

PLANNING COMMISSION STAFF REPORT**MEETING**

DATE: July 25, 2022

STAFF: Vivek Damodaran, Senior Planner
(415) 899-8939; vdamodaran@novato.orgSteve Marshall, Planning Manager
(415) 899-8942; smarshall@novato.orgSUBJECT: **HOMEWARD BOUND – WORKFORCE & VETERAN HOUSING
PRECISE DEVELOPMENT PLAN; P2021-089
DESIGN REVIEW; P2019-055
CEQA EXEMPT: CEQA GUIDELINES SECTION 15183
APN 157-970-07; PARCEL SOUTH OF 1385 HAMILTON PKWY.**

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; AND (2) APPROVE A PRECISE DEVELOPMENT PLAN AND DESIGN REVIEW FOR HOMEWARD BOUND OF MARIN'S WORKFORCE & VETERAN HOUSING PROJECT THAT INCLUDES 50 RESIDENTIAL APARTMENT UNITS AND A 10,800 SQUARE FOOT COMMERCIAL/TRAINING KITCHEN AND EVENT GATHERING SPACE BUILDING AT THE PARCEL SOUTH OF 1385 HAMILTON PARKWAY, APN 157-970-07

REQUESTED ACTION

Conduct a public hearing to consider and possibly adopt: (1) a resolution recommending the City Council adopt CEQA findings and determine that no further environmental review is required pursuant to CEQA Guidelines Section 15183; and (2) a resolution recommending the City Council approve a precise development plan and design review for Homeward Bound of Marin's Workforce & Veteran Housing project that includes 50 residential apartment units and a 10,800 square foot commercial/training kitchen and event gathering space at the parcel south of 1385 Hamilton Parkway, APN 157-970-07.

EXECUTIVE SUMMARY

Homeward Bound of Marin ("Applicant") submitted applications for a precise development plan and design review approvals (collectively "Project") to allow for the construction and operation of the Homeward Bound of Marin's Workforce & Veteran Housing development, featuring 50 apartments and 10,800 square foot commercial training kitchen and event gathering space on a ± 2.61 acre City-owned parcel located within the Commissary Triangle Planning area (Planning Area 4) of the Hamilton Reuse Plan/Master Plan ("Master Plan") at APN 157-970-07 ("Site" or "Project Site").

The Project is intended as an extension of the existing Homeward Bound of Marin’s campus (New Beginnings Center and Next Key Center) at 1385/1399 Hamilton Parkway. The Applicant has executed a long-term ground lease with the City in anticipation of pursuing funding and permits to construct the Project. The lease addresses the use and maintenance of the Project Site, including provisions relating to affordable housing as stipulated in Article 4 of the lease. A copy of the lease is provided for reference as Attachment No. 3 to this report.

The Applicant has secured significant funding to support the Project contingent on obtaining all required approvals and starting construction later in 2022.

Requested Entitlements

The Project requires the following development entitlement approvals:

- **Precise Development Plan (PDP)** to address the design and operational characteristics of the Project, as well as development standards (e.g., building coverage, setbacks, height limit, parking requirements etc.);
- **Design Review** is a mandatory process for parcels zoned as PD to consider and establish the Project’s site design, massing, landscaping, architecture, finish materials and colors.

General Plan Consistency

The subject parcel has a land use designation of Community Facilities, Public Utilities, and Civic Uses (CF) as assigned by Novato General Plan 2035 (“General Plan”). The CF land use designation is applied to areas suitable to allow for public land uses including certain open space and recreation uses; additionally, education, assembly, medical, research and development, service, residential and utility uses may be allowed. The civic benefits derived from Homeward Bound’s services (i.e., affordable housing and jobs training for persons in need) are considered to be consistent with the intended uses of lands designated CF. The CF designation offers a maximum density of 20.0 dwelling units per acre for residential development and a maximum floor area ratio (FAR) of 0.80 applicable to all land uses. The Project proposes a density of 19.16 units per acre and an FAR of 0.39. The Project is considered to be consistent with all applicable policies and programs of the General Plan, including those related to housing and project design.

A discussion of the Project’s consistency with the General Plan is provided in Exhibit B attached to the draft resolution provided as Attachment No. 2 to this report.

Master Plan Consistency

The [Hamilton Army Airfield Reuse Plan](#) (“Master Plan”) serves as the master plan for a large portion of the former Hamilton Army Airfield. The Project Site is assigned the Community Facilities and Civic Uses (CFCU) designation of the Master Plan, consistent with the General Plan land use designation of CF for the Project Site. The CFCU designation includes public buildings and facilities, public libraries, parks, open space, City offices, fire/police stations, hospitals, utilities and privately-owned uses operating in conjunction with public uses. The Project is considered to be a private use operating in conjunction with public uses on the basis of the services provided by Homeward Bound, the organizations close ties to and coordination with public social service organizations, and the public benefits resulting from providing affordable housing, homeless

services, and employment training. As such, the Project is considered to be consistent with the Master Plan.

A discussion of the Project's consistency with the Master Plan is provided in Exhibit B attached to the draft resolution provided as Attachment No. 2 to this report.

Affordable Housing

The Project is subject to complying with the affordable housing requirements of Novato Municipal Code ("NMC") Division 19.24. Division 19.24 requires all residential projects of seven (7) or more residential units be designed and constructed to reserve at least 20% of the total dwelling count as affordable housing. The Project exceeds this requirement by reserving 100% of the units as affordable housing with 24 units for homeless veterans and 26 units of workforce housing; rents will be affordable to households with very-low and extremely low-incomes.

Precise Development Plan & Design Review

The Applicant has requested approval of a precise development plan (PDP) and design review for the Project. The PDP would establish the development intensity and site design for three (3) separate buildings to allow for 50 residential units and a 10,800 square foot commercial/training kitchen and event gathering space, as well as 102 surface parking stalls and associated site improvements (i.e., landscaping).

The Project is considered to meet all findings of approval required to approve the proposed PDP and DR. The specific facts supporting the Project's consistency with these findings is provided in Exhibit B attached to the draft resolution provided as Attachment No. 2 to this report.

California Environmental Quality Act (CEQA)

The Project does not require further environmental review pursuant to CEQA Guidelines Section 15183 on the basis the proposal is consistent with the land use and density assigned to the Project Site by General Plan 2035. In addition, there is no evidence that the Project or Project Site are subject to any unique circumstances indicating the potential for new or intensified significant environmental impacts beyond those identified in the final environmental impact report ("FEIR") certified for General Plan 2035.

Planned District Process

The Project is subject to completing the City's Planned District (PD) process, involving the following public meetings and hearings:

- Neighborhood Meeting (*Completed on November 13, 2019*)
- Design Review Commission Workshop (*Completed on December 4, 2019*)
- Design Review Commission Recommendation (*Completed on January 15, 2020*)
- Planning Commission Recommendation (*Pending*)
- City Council Hearing (*Tentatively August 23, 2022*)
- Design Review Commission – Final Architecture and Landscaping (*To be determined*)

A summary of both the Neighborhood and Design Review Commission (DRC) Workshop meetings is included on page 3 of the January 15, 2020 DRC hearing staff report linked below.

Design Review Commission Recommendation

On January 15, 2020, the DRC conducted a public hearing to consider a revised set of design plans prepared in response to the DRC's December 4, 2019, workshop comments. The DRC was asked to consider making a formal recommendation regarding the Project's site design, massing, landscaping, and architecture concepts. The DRC adopted a motion recommending the Planning Commission and City Council approve these elements of the Project, including a applying a condition of approval requiring the project to return to the DRC for a final review of architecture and landscaping details.

The meeting minutes and staff report for the aforementioned hearing are available for download below:

- [January 15, 2020 DRC Hearing Staff Report](#)
- [January 15, 2020 DRC Hearing Minutes](#)

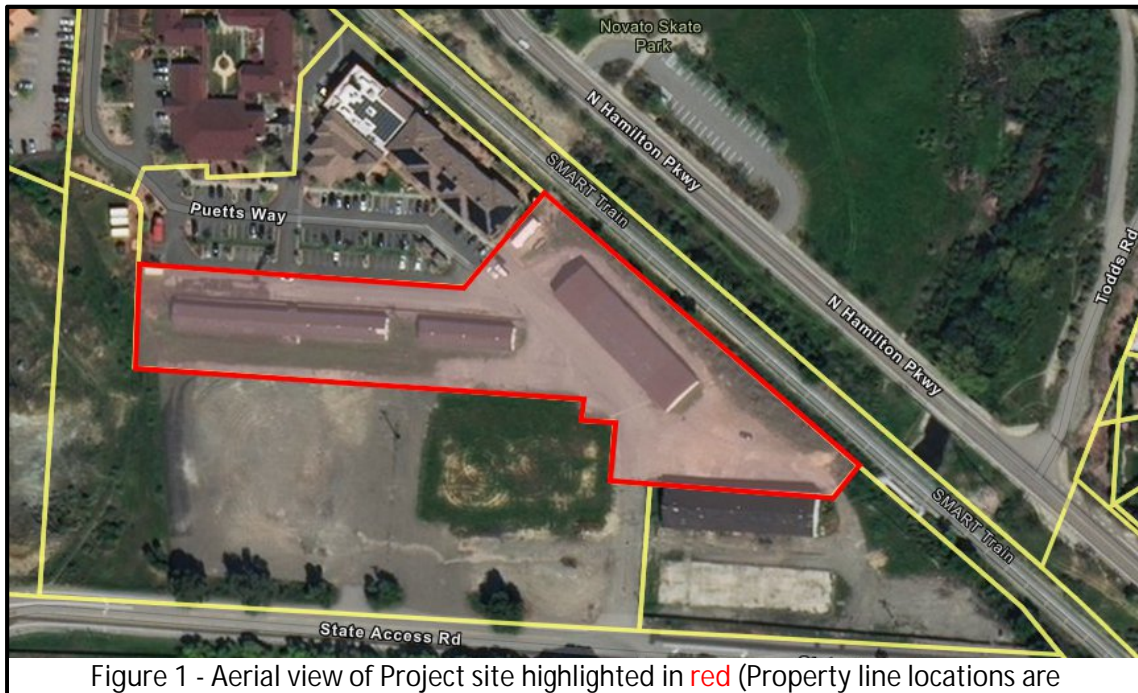
Findings of Approval & Staff Recommendation

The Project has been reviewed against all applicable findings of approval specified in Chapter 19 (Zoning) of the Novato Municipal Code (NMC), in particular those addressed to precise development plans and design review actions. In all instances, the Project was found to meet the required findings to approve a precise development plan and design review. Staff recommends the Planning Commission adopt the attached resolutions recommending the City Council approve of the Project.

SITE DESCRIPTION

The Project Site is an approximately ± 2.61-acre parcel that is located on the north side of State Access Road and west of Hamilton Parkway. The parcel to the south of the Project Site is the location of [Hamilton Village](#), a 75-unit residential townhome project that was approved by City Council in July 2020 and is currently under construction. Northwest of the Project Site is Homeward Bound's New Beginnings Center and Next Key Center. East of the Project Site is [Novato Village](#), a 48-unit senior apartment complex. South of State Access Road is the Lanham Village residential neighborhood. The SMART rail line runs along the northern boundary of the Site.

The Project Site is flat with little to no topographic relief and has an average slope of approximately 3.53 percent. The Project Site and the adjoining parcels make up what is known as the "Commissary Triangle", as identified in the Master Plan. This area was the former site of the commissary and various service shops for the Hamilton Army Airfield. The site currently hosts three (3), former military buildings and is mostly paved with little vegetation.



PROJECT DESCRIPTION

The Project consists of the construction of 50 residential units and a 10,800 square-foot events & kitchen building. The residential units would be contained in two (2) two-story buildings with site access taken at Hamilton Parkway and through the existing City-owned Homeward Bound New Beginnings and Next Key parcels. The residential units consist of one-bedroom apartments, with 26 units located within the building in the northeastern portion of the Project Site, and 24 units located within the building in the western portion of the Project Site. The events & kitchen space will be located within a third separate building in the westernmost portion of the Project Site. Additional site improvements include an extensive landscaping plan for approximately 26,850 square feet of landscaping areas throughout the site and 102 surface parking spaces that will be available for the benefit of residents and attendees of event functions.

Project plans are available for viewing and download at the link below:

- [Project Plans \(February 2, 2022\)](#)

NEED FOR PLANNING COMMISSION ACTION

The entitlements requested for the Project require the Planning Commission to review and provide a recommendation to the City Council. The Planning Commission will conduct a public hearing regarding the Project and consider the staff report, the Design Review Commission's recommendation and all other evidence, including, but not limited to public comments regarding the Project, prior to making a recommendation to the City Council. The Planning Commission's review and recommendation must be based on the findings required for CEQA determinations and approval of a precise development plan and design review as addressed in the draft resolutions provided as Attachments No. 1 and 2.

BACKGROUND

Applicant:	Homeward Bound of Marin
Property Owner:	City of Novato
Property Size:	± 2.61 Acres
General Plan Designation:	Community Facilities (CF); Maximum FAR of 0.8; Maximum Density 10.0 to 20 dwelling units per acre
Existing Zoning:	Planned District (PD)
Existing Use:	Storage
Adjacent Zoning & Uses:	North - Planned District (PD); Next Key & New Beginnings West - Planned District (PD); Hamilton Village (Residential) South - Planned District (PD); Novato Village (Residential) East - Planned District (PD); Residential

ENVIRONMENTAL ASSESSMENT

The Project is not subject to further environmental review pursuant to CEQA Guidelines Section 15183. Section 15183 mandates that projects which are consistent with the development intensity established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Subsections 15183(b) and (d) provide the specific criteria to determine whether additional environmental review is required for a project that is consistent with the legislative documents noted above.

The Project does not require further environmental review because it is consistent with the land use and development intensity established by the General Plan and studied in its FEIR for parcels assigned the CF land use designation. In addition, the Project does not meet any of the criteria of CEQA Guidelines Section 15183 (b) based on the observations below:

1. There are no circumstances peculiar to the Project or Project Site indicating the potential for environmental effects beyond the potential general impacts of new development observed in the FEIR. In addition, there is no evidence of circumstances indicating the potential for significant environmental impacts that are unique to the Project Site or Project that were not analyzed in the FEIR. In this instance, the Project Site is an in-fill parcel that is currently developed and is surrounded on all sides by development, including public roadways. The Project Site does not have any physical conditions, such as riparian habitat, waterways, or wetlands, indicating the construction and operation of the Project could cause significant environmental impacts unique to the Project or Project Site. The existing buildings on the site are not historic structures as determined by previous studies of historic resources at Hamilton Field. Further, the Project is not of a size exceeding any screening threshold related to vehicle miles travelled, greenhouse gas emissions, and criteria air pollutants.
2. There is no evidence of circumstances indicating the potential for significant off-site impacts or cumulative impacts that are unique to the Project Site or Project and which were not discussed in the FEIR;

3. There is no new information that was not known when the FEIR was certified indicating that any potentially significant effect identified therein would be more severe than discussed in the EIR. Generally, the circumstances under which the FEIR was prepared have not changed, including the condition of the Project Site and its surroundings. Furthermore, there have been no recent development related studies, including CEQA analyses, indicating the potentially significant impacts addressed in the FEIR would be more severe than anticipated; and
4. The Project is subject to complying with all applicable mitigation measures adopted pursuant to the Mitigation Monitoring and Reporting Program (MMRP) for the General Plan in addition to the uniformly applied development standards of the Novato Municipal Code and California Building Code. Pursuant to the findings of the FEIR, the combination of applicable mitigation measures and uniform standards reduce all potentially significant impacts to a less than significant level.

STAFF ANALYSIS

General Plan 2035 Consistency

The General Plan land use designation for the Project Site is Community Facilities (CF). Pursuant to Land Use Table GP-3 of [Novato General Plan 2035](#) (Page 2-20) the CF designation is applied to areas suitable for public land uses including certain open space and recreation uses as well as education, assembly, medical, research and development service; residential and utility uses may also be allowed at a density range of 10.1 to 20.0 dwelling units per gross acre in mixed use development at a maximum FAR of 0.80.

The Project has a density of 19.16 units/acre and an FAR of 0.39. This density level and FAR are consistent with the CF land use designation. The Project combines an assembly and educational use with multi-family residences representing a mixed-use project consistent with the CF land use designation. In addition, the Project is considered to be consistent with the following relevant policies and programs of the General Plan:

- ***Land Use Policy 1: Implementation of Land Use Map.***
- ***Land Use Program 1b: Density and Intensity of Development.***
- ***Community Character Policy 12: Compatibility of Development with Surroundings.***
- ***Community Character Policy 18: Parking Standards.***
- ***Housing Policy 3.2: Design that Fits into the Neighborhood Context.***
- ***Housing Policy 3.3: Housing Design Principles.***
- ***Housing Policy 7.2: Variety of Housing Choices.***
- ***Housing Policy 12.1: Special Needs Groups***
- ***Housing Policy 12.5: Housing for the Homeless.***

The draft resolution, included as Attachment 2 to this report, contains a detailed discussion regarding the Project's consistency with applicable policies and programs of the General Plan.

Master Plan Consistency

As discussed above, the Hamilton Army Airfield Reuse Plan (again "Master Plan") adopted by the City of Novato in October 1995 serves as the master plan for a large portion of the former Hamilton Army Airfield. The Master Plan specifies the maximum allowable FAR within the Commissary Triangle Area is 0.40 (Page 3-9 of master plan), and building heights are restricted to a maximum

of 30-feet (Page 3-31 of the Master Plan). The PDP for the Project contemplates the construction and operation of 50 apartments and 10,800 square feet of commercial training kitchen with combined event gathering spaces at the 2.61-acre site. Accordingly, the Project, as presented in the PDP includes the development of 45,454 square feet of building area (workforce housing, homeless veteran housing, and events/commercial kitchen) which amounts to an FAR of 0.39 and a density of 19.16 units per acre, with building heights not exceeding 29.3 feet. The Project's proposed use and density level are consistent with those that are permitted under the Master Plan.

The draft resolution, included as Attachment 2 to this report, contains a detailed discussion regarding the Project's consistency with applicable policies of the Hamilton Army Airfield Reuse Plan.

Precise Development Plan (PDP)

The PD zoning classification applied to the Project Site requires the approval of a precise development plan (PDP) to establish specific design and operational components of the Project, consistent with the general plan land use designation assigned to the Site, as well as applicable Master Plan provisions. Deviations from the uniform standards of the Novato Zoning Ordinance are allowed where doing so would better address unique site constraints or would result in a superior project design.

The table below lists development standards applicable to the Project and compares the proposal to the requirements of the CF zoning district that would otherwise apply to a site assigned the CF general plan land use designation. The Project's development standards are generally similar to the CF zoning district, with the notable difference being the number of parking spaces required.

Development Feature	CF Zoning District Development Standard	Project Proposal (PD Zoning)
Min./Max. Density	<i>10.1 to 20 units per acre</i>	50 units; 19.16 units per acre
Front Setback	<i>None</i>	N/A
Side Setback	<i>0 to 10-feet¹</i>	N/A
Rear Setback	<i>0 to 10-feet¹</i>	N/A
Building Coverage	<i>None</i>	N/A
FAR	<i>0.80²</i>	0.39
Height Limit	<i>35-feet²</i>	29.3-feet
Landscaping	<i>As required by NMC Division 19.28 (Landscaping)</i>	The proposal meets or exceeds the standards found in this NMC Division
Parking	<i>151 - As required by NMC Division 19.30 (Parking and Loading)</i>	102 spaces ³
Solid Waste and Recycling	<i>192 square feet for solid waste and recycling</i>	441 square feet

¹6 ft. is required if setback is adjacent to a single-family residential zone; 10 ft. is required if structure is over 20 ft. in height and setback is adjacent to a single-family residential zone; no setback required otherwise.

²The Hamilton Army Airfield Reuse Plan specifies that the maximum allowable FAR within the Commissary Triangle is 0.40 and that building heights shall be restricted to a maximum of 30-feet.

³The Project uses a modified parking ratio for the affordable housing units, based on survey data that demonstrated a reduced vehicle ownership rate for this type of affordable housing program. Further discussion on this modified ratio can be found in the *Parking* discussion below.

Parking

The Project proposes an alternative parking ratio to what is typically required for multi-family and commercial projects per NMC Division 19.30. This Division requires a total of 151 parking spaces based off the following parking ratios:

- 75 parking spaces for 50 1-bedroom apartments (1.5 spaces per 1-bedroom unit)
- 70 parking spaces for 3,479 square feet of assembly area (1 space for each 50 square feet of assembly area), and
- 6 parking spaces for 5,449 square feet of commercial kitchen area (1 space for each 1,000 square feet of general manufacturing, industrial and processing space).

The Project proposes a total of 102 parking spaces. This parking total is based on a parking analysis for Homeward Bound of Marin's New Beginnings Center, prepared by [George Nickelson, dated January 12, 2004](#), as well as a parking analysis prepared for the Project by [W-Trans, dated January 17, 2022](#). The Nickelson parking analysis reflects prior surveys of auto ownership rates and parking demand for affordable housing units in programs similar to that of Homeward Bound of Marin's. Based on an analysis of comparable housing units, this survey determined that the Novato Zoning Ordinance's residential parking ratio should be adjusted to reflect a 20 percent vehicle ownership rate for residents of this type of living arrangement (i.e., transitional/supportive housing). Using an adjusted parking ratio to reflect a reduced vehicle ownership rate, the W-Trans parking analysis identified that 90 parking spaces would be required for the Project, and that the Project's proposed supply of 102 parking spaces would accommodate the anticipated peak parking demand of 76 parking spaces.

The Project Site is located within a reasonable walking distance (within 0.5 miles) to public transportation, including the Hamilton SMART train station, bus stops on Hamilton Parkway east of Nave Drive, for Golden Gate Transit, Marin Transit, and the Marin Airporter. The Project Site is also within walking/biking distance of amenities including the Hamilton Marketplace shopping center which hosts a grocery store, restaurants, medical clinic, and a fitness studio, as well as the Novato Skate Park, South Novato Library, various open space and parks, and several schools. The proximity of these amenities reduces the need for dependence on a vehicle and on-site parking.

Staff believes the proposed on-site parking ratio is sufficient to meet the needs of the Project based on the observations above. Additionally, staff is not aware of any parking related issues resulting from Homeward Bound's existing affordable housing developments, all of which were approved with reduced parking.

Precise Development Plan Findings

In accordance with NMC Section 19.42.060.F.3, (Master Plans and Precise Development Plans - Planning Commission Action on Precise Development Plans) the following findings must be made to approve a precise development plan request:

1. The proposed precise development plan is consistent with the general plan, any available specific plan, and the approved master plan;
2. The proposed Precise Development Plan would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities,

appropriate mix of land uses and structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than might otherwise occur from more traditional development applications;

3. The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise be detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. The proposed Precise Development Plan standards are reasonably suited to the specific characteristics of the site, and are compatible with the existing and future land uses in the surrounding neighborhood;
5. The subject site is:
 - (a) Physically suitable for the type and density/intensity of development being proposed;
 - (b) Adequate in shape and size to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this Zoning Ordinance; and
 - (c) Served by streets and pedestrian facilities adequate in width and pavement type to carry the quantity and type of traffic expected to be generated by the proposed development.

The Project has been reviewed against the findings above. In all instances, the proposed PDP and the Project itself are considered to meet the noted findings. The specific facts to support this position are provided in the resolution recommending approval of the PDP as presented in Attachment 2.

Design Review

Design Review is required for proposals on sites that are zoned as PD. As discussed above, the Project has been reviewed by the DRC at both a public workshop and public hearing. The intent of the DRC's review and recommendation is to assist the Planning Commission and City Council's consideration of whether the Project and its precise development plan, including any deviations from the traditional development standards of the zoning ordinance, are appropriate given the characteristics and context of the Project Site.

Design Review Findings

In accordance with NMC Section 19.42.030.F (Design Review – Findings and Decision) the following findings must be made to approve a design review request:

1. The design, layout, size, architectural features and general appearance of the proposed project is consistent with the General Plan, and any applicable Specific Plan and with the development standards, design guidelines and all applicable provisions of the Municipal Code, including this Zoning Ordinance and any approved Master Plan and Precise Development Plan.

2. The proposed project would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.
3. The proposed development would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

The DRC recommended the Planning Commission and City council approve the Project's site design, height, and massing, as well as the proposed landscaping and architectural concepts. The DRC's recommendation was based on the required findings for Design Review, as listed above. The DRC further recommended the Project be returned to the DRC for a final review of architectural and landscaping details such as finish materials, paint colors, plant sizes and so on. A draft condition of approval requiring this final review is included in the precise development plan and design review resolution presented for the Planning Commission's consideration.

Staff considers the Project to be consistent with the findings noted above and supports the Design Review Commission's recommendation to approve the Project's design. The specific facts to support this conclusion are provided in the resolution recommending approval of the Project's Design Review as Attachment 2.

RECOMMENDATION

Staff recommends the Planning Commission adopt the following resolutions:

1. A resolution recommending the City Council approve CEQA findings pursuant to CEQA Guidelines Section 15183; and
2. A resolution recommending the City Council approve the requested precise development plan and design review for the Project.

COMMISSION ALTERNATIVES

1. Adopt the resolutions as recommended by staff;
2. Modify and adopt the proposed resolutions;
3. Do not adopt the proposed resolutions and recommend denial of the Project; or
4. Continue the public hearing with direction to staff and the applicant.

FURTHER ACTION

The Planning Commission's recommendations will be forwarded to the City Council. The City Council is the review authority for the Project and a public hearing will be scheduled for a future City Council meeting.

ATTACHMENTS

1. Resolution – CEQA
2. Resolution – Precise Development Plan and Design Review
3. Ground Lease, City of Novato & Homeward Bound of Marin, Agreement No. 5074

AVAILABLE FOR DIGITAL DOWNLOAD

All of the following Project documents are available for download at: novato.org/hbofm

1. [Project Plans \(2-3-22\)](#)
2. [W-Trans Draft Parking Analysis \(1-17-22\)](#)
3. [George Nickelson Traffic Study \(1-12-2004\)](#)
4. [DRC Hearing Staff Report \(1-15-20\)](#)
5. [DRC Hearing Minutes \(1-15-20\)](#)
6. [Hamilton Army Airfield Reuse Plan](#)
7. [Novato General Plan 2035](#)