CITY OF NOVATO
COMMUNITY DEVELOPMENT

ZONING ADMINISTRATOR MEETING

Agenda

COMMUNITY DEVELOPMENT DEPARTMENT
922 MACHIN AVENUE
NOVATO, CA 94945

Thursday, February 9, 2023 - 2:00 PM

Zoning Administrator Steve Marshall

The Zoning Administrator welcomes you to attend its meetings which are regularly scheduled every 2nd and 4th Thursday at 2:00pm. 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 insure accessibility to this meeting.

A. PUBLIC COMMENT

All members of the public wishing to address the Zoning Administrator are requested to sign in. (Please remember that this is part of the PUBLIC RECORD).

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 Zoning Administrator may direct that the item be referred to City staff for action or may schedule the item on a subsequent agenda.

B. PUBLIC HEARING

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 Zoning Administrator at, or prior to, the public hearing.

B.1. TRAILHEAD EXPANSION
CEQA CATEGORICALLY EXEMPT: SECTION 15301
P2022-119; USE PERMIT
APN 124-202-28; 199 SAN MARIN DRIVE (127 & 123 SAN MARIN DR.)

Conduct a public hearing and possibly take action to approve a use permit allowing the expansion of Trailhead, an existing restaurant at 127 San Marin Drive, into an adjoining tenant suite at 123 San Marin Drive within San Marin Plaza (199 San Marin Drive).

novato.org
Phone No. (415) 899-8900
Fax No. (415) 899-8213

B.1. Trailhead Expansion Use Permit (P2022-119) Staff Report.pdf
B.1. - Attachment 1 - Floor Plan.pdf
B.1. - Attachment 2 - UP89-027 Amendment.pdf
B.1. - Attachment 3 - CC Reso 18-05.pdf

B.2. F45 TRAINING FITNESS STUDIO
CEQA CATEGORICALLY EXEMPT: SECTION 15301
P2022-123; USE PERMIT APN 153-340-28;
140 VINTAGE WAY (SUITE G-13)

Conduct a public hearing and possibly approve a use permit to allow operation of F45 Training's fitness studio within an existing tenant space located at 140 Vintage Way, Suite G-13 in the Vintage Oaks Shopping Center, including extended hours of operation.

B.2. F45 Fitness Use Permit (P2022-123) Staff Report.pdf
B.2. - Attachment 1 - Floor Plan & Site Location.pdf
B.2. - Attachment 2 - Applicant Statement.pdf

C. 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 72 hours before the meeting.

To appeal a final decision of the Zoning Administrator, 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.

Materials that are submitted to City staff after the distribution of the agenda packet, are available for public inspection in the Community Development Department at 922 Machin Avenue during normal business hours. Such materials shall also be made available on the City of Novato website at novato.org when practical and provided that City staff is able to post those documents prior to the meeting. A binder is available for the public at the meeting to view any distributed materials. Also, when non-confidential written materials are distributed to the Zoning Administrator or City staff during a public meeting, copies shall be made available to members of the public following that meeting.

AFFIDAVIT OF POSTING

I, Steve Marshall, certify that on Thursday, February 2, 2023, before the Zoning Administrator meeting of February 9, 2023, the agenda was posted on the City Community Service Board at the 922 Machin Avenue and on the City's website at **novato.org** in Novato, California, on Monday, February 6, 2023.

/Steve Marshall/
Steve Marshall, Planning Manager/Zoning Administrator