



CITY OF NOVATO
CALIFORNIA

Planning Commission

Agenda

901 Sherman Ave
Novato, CA 94945

Monday, December 12, 2022 - 7:00 PM

Chair

Peter Tiernan

Vice Chair

Lia Heath

Members

Bill Crockett

Dan Dawson

Justin Derby

Ronald Gerber

Curtis Havel

Staff Liaison

Steve Marshall - Planning Manager

The Planning Commission is regularly scheduled each month on the 2nd and 4th Monday at 7:00PM. 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 City Clerk at (415) 899-8900. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodation to help insure accessibility to this meeting.

Public Participation/Comment Instructions

Members of the Public may participate and provide public comments for the Planning Commission as follows:

- **Written public comments** may be submitted by email to planning@novato.org or mailed to the Community Development Department at 922 Machin Ave, Novato, CA 94945. Mailed correspondence must be received prior to the hearing to be considered. Written public comments will not be read during the meeting. Written public comments received more than 3 hours prior to the start of the meeting will be distributed to the Planning Commission. Written public comment received after the three-hour cut-off, including during and after the meeting, will be collected and placed in the public record.
 - **In-person public comments** may be made at the meeting, which are held in the Novato City Council Chambers located at 901 Sherman Avenue.
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- **Virtual & Telephone comments** may be made by using the following instructions:

1. Join the meeting at:

<https://bit.ly/3Bb4axg>

or

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

Webinar ID: 895 4892 9510

Passcode: 1960

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

Webinar ID: 895 4892 9510

Passcode: 1960

- 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 Chair 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. In-person comments will be taken first.
- 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 Mayor or as specified on the agenda. Speakers will be muted when their time is up.

Should the links above not work, please go to www.novato.org/agendas for updated information.

A. CALL TO ORDER AND ROLL CALL

B. APPROVAL OF FINAL AGENDA

C. PUBLIC COMMENT

There is a three-minute time limit to speak although the Chair 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 Commission 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 adopted by a single vote of the Commission. There will be no separate discussion unless specific items are

removed from the Consent Calendar for separate discussion and action. Any Commissioner may remove an item from the Consent Calendar and place it under General Business for discussion.

NONE

E. UNFINISHED AND OTHER BUSINESS

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 Planning Commission at, or prior to, the public hearing.

Public comments are taken when the Chair opens the public comment. When the Chair closes the public comment period, then no other public comments are accepted and placed in the record. The Chair may open the public comments again.

NONE

F. 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 Planning Commission at, or prior to, the public hearing.

Public comments are taken when the Chair opens the public comment. When the Chair closes the public comment period, then no other public comments are accepted and placed in the record. The Chair may open the public comments again.

**F.1. LANDING COURT HOMES
P2022-095; ENTITLEMENT TIME EXTENSION
CEQA EXEMPT: CEQA GUIDELINES SECTION 15183
APH 153-162-70; NORTH SIDE OF LANDING COURT**

Conduct a public hearing to consider and possibly adopt a resolution approving a 2-year time extension of the vesting tentative map, design review, and density bonus approval granted for Landing Court Homes.

[Staff Report - Landing Court Homes Time Extension \(P2022-095\).pdf](#)

[Attachment 1 - Landing Court Homes - Draft Time Extension Resolution \(P2022-095\).pdf](#)

[Attachment 2 - Resolution No. 2020-086 \(CEQA\).pdf](#)

[Attachment 3 - Resolution No. 2020-087 \(Vesting Tentative Map\).pdf](#)

[Attachment 4 - Resolution No. 2020-088 \(Design Review & Density Bonus\).pdf](#)

G. GENERAL BUSINESS

These items include significant and administrative actions of special interest and will usually include a presentation and discussion by the Commission. They will be enacted upon by a separate vote.

NONE

H. COMMITTEE AND LIAISON REPORTS

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

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 5:00 p.m., the week before the meeting.

To appeal a final decision of the Planning Commission, 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 Planning Commission 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 Planning Commission Meetings.

AFFIDAVIT OF POSTING

I, Steve Marshall, certify that on the Tuesday, December 6, 2022, before the Planning Commission meeting of December 12, 2022, the agenda was posted on the City Community Service Board at 922 Machin Avenue and on the City's website at novato.org in Novato, California.

/Steve Marshall/

Steve Marshall, Planning Manager



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