



CITY OF NOVATO
COMMUNITY DEVELOPMENT

Housing Zoning and Building Codes Appeals Board
Agenda

COUNCIL CHAMBERS
901 SHERMAN AVENUE
NOVATO, CA 94945

Tuesday, July 12, 2022 - 9:00 AM

Chair

Blake Schatz

Vice Chair

Neil Rabbitoy

Members

Dale Faust

Patrick Rinn

Tom Warton

Marie Hoch (Alt)

Mathew Mitchell (Alt)

Staff Liaison

Jay Bradford, Chief Building Official

Gary P. Beretta, Supervising Code Enforcement Officer

The **Zoning Housing and Building Codes Appeals Board** welcomes you to attend its meetings which are regularly scheduled Tuesday July 12, 2022. Your interest is encouraged and appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison at (415) 899-8928. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodation to help insure accessibility to this meeting. Council Chambers is equipped with a Hearing Loop (aka "T-Coil"), focused under the large, raised ceiling in the middle of the room. In addition, assistive listening receivers are available for checkout from the Staff Liaison.

A. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL

B. APPROVAL OF FINAL AGENDA

C. PUBLIC COMMENT OF AGENDA ITEMS

*All members of the public wishing to address the **Zoning Housing and Building Codes Appeals Board** for agenized items are requested to submit a speaker card in advance to the Staff Liaison. (Please remember that all comment cards are PUBLIC RECORDS). The Chair will call the names of speakers from the cards. The Chair will recognize persons from the audience who wish to address the Board on a particular agenda item at the time that item is considered.*

There is a three-minute time limit to speak although the Chairperson 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 Board 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 enacted by a single vote of the Council. There will be no separate discussion unless specific items are removed from the Consent Calendar for separate discussion and action. Any Boardmember may remove an item from the Consent Calendar and place it under General Business for discussion.

D.1. Approve the meeting minutes of April 26, 2022

E. UNFINISHED AND OTHER BUSINESS

None

F. PUBLIC HEARINGS ON A DETERMINATION OF A PUBLIC NUISANCE

Conduct public hearings and make determinations as to whether a public nuisance exists and is to be abated at the properties listed below:

**F.1. 7 Garden Ct.
APN 140-141-27
Case CEH11-0242**

**F.2. 155 Indian Hills
APN 150-601-50
Case CE-C20-0060 & CE-P20-0174**

**F.3. 813 Sutro Ave
APN 125-171-14
Case CE17-0295**

**F.4. 1929 Benton Ln.
APN 141-130-63
Case RI2018-0619**

**F.5. 596 Wilson Ave.
APN 146-180-34
Case RI2017-0367 & RI2018-0545**

**F.6. 36 San Felipe
APN124-222-32
Case RI2018-0252**

G. GENERAL BUSINESS

*These items include significant and administrative actions of special interest and will usually include a presentation and discussion by the **Zoning Housing and Building Codes Appeals**. They will be enacted upon by a separate vote.*

G.1. None

H. COMMITTEE AND LIAISON REPORTS

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

H.1. 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 Friday at 5p.m., the week before the meeting.

Materials, that are submitted to members after the distribution of the agenda packet, are available for public inspection in the at 922 Machin Avenue during normal business hours. Such materials shall also be made available on the City of Novato website at novato.org when practical and provided that City staff is able to post those documents prior to the meeting. A binder is available for the public at the meeting to view any distributed materials. Also, when non-confidential written materials are distributed to members of the City Council during a public meeting by staff or a member of the City Council, copies shall be made available to members of the public following that meeting.

AFFIDAVIT OF POSTING

I, Gary P. Beretta, certify that on the Thursday, before the hearing of July 12, 2022, 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.

/Gary P. Beretta/

Gary P. Beretta, Supervising Code Enforcement Officer



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