CITY OF NOVATO
COMMUNITY DEVELOPMENT

PLANNING COMMISSION
Meeting Agenda

Novato City Hall
901 SHERMAN AVENUE
NOVATO, CA 94945

Monday, May 11, 2026 – 7:00 PM

Chair
Justin Derby

Vice Chair
Peter Tiernan

Members
Kevin Haroff
Curtis Havel
Zachary Griggy
Tim Roche
Heather Stuckenbroker

Staff Liaison
Steve Marshall – Deputy Director of Community Development

The Planning Commission is regularly scheduled to meet every 2nd and 4th Monday of the month 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.gov 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 April 13, 2026 – D.1. PC Minutes 2026.04.13 (Draft)

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 - 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.

G. GENERAL BUSINESS

G.1. GENERAL PLAN CONSISTENCY REPORT
CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2026/27
PROPOSED NEW PROJECTS

Pursuant to California Government Code Sections 65401 and 65402, consider providing a report to the City Council regarding whether ten (10) newly proposed Capital Improvement Program projects for Fiscal Year 2026/27 are consistent with Novato General Plan 2035.

G.1. Staff Report - FY 2026-27 Capital Improvement Program

G.1. Attachment 1 - FY 2026-27 Capital Improvement Program Draft Resolution

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 May 6, 2026, before the Planning Commission meeting of Monday, May 11, 2026, the agenda was posted on the City Community Service Board at 922 Machin Avenue, Novato, CA, and on the City's website at **novato.gov**.

/Rachelle Young/

Rachelle Young, Senior Office Assistant / Planning Division / Community Development