



CURRENT PLANNING PROJECTS UNDER REVIEW & RECENTLY APPROVED

March 2026

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| <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 |
| 777 San Marin Dr. Vesting Tentative Map (VTM) 773, 775, & 777 San Marin Drive APNs 125-202-03, -04, -05 P2026-009 | Vesting Tentative Map for redevelopment of the former Fireman’s Fund office campus with residential lots including single and multi-family parcels. | San Marin Owner, LLC c/o Pete Beritzhoff | Vesting Tentative Map | PC | Zitelli | Application Incomplete – March 30, 2026 Application Submitted – March 2, 2026 |
| 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 | Design Review Density Bonus | TBD | Damodaran | Application Incomplete – March 4, 2026 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., | General Plan Amendment Rezoning Master Plan Precise Development Plan Tentative Map Design Review | CC | Zitelli | DRC Workshop Scheduled – April 15, 2026 Neighborhood Meeting – January 29, 2026 Application Incomplete – January 6, 2026 |

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| 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 Polsky Architects | Design Review Tentative Map | TBD | Damodaran | Applicant – Considering Design & Process Options Pending CEQA Analysis Objective Standards (Inconsistent) – November 16, 2024 |
| 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 | Tentative Map | CDD | Zitelli | Application Incomplete – March 6, 2026 Application Submitted – February 4, 2026 |

| MINOR RESIDENTIAL PROJECTS – UNDER REVIEW | | | | | | |
|--|--|-------------------------------|---------------------|-------------|-------------|---|
| PROJECT | DESCRIPTION | APPLICANT | PERMITS REQUIRED | REVIEW BODY | PLANNER(S) | STATUS/NOTES |
| Defreeze Residence 5 Plaza Loma APN 140-211-15 P2026-384 | Design review for a new 11-foot-tall accessory structure within required side and rear setbacks. | David M Smith | Design Review | CDD | Dobberstein | Resubmittal Received – March 24, 2026 Application Incomplete – March 19, 2026 Application Submitted – February 20, 2026 |
| 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 | CDD Action Date Scheduled – April 13, 2026 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 & Wilson Diaz | Minor Design Review | CDD | Zitelli | CDD Action Date Scheduled – April 9, 2026 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 | CDD Action Date Scheduled – April 13, 2026 CDD Action Date – March 23, 2026 Application Complete – August 23, 2024 Application Submitted – July 24, 2024 |

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| PROJECT | DESCRIPTION | APPLICANT | PERMITS REQUIRED | REVIEW BODY | PLANNER(S) | STATUS/NOTES |
| 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 | CDD Action Date Scheduled – April 13, 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 | 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., | Design Review Density Bonus | TBD | Damodaran | Application Incomplete – March 24, 2026 Application Incomplete – October 31, 2025 Application Submitted – October 7, 2025 |

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| PROJECT | DESCRIPTION | APPLICANT | PERMITS REQUIRED | REVIEW BODY | PLANNER(S) | STATUS/NOTES |
| 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 & Associates CA Housing Defense Fund | Streamlined Residential Review (AB 2011) Density Bonus Tentative Map Design Review | CDD | Walker | Tolling Agreement Extension Approved – March 19, 2026 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 | Precise Development Plan Amendment Design Review (Major) | DRC PC CC | Damodaran | Application Incomplete – February 6, 2026 Application Submitted – January 7, 2026 |
| 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 | ZA | Zitelli | Application Complete – March 11, 2026 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 | ZA Hearing Scheduled – April 23, 2026 Application Complete – April 1, 2026 Application Incomplete – March 2, 2026 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 | Design Review | DRC | Zitelli | Resubmittal Under Review Application Incomplete – December 23, 2025 Application Submitted – November 26, 2025 |

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| PROJECT | DESCRIPTION | APPLICANT | PERMITS REQUIRED | REVIEW BODY | PLANNER(S) | STATUS/NOTES |
| 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 Approved – March 24, 2026 Application Complete – November 20, 2025 Application Submitted – October 23, 2025 |
| 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 | 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 | 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 | Use Permit Design Review | PC | Walker | Planning Commission hearing – April 13, 2026. Final EIR prepared and posted - April 3, 2026. 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 | 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 Wireless 615 Atherton Avenue APN 143-110-01 P2025-057 | Eligible Facilities Request Modify Existing Facility | Jaysen Kralovetz Crown Castle USA Inc. | 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 |
|---|---|---|--|-------------|------------|--|
| 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 | 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 | Approved – February 26, 2026 |
| Burger King 220 Alameda Del Prado APN 160-480-19 P2025-046 | Exterior remodel and drive -thru expansion | Sunny Ghai Quikserve Enterprises, Inc. | Minor Design Review & Precise Development Plan Amendment | CDD | Ayala | Approved – February 20, 2026 |
| 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 | 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 | Use Permit Design Review | DRC PC | Walker | Grading Permit Submitted – November 2025 Demolition Permit Submitted – October 2025 Approved - September 8, 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 |

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|--|---|---|--|-----------------|-----------------------|---|
| 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 |
| 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 | 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. | Tentative Map Design Review | CC | Marshall Damodaran | Approved – May 13, 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 |
| 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 & Development Steve Ring | Design Review Density Bonus Use Permit | PC | Walker | Building Permit Application Submitted – December 2025 Approved – November 18, 2024 |

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|--|--|---|---|-----------------|------------|--|
| 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 & Associates CA Housing Defense Fund | 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 & Associates CA Housing Defense Fund | Streamlined Residential Review (AB 2011) Density Bonus Tentative Map Design Review | CC | Damodaran | Approved – August 27, 2024 |
| 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 & Associates CA Housing Defense Fund | 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 | General Plan Amendment Master Plan Precise Development Plan Design Review | DRC PC CC | Marshall | Demolition of Existing Buildings & Site Improvements |

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|---|---|--|---|-----------------|------------|---|
| 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 | General Plan Amendment Rezone 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 | 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 | General Plan Amendment Master Plan Precise Development Plan Tentative Subdivision Map Design Review | DRC PC CC | Walker | PC Hearing Tentatively Scheduled – April 13, 2026 2 nd Time Extension Request Submitted – January 13, 2026 1 st Time Extension Granted Approved – January 25, 2022 |