



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

**PLANNING COMMISSION**  
**SPECIAL MEETING AGENDA**

**901 SHERMAN AVENUE**  
**NOVATO, CA 94945**

**Monday, November 18, 2024 – 7:00 PM**

**Chair**  
**Curtis Havel**

**Vice Chair**  
**Bill Crockett**

**Members**  
**Dan Dawson**  
**Justin Derby**  
**Tom Engdahl**  
**Lia Heath**  
**Peter Tiernan**

**Staff Liaison**  
**Steve Marshall – Deputy Director of Community Development**

The Planning Commission is regularly scheduled to meet each month every 2<sup>nd</sup> and 4<sup>th</sup> 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](mailto: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.

**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**

**D.1. Approve Meeting Minutes of August 12, 2024 - [D.1. - 2024-08-12 PC Minutes - Draft.pdf](#)**

*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 HEARINGS**

**F.1. THE LODGE ON NOVATO CREEK  
USE PERMIT, DESIGN REVIEW, & DENSITY BONUS (P2023-080)  
1787 GRANT AVENUE; APNs 141-201-12 AND 141-201-48**

**PUBLIC HEARING AND POSSIBLE ACTION TO ADOPT RESOLUTIONS: (1) FINDING THE LODGE ON NOVATO CREEK TO BE EXEMPT FROM ADDITIONAL CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15183; AND (2) APPROVING A USE PERMIT, DESIGN REVIEW, AND DENSITY BONUS TO ALLOW THE CONSTRUCTION AND OPERATION OF A RESIDENTIAL CARE FACILITY FOR THE ELDERLY, INCLUDING 55 ASSISTED LIVING UNITS AND A 31-BED MEMORY CARE FACILITY AT 1787 GRANT AVE, APNS 141-201-12 AND 141-201-48**

[F.1. - Staff Report - The Lodge on Novato Creek \(P2023-082\).pdf](#)

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

[F.1. - Attachment No. 2 - Draft Use Permit Design Review Density Bonus Resolution.pdf](#)

**F.2. AMENDMENTS TO CHAPTER XIX OF THE NOVATO MUNICIPAL CODE RELATED TO THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FINDING THE AMENDMENTS TO BE EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15282(h) AND PUBLIC RESOURCES CODE SECTION 21080.17**

Conduct a public hearing and consider adopting a resolution recommending the City Council:

- A. Amend Novato Municipal Code Section 19.34.030 (Accessory Dwelling Units) to: 1) incorporate recent revisions to State law addressing accessory dwelling units (“ADU” and “ADUs”); 2) modify permitting requirements for certain types of ADUs; and, 3) modify existing and add new text to clarify various provisions applicable to ADUs;
- B. Amend Novato Municipal Code Section 19.34.032 (Junior Accessory Dwelling Units) to incorporate recent revisions to State law addressing junior accessory dwelling units (“JADU” and “JADUs”); and
- C. Find the referenced amendments to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15282(h) and Public Resources Code Section 21080.17

[F.2. - Staff Report - ADU & JADU Ordinance Amendments.pdf](#)

[F.2. - Attachment No. 1 - Draft Resolution - ADU & JADU Amendments.pdf](#)

[F.2. - Attachment No. 2 - CalHDF - ADU Ordinance Letter - 8 August 2024.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**

**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.

**AFFIDAVIT OF POSTING**

I, Rachelle Young, certify that on November 12, 2024, before the Planning Commission meeting of Monday, November 18, 2024, the agenda was posted on the City's website at [novato.org](http://novato.org) and on the City Community Service Board at 922 Machin Avenue and in Novato, California.

/Rachelle Young/

Rachelle Young, Senior Office Assistant