



CITY OF NOVATO
COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting Minutes

Via Webex Teleconference

Monday, June 8, 2020 - 7:00 PM

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

The Planning Commission meeting began at 7:00 PM.

Commission Present: Chair David Gabriel, Vice Chair Reva Rao, Commissioner Dan Dawson, Commissioner Justin Derby, Commissioner Rachel Farac, and Commissioner Curtis Havel, and Commissioner Peter Tiernan (arrived late)

Commission Absent: None

Staff Present: Planning Manager Steve Marshall, Public Works Director Chris Blunk, Planner II Kaitlin Zitelli, Senior Assistant City Attorney Veronica Nebb

B. APPROVAL OF FINAL AGENDA

COMMISSION ACTION: Upon motion by Commissioner Dawson and seconded by Commissioner Rao, the Planning Commission voted 6-0-0-1 via roll call to approve the final agenda.

AYES: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel

NOES: None

ABSTAIN: None

ABSENT: Commissioner Tiernan (arrived late)

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 March 9, 2020 (JD, DG, DD, RF, CH, RR, PT)

COMMISSION ACTION: Upon motion by Commissioner Derby and seconded by Commissioner Dawson, the Planning Commission voted 6-0-0-1 via roll call to approve the Consent Item.

AYES: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel
NOES: None
ABSTAIN: None
ABSENT: Commissioner Tiernan (arrived late)

Motion carried.

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

COMMISSION ACTION: Upon motion by Commissioner Dawson and seconded by Commissioner Farac, the Planning Commission voted 6-0-0-1 via roll call to approve the Consent Item.

AYES: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel
NOES: None
ABSTAIN: None
ABSENT: Commissioner Tiernan (arrived late)

Motion carried.

PUBLIC HEARING

E. CONTINUED ITEMS

There were no agenda items.

F. NEW ITEMS

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.

Chris Blunk, public works director, presented and summarized the staff report and answered Commissioner questions.

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

COMMISSION ACTION: Upon motion by Commissioner Dawson and seconded by Commissioner Havel, the Planning Commission voted 6-0-0-1 via roll call to provide a report to the City Council that four new Capital Improvement Program projects for Fiscal Year 2020/21 and the acquisition of right-of-way and temporary easements to accommodate the Grant Avenue Bridge Rehabilitation project are consistent with the Novato General Plan.

AYES: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel
NOES: None
ABSTAIN: None
ABSENT: Commissioner Tiernan (arrived late)

Motion carried.

**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.

Planner II Kaitlin Zitelli presented and summarized the staff report. The applicant, Samantha Hauser, gave a brief presentation and answered Commissioner questions.

The Commission asked questions regarding maintenance responsibility for the proposed public/private park, implementation of mitigation measures, applicable parking ratio, and street lighting.

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

Commissioner Havel stated he felt the proposal was a fantastic project.

Commissioner Derby stated the project is really nice, although would have liked to see it a bit denser; the project has good amenities and likes the design.

Commissioner Dawson agreed with Commissioner Havel and noted it was good to see another gap filled at Hamilton. He stated the project is complimentary to the area and has proximity to the SMART station to justify the proposed density.

Commissioner Farac – No additional comments.

Commissioner Rao – No additional comments.

Chair Gabriel stated the project was congruent with Hamilton and blends well with the architecture in the area. He appreciated the project put entries at the street edge. He felt the park was really attractive.

COMMISSION ACTION:

Motion/Second: Commissioner Derby/Gabriel to adopt the CEQA Resolution. Motion passed by roll call vote: 6-0-0-1 (Ayes: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel) – Commissioner Tiernan arrived late.

Motion/Second: Commissioner Dawson/Havel to adopt the GPA Resolution. Motion passed by roll call vote: 6-0-0-1 (Ayes: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel) – Commissioner Tiernan arrived late.

Motion/Second: Commissioner Farac/Rao to adopt the Master Plan Resolution. Motion passed by roll call vote: 6-0-0-1 (Ayes: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel) – Commissioner Tiernan arrived late.

Motion/Second: Commissioner Havel/Farac to adopt the Precise Plan Resolution. Motion passed by roll call vote: 6-0-0-1 (Ayes: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel) – Commissioner Tiernan arrived late.

Motion/Second: Commissioner Dawson/Rao to adopt the Vesting Map Resolution. Motion passed by roll call vote: 6-0-0-1 (Ayes: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel) – Commissioner Tiernan arrived late.

**F.2. 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; TOWATER 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.

Planner II Kaitlin Zitelli, presented and summarized the staff report. The applicant, Ayyub Hansia of Bay Club, gave a brief presentation and answered Commissioner questions.

The Commission asked questions regarding noticing, correspondence from Marin Audubon, change in land use designation from Open Space to Conservation, CEQA review period, and the project site's relationship to the StoneTree Golf Club property.

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

Commissioner Tiernan stated the driving range seemed like a benign use of the property. He noted concern that residents in Black Point think a public vote is necessary to allow the driving range.

Commissioner Dawson stated he had no objections to the driving range and felt it was an activity in line with what is occurring in the area. He was comfortable with the proposal since it does not include lighting.

Commissioner Derby shared the same sentiments as Commissioner Dawson and appreciated the driving range does not include lights.

Commissioner Farac noted making a site visit and expressed her support for the driving range.

Commissioner Rao noted her concurrence with the other commissioners.

Chair Gabriel noted making a site visit and speaking to nearby residents. He stated he didn't detect opposition to the driving range.

COMMISSION ACTION:

Motion/Second: Commissioner Derby/Farac to adopt the CEQA Resolution. Motion passed by roll call vote: 7-0-0-0 (Ayes: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Havel, Tiernan).

Motion/Second: Commissioner Tiernan/Dawson to adopt the GPA Resolution. Motion passed by roll call vote: 6-1-0-0 (Ayes: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Tiernan); Commissioner Havel opposed.

Motion/Second: Commissioner Tiernan/Dawson to adopt the Rezone Resolution. Motion passed by roll call vote: 6-1-0-0 (Ayes: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Tiernan); Commissioner Havel opposed.

Motion/Second: Commissioner Tiernan/Rao to adopt the Use Permit Resolution. Motion passed by roll call vote: 6-1-0-0 (Ayes: Commissioners Dawson, Rao, Derby, Farac, Gabriel, Tiernan); Commissioner Havel opposed.

G. GENERAL BUSINESS

There were no agenda items.

H. COMMITTEE AND LIAISON REPORTS

Planning Manager Marshall discussed future meeting schedules.

I. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:45 PM.

I HEREBY CERTIFY that the foregoing minutes were duly adopted at the Planning Commission meeting of September 28, 2020.

/Shelley Woods/

Shelley Woods, Senior Office Assistant