

DESIGN REVIEW COMMISSION STAFF REPORT

DATE: August 19, 2020

STAFF: Brett Walker, Senior Planner
(415) 493-4711; bwalker@novato.org

SUBJECT: **COSTCO FUEL FACILITY**
P2020-025; DESIGN REVIEW AND USE PERMIT
APN 153-340-36; 300 VINTAGE WAY

REQUESTED ACTION

Conduct a public hearing and make a recommendation to the Novato Planning Commission and City Council regarding site design, building massing and height, architecture, and landscaping for the Costco Fuel Facility, a 28-fueling position gas station, proposed to be located at 300 Vintage Way (“Project”) (APN 153-340-36).

SITE DESCRIPTION

The project site is located at the Vintage Oaks Shopping Center, west of the existing Costco Wholesale store in a portion of the parking lot. The gas station would occupy approximately 1-acre of the site. The site is relative flat, at elevations of 8-9 feet above sea level. Vintage Way borders the site to the west and south, and Rowland Blvd. is located east of the Costco Wholesale store. For additional site information, please refer to the [Project Plan Set](#), [Landscape Plan](#), and the [Project Webpage](#).

Adjacent development includes the previously mentioned Vintage Oaks Shopping Center to the north and northwest, which includes approximately 620,000 square feet of floor area, a bank southwest of the site across Vintage Way, US Hwy 101 to the west, a portion of Rowland Blvd, SMART tracks, and wetlands to the east, and the Hanna Ranch properties and Beverley Erath Ecological Preserve to the south.

PROJECT DESCRIPTION

Costco Wholesale has proposed to construct and operate a gas station adjacent to the existing Costco store, located in the Vintage Oaks Shopping Center. The existing Costco store, with a tire center, is approximately 150,261 square feet in size. The project includes the construction of an approximately 10,000 square-foot, 18.5-foot tall canopy that will cover/shelter 14 fuel dispensers that accommodate 28 fueling positions (2 per dispenser). Additional improvements include three 40,000-gallon gasoline underground storage tanks (UST), one 1,500-gallon additive UST, a controller enclosure, vapor processor unit, and associated site improvements.

The improvements would eliminate 119 on-site parking spaces. A parking lot access point, located on the curved portion of Vintage Way, would be relocated to provide access to both the gas station and the vehicle parking lot. The relocated access point is approximately 270 feet south of an

existing access (to remain) that is located immediately south of the Men's Wearhouse clothing store. In addition to the 28 fueling position vehicle spaces, there is a vehicle queuing area for 30 or more vehicles. Gas station vehicle movements are one-way in a west to east direction. The following is a summary description of project components.

FUEL CANOPY

- 10,633 square-foot fuel canopy with 10 support columns;
- 14'6" clearance from grade to bottom of canopy;
- 4' tall canopy fascia;
- Columns painted *Mesa Gray*; Fascia painted *Sandalwood*. Dispenser barriers painted *Lapis Lazuli*.

CONTROLLER ENCLOSURE

- 125 square-foot, 8'6" tall controller enclosure;
- Steel-faced insulated panels, painted *Sandalwood*.

LANDSCAPE PLAN

- 37 new trees, including Muskogee crape myrtle, Keith Davey Chinese pistache, pin oak, and purple robe locust;
- Two stormwater treatment areas;
- 11,218 square feet of landscape area.

The project plan set is available to view and downloaded at [Costco Fuel – Site Plan Set](#).

Figure 1: Aerial image of site with approximate project area in yellow



BACKGROUND

Property Owner: JCC Cal Properties LLC
Applicant: Barghausen Consulting Engineers (representing Costco)
Assessor's Parcel No.: 153-340-36
Property Size: 9± acre portion of Vintage Oaks; Project Site: 1±-acre
General Plan Designation: General Commercial (CG)
Zoning Classification: Planned District (PD)
Existing Use: Shopping Center Parking Lot

Adjacent Land Use/Zoning/Uses:

North/Northwest	General Commercial (CG); Planned District (PD); Shopping Center;
South	General Commercial (GC) and Open Space (OS); Bank, Beverly Ereth Ecological Preserve, and Hanna Ranch properties;
West/Southwest	General Commercial (CG); Planned District (PD); US Hwy 101;
East	Open Space (OS); Wetlands beyond Rowland Blvd and SMART tracks;

REQUIRED DEVELOPMENT APPROVALS & PROCESS

The following development approvals are required for the Project:

- Design Review - Approval is required for new commercial buildings/projects;
- Use Permit – The Vintage Oaks Precise Development Plan requires use permit approval for gas stations.

The Design Review Commission is tasked with providing a recommendation to the Planning Commission and City Council regarding the design aspects of the submitted plans. The Planning Commission will provide a recommendation to the City Council regarding the design review and use permit application, and proposed CEQA determination. The City Council will consider and take action on the entirety of the Project.

ENVIRONMENTAL ASSESSMENT

An environmental assessment is not required to provide a design review recommendation. The City will complete the appropriate level of environmental review pursuant to the California Environmental Quality Act (CEQA) before the project is scheduled for a Planning Commission hearing.

STAFF ANALYSIS

The following is an analysis of the project regarding consistency with applicable design-related provisions of the General Plan, Novato Municipal Code (NMC), and Vintage Oaks Precise Development Plan. The DRC's recommendation regarding the Project must be based on affirmative findings required for design review action, as specified in NMC §19.42.030.F.

To assist the DRC in making its recommendation to the Planning Commission, the discussion below lists each design review finding and describes the Project's conformity thereto. As previously stated, the project site is designated General Commercial (CG) in the 1996 General Plan and in draft General Plan 2035. Due to the anticipated timeline of General Plan 2035 approval, staff has included an analysis of both the 1996 General Plan and draft General Plan 2035.

DESIGN REVIEW FINDINGS

Design Review Finding No. 1: The design, layout, size, architectural features and general appearance of the proposed project is consistent with the general plan, and any applicable specific plan and with the development standards, design guidelines and all applicable provisions of this [zoning] code, including this title and any approved master plan and precise development plan.

Discussion/Analysis: This project is considered to conform with Design Review Finding No. 1 as follows:

1996 Novato General Plan / Draft Novato General Plan 2035

The 1996 Novato General Plan is currently the operative policy document for new development proposals pending approval of draft General Plan 2035 (GP 2035). These policies serve as a basis to assess whether public and private development proposals are consistent with the General Plan. In this instance, the Design Review Commission should consider the Project's design in light of the design related policies of the Novato General Plan included in **Attachment 1**. A discussion of the Project's compliance with each applicable design-related policy is provided in the last column of Attachment 1. Since GP 2035 may be approved before a City Council hearing for this Project, a consistency review with GP 2035 is also included for informational purposes.

Vintage Oaks Precise Development Plan

The Vintage Oaks Precise Development Plan (PDP), was approved by the City Council (Resolution 128-90) on December 11, 1990. Gas stations are allowed in Vintage Oaks with an approved use permit, pursuant to Section 7, Condition of Approval No. 2, of the PDP resolution. The PDP does not include typical development standards, such as minimum setbacks, maximum building heights, and parking ratios. As result, these items are governed by the standards of CG zoning district as discussed in the section below.

The Design Review Commission approved a [Design Manual](#) for Vintage Oaks on March 6, 1991. The Design Manual is not intended to mandate a precise architectural style. However, each

building design should be conceived as an integral part of the overall shopping center theme. The objective of the Design Manual is to create buildings that contribute to the overall design continuity of the development, while maintaining their own sense of individuality. The Design Review Commission is tasked with reviewing building design to ensure compatibility.

The structures associated with the fuel facility include materials and colors that are complementary to those of the Costco store. Both the *Mesa Gray* and *Sandalwood* paint colors are primary colors of the Costco store, and the metal columns and fascia are consistent with the warehouse-style architecture of the main store. The proposed gooseneck sign lighting is consistent with the store sign lighting. Based on a review of the submitted plans, staff believes the project is compatible and consistent with the design guidelines for the PDP.

Novato Zoning Ordinance

As noted earlier, the project site is currently zoned Planned District (PD). Under current zoning provisions, the purpose of the PDP, which is required in the PD zone, is to establish the minimum lot size and site coverage requirements, minimum setback requirements and structure height limits, off-street parking requirements, landscaping requirements, and other site planning, development standards, and special provisions and requirements as deemed necessary by the review authority. Since the Vintage Oaks PDP was adopted prior to current zoning provisions it does not include development standards. In such instances, the Zoning Ordinance permits application of development standards from zoning district that would otherwise apply to the project site. In this instance, the development standards of the CG Zoning District apply and are provided for comparison with the proposed development.

The parking ratio for shopping centers with over 30,000 square feet of floor area is 1 parking space per 300 square feet (1:300) of gross floor area (NMC Section 19.30.040, Table 3-7). Currently, there are 2,586 parking spaces for 620,226 square feet of building area, a ratio of 1 parking space per 240 square feet. With the removal of 119 parking spaces, as proposed, a total of 2,469 parking spaces would remain, or 1 space per 252 square feet. With the Project, Vintage Oaks would remain consistent with the City’s parking ratio for shopping centers.

For reference, the City is also considering a replacement building for the former Chevy’s restaurant (Pad W) at Vintage Oaks. The proposed replacement building at Pad W would remove some existing parking. Cumulatively, with the Pad W project and Fuel Center, the total parking count would be reduced to 2,455 spaces, or 1 space per 253 square feet. Vintage Oaks would remain compliant with applicable parking regulations with both projects.

Table 1. Development Standards

	Max. Height	Minimum Setbacks			Building Coverage*	Floor Area Ratio*
		Front	Side	Rear		
General Commercial	35 feet	0 feet	0 feet	0 feet	40%	0.4
Proposed	18.5 feet	45 feet	100+ feet	100+ feet	< 30%	< 0.3

* Building coverage and floor area ratio calculations based on the shopping center area bound by Rowland Blvd and Vintage Way.

Design Review Finding No. 2: The proposed project would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.

Discussion/Analysis: This project's design is considered to conform with, and advance Design Review Finding No. 2 as follows:

The new structures associated with the Project are designed to complement the adjacent Costco Wholesale store. The colors and materials selected for the Project match those of the main store. The height of the canopy is largely a function of minimum vehicle clearance requirements for gas stations and is within the height limit applicable to the site and lower than the Costco warehouse. The Project's landscaping is consistent with the existing landscaping at Vintage Oaks and the original landscape plan approved by the Design Review Commission, while also adhering to North Marin Water District standards for water efficiency. The Project is considered a harmonious and orderly design that will not deter from the character of the neighborhood and will not result in a less desirable place for the City's residents and visiting public.

Design Review Finding No. 3: The proposed development would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

Discussion/Analysis: The Project is considered to conform with, and advance Design Review Finding No. 3 as follows:

The Project plans were referred to a number of public agencies responsible for reviewing new development proposals, including the Novato Public Works Department, Novato Fire Protection District, North Marin Water District, and Novato Sanitary District. These agencies have submitted comments addressing such matters as emergency vehicle access, the location of utilities and appurtenant easements, and drainage and circulation infrastructure. These agencies did not identify any issues that would require a comprehensive revision of the site plan, architecture, and landscaping or indicate the proposal represents a threat to the public health, safety, and welfare in terms of providing service to both the Project and to the larger surrounding neighborhood. Based on City staff and other agency review of the plans, the Project's site design, architecture, and landscaping would a) maintain the public health, safety, and welfare; b) avoid damage to nearby improvements (public and private) and interference with the use and enjoyment of neighboring properties; and c) maintains traffic, pedestrian, or bicycle safety.

Please note the operational components of the Project, including the design of the underground fuel storage and dispensing system, will be addressed through the use permit process and are matters outside the scope of design review.

RECOMMENDATION

Staff recommends the Design Review Commission recommend approval of the site design, building mass/scale and height, architecture, and landscaping design for the Project as presented on the plans prepared by MG2 Architects, dated June 9, 2020, DB+A Landscape Architects, dated August 6, 2020, and by Kier + Wright Engineers, dated July 2020, based on the findings discussed in the staff analysis section of this report above and subject to the conditions below.

ALTERNATIVES

1. Recommend approval of the site design, building mass/scale and height, architecture, and landscaping design for the Project as designed; or
2. Recommend approval of the site design, building mass/scale and height, architecture, and landscaping design for the Project with recommended revisions; or
3. Do not recommend approval of the site design, building mass/scale and height, architecture, and landscaping design; or
4. Continue the public hearing with direction to staff and the applicant.

COMMISSION FINDINGS

1. In accordance with Section 19.42.030.F. of the Novato Municipal Code and on the basis of the discussion in the staff analysis section of this report above, the Design Review Commission finds that:
 - a. The design, layout, size, architectural features and general appearance the project is consistent with the general plan and with the development standards, design guidelines and all applicable provisions of this code.
 - b. The project would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.
 - c. The project would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

CONDITIONS OF APPROVAL

1. The applicant shall pay the art in-lieu fee, consistent with Novato Municipal Code Division 19.21 (Art Program), prior to issuance of a building permit.

2. No deviation from approved plans, including color changes or substitution of materials, shall be made without City approval. Minor alterations can be considered by Planning Division staff. Significant design revisions shall be returned to the Design Review Commission for consideration.
3. Final design for building permit issuance and construction shall be in conformance with all City ordinances, including, but not limited to, development and building standards.

Novato Fire Protection District Conditions of Approval

4. Roadways and driveways shall have a minimum clearance of not less than 20 feet horizontal by 14 feet vertical clearance. No object shall encroach into this horizontal and vertical plane.
5. All driveways and parking areas shall accommodate Novato Fire District apparatus turning radius per NFD standards.
6. "No parking fire lane" curbs and signs shall be installed in accordance with NFD Standard #204, as required by the Fire Marshal.
7. A business shall create and maintain a pre-plan per Fire Protection District ordinance.
8. Traffic calming devices, such as speed bumps, are prohibited. Any request for traffic calming devices within the parking lot shall be submitted to NFD for consideration.
9. The address shall be posted clearly visible from the street with numerals illuminated and contrasting color to their background conforming to Novato Fire Protection Standard #205.
10. A Hazardous Materials Management Plan and Chemical Inventory Statement shall be submitted to the Fire Marshal for review. This review shall be for the purpose of determining code requirements pursuant to the California Fire Code.
11. NFPA 704 placards shall be installed conforming to Fire District Standard #309. The numerical ranking on the placards shall be in accordance with the highest hazard material as noted by the MSDS in each category as approved by the Fire Marshal.
12. The facility and improvements shall comply with the California Building Code and State Fire Marshal building standards and regulations.
13. Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9.
14. It is highly recommended that a back-up generator be installed for public safety and power shutdown events.

North Marin Water District Conditions of Approval

15. The project must conform to District Regulation 15 – Mandatory Water Conservation Measures.
16. Installation of an above-ground, reduced pressure principle (RPP) backflow prevention device at the meter is required in accordance with the District’s Regulation 6 and CA Department of Health Regulations (Title 17).
17. Indemnity and Time Limitations
 - a. The applicant and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the decision at issue herein. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney’s fees, and other costs and expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.
 - b. The applicant and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
 - c. In the event that a claim, action, or proceeding described in no. a or b above is brought, the City shall promptly notify the applicant of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the applicant in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the applicant.
 - d. The applicant and any successor in interest, whether in whole or in part, indemnifies the City for all the City’s costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.

- e. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- f. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

FURTHER ACTION

This project will be presented to the Planning Commission and City Council at future public hearings for consideration.

ATTACHMENTS

1. General Plan Policy Consistency Table

AVAILABLE FOR DIGITAL DOWNLOAD

1. [Costco Fuel – Site Plan Set \(08/07/2020\)](#)
2. [Costco Fuel – Civil Plan Set \(08/07/2020\)](#)
3. [Costco Fuel – Landscape Plan \(08/07/2020\)](#)
4. [Costco Fuel – Project Narrative](#)
5. [Vintage Oaks Design Manual](#)

**Attachment 1
Costco Fuel Facility General Plan Policy Consistency Table**

Policy	1996 General Plan	1996 Consistency (Yes/No)	Policy	2035 General Plan (Draft)	2035 Consistency (Yes/No)	Comments
EN 26	<p>Trees in New Development. Require that the site planning, construction and maintenance of development preserve existing healthy trees and native vegetation on site to the maximum extent feasible. Replace trees and vegetation not able to be saved.</p>	Yes.	ES 23	<p>Trees in New Development. Require that the site planning, construction and maintenance of development preserve existing healthy trees and native vegetation on site to the maximum extent feasible. Replace trees and vegetation not able to be saved.</p>	Yes.	<p>The project includes replacement and new landscaping, consistent with the Vintage Oaks PDP. A total of 39 trees would be removed to accommodate the project. Of those 39 trees, none are heritage trees, and 19 are in fair or poor health. Thirty-seven new trees are proposed in the project area, as detailed on the landscape plan, dated August 6, 2020. Based on anticipated tree canopy spread, 52 percent of the parking lot portions of the site would be shaded after 15 years. The Project is consistent with EN 26 and ES 23.</p>

Policy	1996 General Plan	1996 Consistency (Yes/No)	Policy	2035 General Plan (Draft)	2035 Consistency (Yes/No)	Comments
CI 1	<p>Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.</p>	Yes.	CC 12	<p>Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood, and consistent with adopted City policies and design guidelines. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.</p>	Yes.	<p>The project site is a developed shopping center parking lot. There are no residential uses adjacent to the site. There are wetlands and other waterways east and south of the site, but Rowland Blvd and Vintage Way are a separator between the site and the wetlands. The structures associated with the fuel facility include materials and colors that are complementary to those of the existing Costco store. The paint colors are primary colors of the Costco store, and the metal columns and fascia are consistent with the warehouse-style architecture of the main store. The project is consistent with CI 1 and CC 12.</p>

Policy	1996 General Plan	1996 Consistency (Yes/No)	Policy	2035 General Plan (Draft)	2035 Consistency (Yes/No)	Comments
CI 3	<p>Variety in Design. Discourage sameness and repetitive designs.</p>	Yes.	---	---	---	<p>The colors and materials of the proposed canopy and controller enclosure are consistent with the Costco Wholesale building, which was previously approved by the DRC. The Costco store design is unique, compared to the the rest of the Vintage Oaks Shopping Center, and the gas station uses colors and materials consistent with the Costco store. Therefore, the gas station represents variety in design in comparison to the balance of the Vintage Oaks. The Project is consistent with CI 3.</p>

Policy	1996 General Plan	1996 Consistency (Yes/No)	Policy	2035 General Plan (Draft)	2035 Consistency (Yes/No)	Comments
CI 7	Landscaping. Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards.	Yes.	---	---	---	The applicant has submitted a landscape plan, which is considered consistent with the Vintage Oaks PDP and will also be approved by the North Marin Water District for consistency with their water conservation requirements. The proposed plant materials require low or moderate water use, and the site is not located in a high fire hazard area. The project is consistent with CI 7.
---	---	---	CC 13	Architectural Character. The architecture of new development should be authentic to the style being expressed, with appropriate finish details (materials, colors, application techniques).	Yes	The proposed colors and materials of the canopy are consistent with the previously approved design of the existing Costco Warehouse building. The project is consistent with CC 13.

Policy	1996 General Plan	1996 Consistency (Yes/No)	Policy	2035 General Plan (Draft)	2035 Consistency (Yes/No)	Comments
CI 14	<p>Open Areas and Landscaping. Require provision of adequate landscaped, open areas in project design.</p>	Yes.	---	---	---	<p>A landscape plan has been submitted, consistent with the Vintage Oaks PDP. Low and moderate water use plant materials are proposed. The landscape area within the project site is 11,218 square feet in size, an increase of approximately 6,000 square feet more than the existing landscaped area within the project site. The project is consistent with CI 14.</p>

Policy	1996 General Plan	1996 Consistency (Yes/No)	Policy	2035 General Plan (Draft)	2035 Consistency (Yes/No)	Comments
CI 15	<p>Pedestrian Paths. Provide for maximum feasible pedestrian circulation.</p>	Yes.	CC 9	<p>New Commercial Development. Encourage new commercial developments to provide the following to enhance the pedestrian experience: a. physical separation of vehicular and pedestrian movement wherever possible; b. street trees to create a safer and more pleasant environment for walkers, c. pedestrian-oriented lighting to improve security and the sense of safety, d. convenient, secure pedestrian access from adjacent public streets, parking lots and building entrances to commercial uses, e. pedestrian walkways and street furniture at street level adjacent to buildings, public transit and parking facilities, f. landscaped open areas, outdoor furniture and public art in areas to be provided as gathering places for employees and customers in commercial, office and industrial areas, and g. clustering of commercial buildings to create pedestrian zones and avoid wide expanses of parking between building entrances.</p>	Yes.	<p>The proposed development is separated from the existing sidewalk on Vintage Way by landscaping, including a row of trees. The proposed use is not intended for pedestrians, but the design and configuration will not adversely impact pedestrian movements along Vintage Way or from Vintage Way to the shopping center. The project is consistent with CI 15 and CC 9.</p>

Policy	1996 General Plan	1996 Consistency (Yes/No)	Policy	2035 General Plan (Draft)	2035 Consistency (Yes/No)	Comments
CI 32	<p>Public Art. Promote public art that enhances the cultural life of the community.</p>	Yes.	LW 12a	<p>Public Art Program. Ensure that new development complies with the requirements of the Art Program ordinance in the Zoning Code.</p>	Yes.	<p>The applicant has request to pay a public art in-lieu fee. The City will use the fee to fund public art in Novato. The project is consistent with CI 32 and LW 12a.</p>

Policy	1996 General Plan	1996 Consistency (Yes/No)	Policy	2035 General Plan (Draft)	2035 Consistency (Yes/No)	Comments
---	---	---	CC 18	Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the extent feasible. Encourage shared parking facilities where feasible.	Yes.	The number of parking spaces at the site will be reduced, but will still comply with the City's parking ratio requirements. The remaining parking spaces are considered shared spaces with the rest of the shopping center. The proposed improvements, including landscaping, will help conceal the parking spaces from Vintage Way and Hwy 101. The project is consistent with CC 18.