



CURRENT PLANNING PROJECTS UNDER REVIEW & RECENTLY APPROVED

February 2026

<p>Review Body Legend: ZA = Zoning Administrator CDD = Community Development Director PWD = Public Works Director DRC = Design Review Commission PC = Planning Commission CC = City Council</p>	<p>Planner Contact Information:</p> <table style="width: 100%; border: none;"> <tr> <td style="padding-right: 20px;">David Ayala, Planner I</td> <td style="padding-right: 20px;">(415) 899-8940</td> <td>dayala@novato.gov</td> </tr> <tr> <td>Vivek Damodaran, Senior Planner</td> <td>(415) 899-8939</td> <td>vdamodaran@novato.gov</td> </tr> <tr> <td>Kaitlin Zitelli, Senior Planner</td> <td>(415) 899-8941</td> <td>kzitelli@novato.gov</td> </tr> <tr> <td>Brett Walker, Senior Planner</td> <td>(415) 493-4711</td> <td>bwalker@novato.gov</td> </tr> <tr> <td>Julia Dobberstein, Planner II</td> <td>(415) 899-8998</td> <td>jdobberstein@novato.gov</td> </tr> <tr> <td>Michael Smith, Principal Planner</td> <td>(415) 899-8949</td> <td>msmith@novato.gov</td> </tr> <tr> <td>Steve Marshall, Deputy Director</td> <td>(415) 899-8942</td> <td>smarshall@novato.gov</td> </tr> </table>	David Ayala, Planner I	(415) 899-8940	dayala@novato.gov	Vivek Damodaran, Senior Planner	(415) 899-8939	vdamodaran@novato.gov	Kaitlin Zitelli, Senior Planner	(415) 899-8941	kzitelli@novato.gov	Brett Walker, Senior Planner	(415) 493-4711	bwalker@novato.gov	Julia Dobberstein, Planner II	(415) 899-8998	jdobberstein@novato.gov	Michael Smith, Principal Planner	(415) 899-8949	msmith@novato.gov	Steve Marshall, Deputy Director	(415) 899-8942	smarshall@novato.gov
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RESIDENTIAL DEVELOPMENT PROJECTS – UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
Broadstone Marin 250 Entrada Drive APN 160-161-21 PAR2025-1354	Proposed 101-unit multi-family development project	Hillary Hulce PR II Broadstone Marin LLC. 858-366-5557 hhulce@allresco.com	Design Review Density Bonus	TBD	Damodaran	Application Submitted – February 6, 2026
200 San Marin Residences 200 San Marin Dr. APN 124-282-18 GPA2025-1318	Proposal for 8 single-family residences pursuant to Senate Bill 10 (2021).	Jeff Dougherty Uplight Partners LLC., 415-634-7052 jdougherty@uplightpartners.com	General Plan Amendment Rezoning Master Plan Precise Development Plan Tentative Map Design Review	CC	Zitelli	Neighborhood Meeting – January 29, 2026 Application Incomplete – January 6, 2026
Bahia River View II Vacant Parcels – Bahia Drive APNs 143-231-07 & -36 P2024-057	Proposed subdivision of two existing parcels into five separate parcels and development of each newly created parcel with a single-family home.	Jessica Smith jessica@polskyarchitects.com	Design Review Tentative Map	TBD	Damodaran	Applicant – Considering Design & Process Options Pending CEQA Analysis Objective Standards (Inconsistent) – November 16, 2024

RESIDENTIAL DEVELOPMENT PROJECTS – UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
Sun Lane Land Division 761 Sun Lane APN 132-223-09 P2026-001	Tentative Map application to divide the existing single lot into 4 lots. Application submitted pursuant to SB 1123.	California Cottage Company 415-720-0019 projects@calcottage.com	Tentative Map	CDD	Zitelli	Application Submitted – February 4, 2026

MINOR RESIDENTIAL PROJECTS – UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
Greenfield Residence 32 Truman Drive APN 151-141-16 DR26-001	Design review for a new attached garage on a hillside lot	Kevin O’Malley	Design Review	CDD	Dobberstein	Pending CDD Action Date Application Complete – February 3, 2026 Application Submitted – January 5, 2026
Steil Residence 79 Capilano Drive APN 160-133-07 DR2025-201	Design review for a new attached garage on a hillside lot	Kurt Steil	Design Review	CDD	Dobberstein	Pending CDD Action Date Application Complete – February 19, 2026 Resubmittal Received – February 4, 2026 Application Incomplete – December 9, 2025 Application Submitted – September 29, 2025
Osbin Residence Design Review 1291 Seventh St. APN 141-120-03 P2025-014	Design review for 1 new single-family residence on a hillside lot	Osbin Diaz and Wilson Diaz	Minor Design Review	CDD	Zitelli	Pending CDD Action Date Application Complete – December 23, 2025 Application Submitted – March 13, 2025
466 Fairway Drive APN 160-352-06 P2024-053	New 18-foot-tall golf netting accessory structure that extends 48-linear feet.	Rick Banghart & Zara Jellicoe	Design Review	CDD	Ayala	Pending CDD Action Date – March 9, 2026 Application Complete – August 23, 2024 Application Submitted – July 24, 2024
Egide Golf Netting 474 Fairway Drive APN 160-352-05 P2024-037	New 12-foot-tall golf netting accessory structure that extends 30-linear feet.	Mark & Stacey Egide	Design Review	CDD	Ayala	Pending CDD Action Date – March 9, 2026 Application Complete – January 10, 2025 Application Submitted – June 20, 2024
C-Ranch End of Shevelin Drive APN 150-030-01 P2021-094	Proposed development of a single-family home	Brian Chee	Design Review	DRC	Damodaran	Applicant Revising Project Application Complete – September 3, 2024 Application Submitted – September 29, 2021

LIVE WORK PROJECTS - UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
Pavilions Eco Village 200 Landing Court APN 153-170-56 P2018-018	28 live/work units	Geoff Wood Novato Creek Partners (415) 921-5577 ggwood2@gmail.com	Master Plan Amendment Precise Development Plan Tentative Map Design Review	DRC PC CC	Walker	Pending Applicant Direction Pending CEQA Review DRC Hearing - Pending DRC Workshop - March 4, 2020 DRC Workshop - December 4, 2019

MIXED USE PROJECTS - UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
924 Grant Avenue Mixed-Use 924 Grant Avenue APN 153-046-06 DR2025-396	Redevelopment of the former Novato Theater site involving the construction of a new three-story building with eight residential dwelling units and 2,000 square feet of ground floor commercial space fronting onto Grant Avenue.	Matthew Burns Sandbank Construction Inc., 415.595.8611 matthew@sandbankinc.com	Design Review Density Bonus	TBD	Damodaran	Application Incomplete – October 31, 2025 Application Submitted – October 7, 2025
1st and Grant 1107 and 1119 Grant Ave. APNs 141-282-07, -04 P2023-057	AB 2011 project – 170 studio and 1-bedroom apartments, 100% affordable (less 3 market rate managers units). 6,794 sq. ft. of commercial space is proposed on the ground floor. 24 vehicle parking spaces are proposed.	AMG & CA Housing Defense Fund PO Box 260770, Encino, CA 91426 alocke@amgland.com ; dylan@calhdf.org	Streamlined Residential Review (AB 2011) Density Bonus Tentative Map Design Review	CDD	Walker	Tolling Agreement – September 24, 2024 City Council Hearing – September 24, 2024 City Council Hearing – August 27, 2024 Objective Standards Compliance – July 3, 2024 Density Bonus Application – Complete – May 3, 2024 Tolling Agreement – December 18, 2023 Objective Standards Compliance – October 23, 2023 Applications Submitted – July 25, 2023

NON – RESIDENTIAL PROJECTS - UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
Marin Country Club 500 Country Club APN 160-040-24 PDP26-001	Proposal for new maintenance buildings, landscaping and site layout changes.	Sean L. Kennings, LAK Associates sean@lakassociates.com	Precise Development Plan Amendment Design Review (Major)	DRC PC CC	Damodaran	Application Incomplete – February 6, 2026 Application Submitted – January 7, 2026

NON – RESIDENTIAL PROJECTS - UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
Marin County Fire Use Permit 5400 Hanna Ranch Road APN 153-220-35 P2026-346	Use permit for vehicle storage (indoor).	Casey Baxter for Thompson Builders	Use Permit	CDD	Zitelli	Application Submitted – February 16, 2026
Peru Groceries 455 Enfrente Road APN 160-201-31 P2026-004	Beer & wine sales for off-site consumption	Ignacio Properties LLC	Use Permit	ZA	Dobberstein	Application Submitted – February 5, 2026
5 Commercial Blvd Self-Storage 5 Commercial Blvd. APN 157-421-31 DR2025-1186	Demolition of the existing office building and construction of a 14,446 sf self-storage facility.	Jack Suski novatocommunityselfstorage@gmail.com	Design Review	DRC	Zitelli	Application Incomplete – December 23, 2025 Application Submitted – November 26, 2025
Dutch Bros. Coffee Shop 1727 Grant Avenue APN 141-201-57 UP2025-1005	Proposed construction of a new Dutch Bros coffee shop with a dual lane drive-through.	Liz Koerner lkoerner@core-states.com	Use Permit Amendment & Major Design Review	ZA DRC	Ayala	DRC Approved Design – February 4, 2026 DRC Meeting – February 4, 2026 Application Complete – December 9, 2025 Application Submitted – November 10, 2025
Kitsch + Sync 1767 Grant Avenue APN 141-201-57 UP2025-451	Indoor amusement and family eatery	Courtney Cuberly	Use Permit	ZA	Ayala	ZA Hearing Scheduled – February 26, 2026 Application Complete – January 21, 2026 Application Submitted – October 9, 2025
McPhail's Master Plan Amendment 5400 Hanna Ranch MP2025-831	Master Plan Amendment for the McPhail's Master Plan	Casey Baxter for Thompson Builders	Master Plan Amendment (MPA)	PC CC	Zitelli	CC Hearing Scheduled – March 24, 2026 Application Complete – November 20, 2025 Application Submitted – October 23, 2025
Burger King 220 Alameda Del Prado APN 160-480-19 P2025-046	Exterior remodel and drive -thru expansion	Sunny Ghai Quikserve Enterprises, Inc. sunny@ghaimanagement.com	Minor Design Review & Precise Development Plan Amendment	CDD	Ayala	CDD Action Pending – February 20, 2026 Application Complete – October 28, 2025 Application Incomplete – August 18, 2025 Application Submitted – July 18, 2025

NON – RESIDENTIAL PROJECTS - UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
Downtown Center LLA 1701 Grant Ave APNs 141-201-50, -52, -55, -56, & -57 P2023-052	LLA to change the boundaries between 2 existing lots	UG2 Novato CA LP 1000 4 th Street, Suite 290 San Rafael, CA 94901 kevin@unitedgrowth.com	LLA	CDD	Walker	Awaiting Applicant Response – Building Code Compliance CDD Action Pending – November 26, 2024 Resubmittal Received – September 26, 2024 Application Incomplete - August 10, 2023 Application Submitted - July 18, 2023
Marsh Drive Mini-Storage 1 Marsh Road APN 153-220-22 P2023-033	Development of a new mini-storage facility	1 Marsh Drive, LLC Rocky Stich vstar1984@sbcglobal.net	Master Plan Precise Development Plan Design Review	DRC PC CC	Damodaran	Awaiting Design Revisions & Application Materials Application Incomplete – February 27, 2025 DRC Workshop – September 18, 2024 Application Incomplete – November 1, 2023 Project Revisions – October 26, 2023 Application Incomplete – May 31, 2023 Application Submitted – May 1, 2023
Costco Fuel Facility 300 Vintage Way APN 153-340-36 P2020-025	Gas Station – 28 fueling positions.	Costco, Inc. Sean Anderson (425) 313 -6973 sandersonj@costco.com	Use Permit Design Review	PC	Walker	Final EIR being prepared. Application Submitted – April 13, 2020
Hanna Ranch Mixed Use End of Rowland Boulevard APN 153-340-06 P2017-005	Costco Fuel Center 125 Room Hotel 12,500 SF – Retail 26,200 SF – Office 11,158 SF - Restaurants	Hanna Ranch Conservation, LLC c/o Brett Wood (310) 444-7770 x104	Master Plan Amendment Precise Development Plan Tentative Map Design Review	DRC PC CC	Marshall	Lawsuit Withdrawn – Awaiting Direction from Owner Revised Plans – September 8, 2021 DRC Recommendation Hearing – October 4, 2017 DRC Workshop – August 16, 2017 Application Submitted – February 2, 2017

WIRELESS TELECOMMUNICATIONS FACILITIES						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
Verizon 75 Rowland Way APN 153-320-14 EFR2025-1249	Eligible Facilities Request Modify Existing Facility	Eric Lentz lentzplanning@gmail.com (805) 895-4394	Eligible Facilities Permit	CDD	Dobberstein	Application Denied – December 30, 2025
Verizon Wireless 615 Atherton Avenue APN 143-110-01 P2025-057	Eligible Facilities Request Modify Existing Facility	Jaysen Kralovetz Crown Castle USA Inc. (630) 480-5163 Jaysen.kralovetz@crowncastle.com	Eligible Facilities Permit	CDD	Ayala	Application Denied – November 18, 2025

SELECT APPROVED PROJECTS STATUS

PROJECT	DESCRIPTION	APPLICANT	PERMITS APPROVED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
7299 Redwood Apartments 946 Front St./7299 Redwood Blvd. APNs 141-303-06 & -07 P2024-054	Proposed development of an 82-unit apartment building on a vacant parcel.	Maracor Development Brad Dickason bdickason@maracordev.com	Streamlined Residential Review (AB 2011) Density Bonus Design Review	CDD	Damodaran	Approved – September 22, 2025
501 Davidson Self-Storage 501 Davidson Street APN 153-250-11 P2024-015 & -016	Self-Storage Facility	Vero-West Mario Ghilotti mario@vero-west.com	Use Permit Design Review	DRC PC	Walker	Grading Permit Submitted – November 2025 Demolition Permit Submitted – October 2025 Approved - September 8, 2025
Sheedy Tentative Map 2349 Novato Blvd. APNs 132-031-04, -08 P2024-003 & -004	Dividing 2 existing lots into 4 lots.	Mark Sheedy	Tentative Map	CDD	Damodaran	Approved – May 2, 2025
Wine Down 7388 Redwood Boulevard APN 153-044-01 P2025-016	New restaurant and wine bar with alcohol sales for on- and off-site consumption. Use permit required for off-site alcohol sales.	Shareen Barrett	Use Permit	ZA	Ayala	Approved – June 12, 2025
Kia of Marin 105 Vintage Way APN 153-340-11 P2025-008	Exterior Remodel and minor addition	Shawn Montoya	Design Review	CDD	Ayala	Approved – July 21, 2025
Greek Orthodox Church 1110 Highland Drive APN 160-150-03 P2022-114	New narthex addition and roof dome addition.	Nativity of Christ Greek Orthodox Church office@nativityofchrist.org	Master Plan Precise Development Plan Design Review	DRC PC CC	Damodaran	DRC Approved (Final Landscaping/Lighting) – June 4, 2025 CC Conditionally Approved - February 25, 2025
Wood Hollow Residences 100 Wood Hollow APN 125-202-17 P2024-043	Proposed development of 66 single-family dwelling units on a 12.93-acre parcel, including associated site and circulation improvements.	100 Wood Hollow Drive Owner, LLC. Daniel.golub@hklaw.com	Tentative Map Design Review	CC	Marshall Damodaran	Approved – May 13, 2025

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PROJECT	DESCRIPTION	APPLICANT	PERMITS APPROVED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
Martinez Tentative Map 10 Deer Island Ln APN 153-190-04 P2023-008	Dividing existing lot into 3 lots.	George Martinez	Design Review Tentative Map	CDD	Walker	Approved – January 28, 2025
15 Clausing Court SB 9 Dwellings 15 Clausing Court APN 153-162-32 P2023-098 & -099	New 800 square-foot SB 9 unit and two detached ADUs.	Martha Davis	SB 9 Dwelling Unit Permit and ADU Permit	CDD	Walker	Approved - December 5, 2024
The Lodge on Novato Creek 1787 Grant Ave RCFE 1787 Grant Ave APNs 141-201-48 and -12 P2023-080	Proposed RCFE and memory care facility with 55 assisted living units and 31 memory care beds in a 3 story, 73,000 square-foot building	Fulcrum Real Estate and Development Steve Ring steve@fulcrumredev.com	Design Review Density Bonus Use Permit	PC	Walker	Building Permit Application Submitted – December 2025 Approved – November 18, 2024
Landing Court Multi-Family APN 153-162-70 P2023-055	Proposed 5-story multi-family apartment building with 301 units and no off-street parking spaces.	AMG; CA Housing Defense Fund PO Box 260770, Encino, CA 91426 alocke@amgland.com dylan@calhdf.org	Streamlined Residential Review (AB 2011) Density Bonus Design Review	CC	Walker	Approved – October 22, 2024
4th and Grant 1316 -1320 Grant Ave. & 1020 Fourth St. APN 141-261-29 P2023-058	AB 2011 project – 209 studio and one-bedroom apartments, 100% affordable (less 3 market rate managers units). Approximately 5,335 square feet of retail space on the ground floor and 36 parking spaces total.	AMG & CA Housing Defense Fund PO Box 260770, Encino, CA 91426 alocke@amgland.com dylan@calhdf.org	Streamlined Residential Review (AB 2011) Density Bonus Tentative Map Design Review	CC	Damodaran	Approved – August 27, 2024

SELECT APPROVED PROJECTS STATUS

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3rd and Grant 1212 and 1214 Grant Ave. APNs 141-262-12, -13 P2023-056	AB 2011 project – 56 one bedroom and studio apartments. 100% affordable (less 1 market rate manager’s unit). Approximately 1,735 square feet of retail space on the ground floor. No parking is included in the project.	AMG & CA Housing Defense Fund PO Box 260770, Encino, CA 91426 alocke@amgland.com ; dylan@calhdf.org	Streamlined Residential Review (AB 2011) Density Bonus Tentative Map Design Review	CDD	Damodaran	Approved – June 11, 2024
777 San Marin Drive 773, 775, & 777 San Marin Drive APNs 125-202-03, -04, -05 P2021-077	Proposal to redevelop the former Fireman’s Fund office campus as a master planned residential community featuring 1,081 residential units on 36-acres of the 65-acre property.	San Marin Owner, LLC c/o Pete Beritzhoff 408.680.4938 pete@baywestdevelopment.com	General Plan Amendment Master Plan Precise Development Plan Design Review	DRC PC CC	Marshall	Demolition of Existing Buildings & Site Improvements
Village at Novato 7530 Redwood Blvd APNs 143-011-05, -08 P2020-037	182 new residential units, 14,000 square feet of retail	ROIC CA, LLC Richard Schoebel rschoebel@roireit.net	General Plan Amendment Rezoning Use Permit Design Review	DRC PC CC	Damodaran	Time Extension Request Submitted – November 14, 2025 Approved - January 23, 2024
Valley Oaks Redwood Blvd./Pinkston Road APNs 125-580-17, 125-180-28/38 P2021-047	General plan amendment and master plan proposal to allow development 81 residential dwellings plus 49 JADUs on approximately 38 acres.	Campus Properties, LLC c/o Michael Hooper (415) 298-7571 mhooper@campusproperties.com	General Plan Amendment Master Plan Precise Development Plan Vesting Tentative Map Design Review	DRC PC CC	Walker	Time Extension Granted – February 9, 2026 Approved – January 9, 2024
Habitat Redwood Boulevard 8161 Redwood Boulevard APN 125-180-49 P2019-054	Development of 80 affordable residential units and 2,200 square feet of commercial office.	Habitat for Humanity (415) 625-1002	General Plan Amendment Master Plan Precise Development Plan Tentative Subdivision Map Design Review	DRC PC CC	Walker	PC Hearing Tentatively Scheduled – March 23, 2026 Time Extension Request Submitted – January 13, 2026 Time Extension Granted Approved – January 25, 2022