will unmute speakers in turn. Speakers will be notified when it is their turn to speak.
- d. When called upon, please limit your remarks to the time limit allotted by the Chair or as specified on the agenda. Speakers will be muted when their time is up.

2. Join the meeting via telephone by calling **669-900-6833**

**Meeting ID:** 924 0587 5892

**Password:** 1960

- a. When the Zoning Administrator calls for public comment on the item on which you wish to speak, **press \*9** to activate the “Raise Hand” feature to notify the Host that you would like to speak.
- b. The Host will unmute speakers in turn. Speakers will be notified when it is their turn to speak.

When called upon, please limit your remarks to the time limit allotted by the Zoning Administrator or as specified on the agenda. Speakers will be muted when their time is up.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Zoning Administrator Steve Marshall at (415) 899-8942. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodation to help insure accessibility to this meeting.

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## **A. PUBLIC COMMENT**

*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 Zoning Administrator may direct that the item be referred to City staff for consideration or may schedule the item on a subsequent agenda.*

## **B. 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 Zoning Administrator at, or prior to, the public hearing.*

### **B.1. VINTAGE OAKS PAD W BUILDING P2020-023 DESIGN REVIEW P2020-024 USE PERMIT CEQA CATEGORICALLY EXEMPT – SECTION 15303 APN 153-340-28; 128 VINTAGE WAY**

Conduct a public hearing and possibly approve a use permit and a design review application for the development of a 5,925 square-foot commercial building with three (3) tenant spaces, including a drive-through aisle serving one of the tenant spaces.

[Staff Report](#)

**B.2. TAGLIAFERRI'S OFF-SITE ALCOHOL SALES USE PERMIT  
CEQA CATEGORICALLY EXEMPT: SECTION 15301  
P2020-047; USE PERMIT APN 141-201-54;  
1727 (1765) GRANT AVENUE**

Conduct a public hearing and possibly approve a use permit to allow for Tagliaferri's Delicatessen and Café to sell alcoholic beverages for off-site consumption at 1765 Grant Avenue, a tenant space located within the Downtown Novato Center shopping center.

[Staff Report](#)  
[Attachment – Project Plans + Information](#)

**C. ADJOURNMENT**

*To appeal a final decision of the Zoning Administrator, 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 Zoning Administrator 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 Zoning Administrator Meetings. During the COVID-19 crisis, a binder of such materials will not be available for public review.

**AFFIDAVIT OF POSTING**

I, Shelley Woods, certify that on Thursday before the Zoning Administrator meeting of October 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](http://novato.org) in Novato, California.

/Shelley Woods/  
Shelley Woods, Senior Office Assistant



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