



CITY OF NOVATO
COMMUNITY DEVELOPMENT

PLANNING COMMISSION

Meeting Agenda

**Novato City Hall
901 SHERMAN AVENUE
NOVATO, CA 94945**

Monday, July 27, 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.
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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

D.1. WOOD HOLLOW RESIDENCES

TENTATIVE SUBDIVISION MAP & DESIGN REVIEW TIME EXTENSION

CEQA EXEMPT: CEQA GUIDELINES SECTION 15162(a)(1) – (a)(3)

100 WOOD HOLLOW DRIVE; APN 125-202-17; FILE No. P2026-038

Consider adopting a resolution approving a three (3) year time-extension of the Wood Hollow Residences vesting tentative subdivision map and design review approvals.

[D.1 Staff Report - Wood Hollow Residences Time Extension \(P2026-038\) 2026.07.27](#)

[D.1.1 Attachment No. 1 - Wood Hollow Residences Draft Resolution \(P2026-038\) 2026.07.27](#)

[D.1.2 Attachment No. 2 - Applicant Statement \(P2026-038\) 2026.07.27](#)

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. CONSIDERATION OF AMENDMENTS TO CHAPTER XIX (“ZONING ORDINANCE”) OF THE NOVATO MUNICIPAL CODE TO 1) IMPLEMENT TABLE GP-3 “LAND USE CATEGORIES” OF GENERAL PLAN 2035, 2) IMPLEMENT PROGRAMS 2.A 3.D, 3.E, AND 3.I OF THE 6TH CYCLE HOUSING ELEMENT AND 3) REORGANIZE, CORRECT AND CLARIFY EXISTING SECTIONS OF THE ZONING ORDINANCE AND FINDING THE AMENDMENTS ARE NOT SUBJECT TO

FURTHER ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) GUIDELINES SECTIONS 15162, 15183, AND 15061(b)(3)

Conduct a public hearing to consider adopting a resolution recommending the City Council amend Chapter XIX (“Zoning Ordinance”) of the Novato Municipal Code (“NMC”) to modify the Division 19.08, Division 19.10, Division 19.12, Division 19.14, Section 19.16.070, Section 19.34.031, Section 19.42.030, Section 19.42.060 and Section 19.60.020, and establish Division 19.29 and Section 19.34.028, and finding the amendments are not subject to further environmental review pursuant to California Environmental Quality Act (“CEQA”) Guidelines Sections 15162, 15183, and 15061(b)(3).

Zoning Ordinance sections recommended to be amended:

- Division 19.08 (Agricultural and Resource Zoning Districts)
- Division 19.10 (Residential Zoning Districts)
- Division 19.12 (Commercial/Industrial Zoning Districts)
- Division 19.14 (Special Purpose Zoning Districts)
- Section 19.16.070 (Affordable Housing Opportunity Overlay District)
- Section 19.34.031 (Junior Accessory Dwelling Units)
- Section 19.42.030 (Design Review)
- Section 19.42.060 (Master Plans and Precise Development Plans)
- Section 19.60.020 (Definitions of Specialized Terms and Phrases)

Zoning Ordinance sections recommended to be added:

- Division 19.29 (Transfer of Development Rights – Residential Density (TDR))
- Section 19.34.028 (Housing Development Projects)

[F.1 Staff Report - Zoning Ordinance Amendments 2026.07.27](#)

[F.1.1 Attachment No. 1 - Zoning Ordinance Amendments Draft Resolution 2026.07.27](#)

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G. GENERAL BUSINESS

G.1. Election of Chair and Vice Chair

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 July 21, 2026, before the Planning Commission meeting of Monday, July 27, 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