



**CITY OF NOVATO**  
**CALIFORNIA**

**PLANNING COMMISSION**

**Meeting Minutes**

Via Zoom Teleconference

**Monday, January 24, 2022 – 7:00 pm**

**A. CALL TO ORDER AND ROLL CALL**

The Planning Commission meeting began at 7:00 PM.

**Commission Present:** Commissioner Dan Dawson, Commissioner Justin Derby, Commissioner Ronald Gerber, Commissioner Curtis Havel, and Commissioner Lia Heath, and Vice Chair Peter Tiernan

**Commission Absent:** Chair Rachel Farac

**Staff Present:** Planning Manager Steve Marshall, Planner II Vivek Damodaran

**B. APPROVAL OF FINAL AGENDA**

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

**AYES:** Commissioners Dawson, Derby, Gerber, Havel, Heath, and Tiernan

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Farac

**Motion carried.**

**C. PUBLIC COMMENT**

NONE

**D. CONSENT ITEM**

NONE

**E. UNFINISHED AND OTHER BUSINESS**

NONE

## F. PUBLIC HEARING

### F.1. COMSTOCK COMMONS ZONING MAP AMENDMENT; P2021-050 TENTATIVE MAP; P2021-101 DESIGN REVIEW; P2019-003 CEQA EXEMPT: CEQA GUIDELINES SECTION 15183 200 SAN MARIN DRIVE; APN 124-282-18

Public hearing and possible action to adopt resolutions recommending the City Council: (1) adopt findings and determine that no further environmental review is required pursuant to California Environmental Quality Act (CEQA) guidelines section 15183; (2) approve a zoning map amendment to change the zoning of the subject parcel from Planned District (PD) to General Commercial (CG); and (3) approve a design review and tentative map for Comstock Commons, a 6 unit live/work project proposed at 200 San Marin Drive, APN 124-282-18

Planning Manager Marshall introduced the item and requested the Planning Commission take public comment on the proposal and continue the matter to February 14, 2022. Planning Manager Marshall explained that staff wanted additional time to add two conditions of approval omitted from the staff report package, as well as an opportunity to update the staff report with additional information regarding the project site's past use as a gas station.

Vice Chair Tiernan opened the public comment period.

Carrie Ford noted she live adjacent to the project site and raised questions regarding the soil sampling and excavation for the project, as well as asked for clarification regarding the function of a live/work unit.

Vice Chair Tiernan encouraged Ms. Ford to review the staff report.

Planning Manager Marshall noted the staff report would be updated to provide more information about measures addressing the site's past use as a gas station. He also explained the operation of a live/work unit.

**COMMISSION ACTION: Upon motion by Commissioner Dawson and seconded by Commissioner Derby, the Planning Commission voted 6-0-0-1 via roll call to continue Comstock Commons to the Commission's meeting of February 14, 2022.**

**AYES:** Commissioners Dawson, Derby, Gerber, Havel, Heath, and Tiernan

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Farac

**Motion carried.**

## H. COMMITTEE AND LIAISON REPORTS

Planning Manager Marshall discussed future meeting schedules.

I. **ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:17 PM.

**I HEREBY CERTIFY that the foregoing minutes were duly adopted at the Planning Commission meeting of February 14, 2022.**

**/Shelley Woods/**

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Shelley Woods, Senior Office Assistant**