



CURRENT PLANNING PROJECTS UNDER REVIEW & RECENTLY APPROVED

April 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
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	Resubmittal Received – April 22, 2026 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	Waiting For Applicant Resubmittal DRC Workshop – April 15, 2026 Neighborhood Meeting – January 29, 2026

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PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
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		Damodaran	Application Withdrawn – April 22, 2026 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
Kozlenko Urban Lot Split 740 Olive Ave. APN 143-022-19 P2025-044	SB 9 Urban Lot Split request to divide the existing lot into 2.	Lauren-Paul Kozlenko	Tentative Map	CDD	Zitelli	Application Incomplete – January 26, 2026 Application Submitted – June 3, 2025
Defreeze-Perri Accessory Structure 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	CDD Action Date Scheduled – May 15, 2026 Application Complete – March 24, 2026 Application Incomplete – March 19, 2026 Application Submitted – February 20, 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	CDD Action Date Scheduled – May 7, 2026 Application Complete – February 19, 2026 Resubmittal Received – February 4, 2026 Application Incomplete – December 9, 2025 Application Submitted – September 29, 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 – May 7, 2026 CDD Action Date – March 23, 2026 Application Complete – August 23, 2024 Application Submitted – July 24, 2024
Egide Golf Netting 474 Fairway Drive APN 160-352-05 P2024-037	New 19-foot-tall golf netting accessory structure that extends 30-linear feet.	Mark & Stacey Egide	Design Review	CDD	Ayala	CDD Action Date Scheduled – May 7, 2026 Application Complete – January 10, 2025 Application Submitted – June 20, 2024

MINOR RESIDENTIAL PROJECTS – UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
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
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
Hamilton Drive Self-Storage Facility 121 Hamilton Drive APN 157-332-20 P2026-024	Proposal for a new 3-story, 147,111 square foot self-storage facility on a vacant lot.	Jennifer Rocci Go Store It Self-Storage	Major Design Review	DRC	Ayala	Under Review Application Submitted – April 20, 2026
Arcadian Fiber Communications Hub 998 Rush Creek Place APN 143-160-14 P2026-394	Proposal for an unmanned communications hub	Scott Dunaway - D4 Communications, LLC	Design Review Use Permit	DRC CDD	Dobberstein	Resubmittal Received – April 27, 2026 Application Incomplete – March 24, 2026 Application Submitted – February 23, 2026
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	Under Review Resubmittal Received – April 16, 2026 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	ZA Hearing Scheduled – May 14, 2026 Application Submitted – February 16, 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	Application Incomplete – April 9, 2026 Application Submitted – November 26, 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

NON – RESIDENTIAL PROJECTS - UNDER REVIEW						
PROJECT	DESCRIPTION	APPLICANT	PERMITS REQUIRED	REVIEW BODY	PLANNER(S)	STATUS/NOTES
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	Tentative City Council Appeal Hearing – June 9, 2026 Appeal Submitted – April 22, 2026 Planning Commission Approved - April 13, 2026
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	CDD DRC	Ayala	Grading Permit Submitted – April 29, 2026 Building Permit Submitted - April 23, 2026 Use Permit Extension Granted – April 6, 2026 DRC Approved – February 4, 2026
Kitsch + Sync 1767 Grant Avenue APN 141-201-57 UP2025-451	Indoor amusement and family eatery	Courtney Cuberly	Use Permit	ZA	Ayala	Building Permit Submitted - April 17, 2026 ZA Approved – February 26, 2026

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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	Building Permit Submitted – March 13, 2026 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	Building Permit Submitted – December 21, 2025 Approved – July 21, 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	Building Permit Submitted – September 24, 2025 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

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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 Submitted – December 17, 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 & Associates CA Housing Defense Fund	Streamlined Residential Review (AB 2011) Density Bonus Design Review	CC	Walker	Approved – October 22, 2024

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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
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 Approved – February 5, 2026 Time Extension Request Submitted – November 14, 2025 Approved - January 23, 2024

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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	2 nd Time Extension Approved – April 13, 2026 2 nd Time Extension Request Submitted – January 13, 2026 1 st Time Extension Approved Approved – January 25, 2022