



CITY OF NOVATO
CALIFORNIA

PLANNING COMMISSION
AGENDA

901 SHERMAN AVENUE
NOVATO, CA 94945

Monday, November 13, 2023 – 7:00pm

Chair
Lia Heath

Vice Chair
Curtis Havel

Members
Bill Crockett
Dan Dawson
Justin Derby
Tom Engdahl
Peter Tiernan

Staff Liaison
Steve Marshall – Deputy Director of Community Development

The Planning Commission is regularly scheduled to meet each month every 2nd and 4th Monday at 7:00 PM. 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) 899-8942. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodation to help ensure accessibility to this meeting.

Public Participation/Comment Instructions

Members of the public may participate and provide comments to 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 Avenue, 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 prior to the meeting. 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 Novato City Hall located at 901 Sherman Avenue.
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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 ITEMS

NONE

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.

E. UNFINISHED AND OTHER BUSINESS

NONE

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. PUBLIC HEARING

- F.1. VALLEY OAKS**
CEQA MITIGATED NEGATIVE DECLARATION
P2021-047; GENERAL PLAN AMENDMENT
P2021-048; MASTER PLAN AMENDMENT

P2021-049; DESIGN REVIEW
P2022-065; PRECISE DEVELOPMENT PLAN
P2022-066; VESTING TENTATIVE MAP/VACATION OF RIGHT OF WAY

PUBLIC HEARING AND POSSIBLE ACTION TO ADOPT RESOLUTIONS RECOMMENDING THE CITY COUNCIL: (1) ADOPT A CEQA INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; (2) APPROVE A GENERAL PLAN MAP AMENDMENT FOR A 38±-ACRE AREA FROM BUSINESS AND PROFESSIONAL OFFICE (BPO) TO OPEN SPACE (OS), MEDIUM DENSITY RESIDENTIAL (R5), AND HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL (R20), AND A GENERAL PLAN TEXT AMENDMENT; (3) APPROVE A MASTER PLAN, PRECISE DEVELOPMENT PLAN, AND DESIGN REVIEW; (4) APPROVE A VESTING TENTATIVE MAP AND EXCEPTION REQUESTS TO CHAPTER 5 (DEVELOPMENT STANDARDS); AND (5) ADOPTION OF GENERAL PLAN CONSISTENCY FINDINGS REGARDING A VACATION OF RIGHT OF WAY FOR PINKSTON ROAD FOR A RESIDENTIAL DEVELOPMENT INCLUDING 61 RESIDENTIAL LOTS, 20 RESIDENTIAL CONDOMINIUMS AIRSPACE UNITS, AND COMMON OWNERSHIP PARCELS, LOCATED ON THE WEST SIDE OF REDWOOD BLVD NEAR VERANDAH AVENUE AND PINKSTON ROAD, APNS 125-580-34 AND 125-580-37

Attachments:

[Valley Oaks Staff Report.pdf](#)

[Attachment No. 1 - Draft CEQA Resolution.pdf](#)

[Attachment No. 2 - Draft General Plan Amendment Resolution.pdf](#)

[Attachment No. 3 - Draft Master Plan, Precise Development Plan, & Design Review Resolution.pdf](#)

[Attachment No. 4 - Draft Vesting Tentative Map Resolution.pdf](#)

[Attachment No. 5 - Draft Pinkston Road Vacation Resolution.pdf](#)

[Attachment No. 6 - Public & State Agency Correspondence.pdf](#)

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G. GENERAL BUSINESS

NONE

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.

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 Thursday at 5:00pm, 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 November 8, 2023, before the Planning Commission meeting of Monday, November 13, 2023, the agenda was posted on the City's website at novato.org and on the City Community Service Board at 922 Machin Avenue and in Novato, California.

/Steve Marshall/

Steve Marshall, Deputy Director of Community Development