

NOVATO PLANNING COMMISSION

RESOLUTION NO. 2025-008

RESOLUTION OF THE NOVATO PLANNING COMMISSION GRANTING DESIGN REVIEW AND USE PERMIT APPROVAL TO ALLOW THE CONSTRUCTION AND OPERATION OF THE 501 DAVIDSON SELF STORAGE FACILITY AT 501 DAVIDSON STREET, APN 153-250-11

WHEREAS, the City of Novato (“City”) received applications submitted by Vero-West, LLC (the “Applicant”) for design review and use permit approval for a proposed self-storage project (“Project”) on a portion of real property located at 501 Davidson Street, APN 153-250-11 (“Project Site”), which is owned by the City of Novato (the “Property Owner”); and

WHEREAS, the Project is a self-storage facility that includes 597 storage units in three buildings that total 95,400 square feet and ancillary site improvements. Demolition of existing buildings and other site improvements is required to construct the Project; and

WHEREAS, the City determined the Project is subject to the environmental review requirements of the California Environmental Quality Act (CEQA) and its implementing regulations (CEQA Guidelines); and

WHEREAS, by separate resolution adopted prior hereto, the Planning Commission determined the Project is exempt from additional environmental review pursuant to CEQA Guidelines Sections 15183 and 15332; and

WHEREAS, the Design Review Commission held a duly noticed public hearing on March 5, 2025, at which the Design Review Commission recommended the Planning Commission approve the design aspects of the Project; and

WHEREAS, a public notice describing the Project and the Planning Commission’s scheduled hearing thereon was sent to all affected property owners within 600 feet of the boundaries of the Project Site pursuant to Novato Municipal Code Section 19.58.020, all persons requesting notice, and published in the Marin Independent Journal, a newspaper of local circulation, on August 28, 2025; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 8, 2025, and considered all oral and written comments on the proposed Project.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby finds and resolves as follows:

Section 1. Record

The Record of Proceedings (“Record”) upon which the Planning Commission bases its decision includes, but is not limited to: (1) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating the Project and the Project's associated development entitlement requests; (2) the evidence, facts, findings and other determinations set forth in this resolution; (3) the City of Novato 2035 General Plan, the General Plan 2035 Final Environmental Impact Report (FEIR); (4) the Novato Municipal Code; (5) all designs, plans, studies, data and correspondence submitted by the City in connection with the Project and the Project's associated development entitlement requests; (6) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the

City for the Project and the Project's associated development entitlement requests; (7) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City and its surrounding areas.

The location and custodian of the records is the Novato Community Development Department, 922 Machin Avenue, Novato, California, 94945.

Section 2. Findings

Design Review

The Planning Commission hereby makes the following findings as required by Section 19.42.030 F. of the Novato Municipal Code (“NMC”) with respect to the Project’s design, based on the Record, including the recommendation of the Novato Design Review Commission:

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 the Municipal Code, including this Zoning Ordinance and any approved Master Plan and Precise Development Plan.
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.

Facts in Support of Finding

The Project is considered to conform with Design Review Finding Nos 1. and 2. as follows:

Novato General Plan 2035

The Project Site is designated Light Industrial/Office (LIO) on the General Plan land use map. The LIO designation is applied to areas intended for light industrial and manufacturing uses, including warehousing, office, retail, and utility uses. The LIO designation specifies a maximum floor area ratio (FAR) of 0.4. Floor area ratio does not apply to self-storage facilities because storage units are not habitable (e.g., residence) or occupiable (e.g., office, retail, manufacturing space, etc.). The 1,200 square-foot office use portion of Building A is subject to FAR, which is equal to 0.016 based on the 1.17 acre Project Site. A self-storage facility may be permitted on LIO designated properties subject to design review and use permit approval. Detailed General Plan consistency findings are provided as Exhibit A to this resolution and are included by reference herein.

Novato Zoning Ordinance

As noted earlier, the Project Site is zoned Light Industrial/Office (LIO). The Project has been reviewed for compliance with the development standards codified in the Novato Zoning Ordinance, including but not limited to NMC Division 19.12 (Commercial/Industrial Zoning Districts), Division 19.21 (Art Program), Division 19.22 (General Performance Standards), Division 19.28 (Landscaping), and Division 19.30 (Parking). The Applicant has requested a reduction of parking pursuant to NMC Section 19.30.050

(Adjustments to Parking Requirements), subsection B, based on the proposed self-storage use and customer habits.

The Project meets applicable design standards with the exception of the maximum building height limit and parking as discussed below.

Building Height

The LIO zoning district has a maximum height allowance of 35 feet. NMC Section 19.20.070 (Height Limits and Exceptions) allows certain structures and building features to exceed the noted height limit. Cupolas, decorative or false gables, mechanical screening, and similar structures that do not exceed ten (10) percent of the roof area of a building may exceed the height limit of the applicable zoning district by a maximum of 8 feet, *except* where a greater building height is authorized through design review approval.

Building C has a primary building height of 35 feet. However, two portions of the building have a parapet wall extending to 37 feet and there are two elevators with overruns at a peak height of 40 feet. The two elevator overruns are located towards the center of the building as depicted on plan sheet A4 (Roof Plan). The site section drawing (sheet A7) shows the height of the elevator overruns in relation to other buildings on the site and adjacent residences. Additionally, the landscape plan includes three (3) section drawings showing the proposed buildings in relation to the nearby residential neighborhood.

The elevator overruns are acceptable as proposed since these features do not exceed 10% of the third floor roof area and do not exceed the 8-foot height increase allowed rooftop features pursuant to NMC 19.20.070 C.1. However, the additional 2-feet of parapet height must be considered through design review.

Granting a 2-foot height increase to allow the noted parapet walls is acceptable on the basis the added building height is nominal, the walls will help to screen views of rooftop mount mechanical equipment, and the walls are located toward the center of Building C and are well separated from the nearby residences to the west. Notably, the Design Review Commission considered the increased height of the two parapet walls and recommended approval of Building C's design as proposed.

Based on the observations above, the Planning Commission accepts the increased height of the two parapet walls.

Screening Between Different Land Uses

Pursuant to NMC [Section 19.20.090](#), a non-residential land use proposed on a site adjacent to a residential zoning district shall provide screening. The screen shall consist of plant materials and a solid decorative wall of masonry or similar durable material, be a minimum of six feet in height, and be architecturally treated on both sides. The Code states the Community Development Director [or other review authority (e.g., DRC, Planning Commission)] may waive or approve a substitute to the above-listed requirements by determining one of the following:

- a. The intent of the Section can be successfully met by means of alternative screening methods; or
- b. Physical constraints on the site make the construction of the required screening infeasible; or

- c. The physical characteristics of the site or adjoining parcels make the required screening unnecessary.

The western site boundary is adjacent to homes on Fernando Drive making the above referenced screening requirement applicable to the Project. There is an existing cyclone-style metal fence at varying setbacks from the common property line with the nearby residences; the fence encroaches 4-feet to 25-feet into the City's parcel from the common property line. The topography varies in this area. As a result, the existing cyclone fence follows this topography.

Based on the topography along the existing fence line, it is acceptable to install a solid wood board fence of 6-feet in height and topped with 2-feet of lattice (50 percent open material) to replace the existing fence at the same location instead of requiring a masonry wall. First, a masonry wall would be more difficult to install based on the topography along the existing fence alignment. Second, a masonry wall is required for its durability and potential to provide greater sound attenuation. In this instance, there won't be activities, such as materials storage or commercial vehicle movements, in close proximity to this fence line that would require the durability of a masonry wall or additional noise buffering. Finally, a wood fence would be more in keeping with the type of fencing commonly found in a residential neighborhood. As such, criteria a. and b. are applicable in this instance, and a wood fence is a more suitable and practical method of screening.

The Applicant has stated their willingness to work with the adjacent property owners regarding a new fence. If an adjacent property owner prefers the existing cyclone fence that includes significant vine growth, it can be left as-is. The Landscape Detail Plans *Existing Site Conditions* sheet includes an image of the existing fence with the noted vines. A condition of approval is included to ensure that a new fence is installed, or if preferred by the adjacent property owners, the existing fence with vine growth remains.

Based on the observations above, the Planning Commission accepts the fencing alternative proposed by the Applicant.

Parking Reduction

NMC Division 19.30 details the required parking ratio for various land uses and also includes allowances for adjustments to parking requirements based on certain criteria. The codified parking ratio for *Personal storage facilities* (i.e. self-storage) is one space for each 1,500 square feet plus two spaces for manager office/residence (see NMC Section 19.30.040, Table 3-7). Accordingly, the Project would need to provide 68 parking spaces based on the noted ratio. However, NMC Section 19.30.050, subsection B (Reduction of Parking) states that the Review Authority for a land use or development permit application may reduce the number of required parking spaces based on quantitative information provided by the applicant that documents the need for fewer spaces.

The Applicant is requesting required parking be reduced to seven (7) parking stalls. The Planning Commission, as permitted by NMC 19.30.050 B., can consider reducing the number of required parking spaces based on quantitative information documenting the need for fewer spaces.

The Applicant provided documentation indicating the codified parking ratio is excessive and that seven (7) parking spaces is sufficient for the Project. According to a Self Storage Association Demand Study (2020), approximately 65 percent of tenants visit their storage unit less than once per week, with 17.5 percent visiting more than once per week, and 17.5 percent visiting about once per week. This information, coupled with traffic study information anticipating approximately 54 vehicle visits per day, indicates the Project will not generate significant parking demand. Notably, visits are likely to be spread over the 16 hours the

facility is open to customers and a portion of the self-storage units are available for drive-up access. Based on these observations, the Planning Commission accepts the parking reduction requested by the Applicant.

Based on the observations above, the Project is considered to be of a design that is consistent with Design Review Findings Nos. 1. and 2.

3. The proposed development would not be detrimental to 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.

Facts in Support of Finding

The Project conforms with and advances Design Review Finding No. 3 as follows:

The Project plans were referred to public agencies responsible for reviewing new development proposals, including the Novato Public Works Department, Novato Fire Protection District, North Marin Water District, Marin County Flood Control and Water Conservation District, Novato Sanitary District, and Pacific Gas & Electric. These agencies have submitted comments addressing such matters as emergency vehicle access, the location of utilities and appurtenant easements, and drainage and circulation infrastructure. No agency is currently prepared to approve the Project pending the review and acceptance of construction detail plans. However, these agencies did not indicate the Project 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.

The Applicant is required to submit more comprehensive construction detail plans for the Project prior to issuance of a building permit. The construction detail plans will be subject to further review by city staff and each agency serving the Project to ensure all required improvements are provided and properly designed to: 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.

Based on these observations and a review of the Project's plans, the Project is consistent with Design Review Finding No. 3.

Use Permit

1. The proposed use is consistent with the General Plan and any applicable specific plan.

Facts in Support of Finding

The Project is an allowed use in the Light Industrial Office (LIO) land use designation subject to the approval of a use permit as required in the LIO zoning district. The Project has been reviewed for consistency with applicable policies of the General Plan, as documents in Exhibit A, attached hereto and incorporated herein by reference. Exhibit A lists each applicable policy of the General Plan and details facts supporting the use permit and the Project's consistency therewith.

Based on the facts presented Exhibit A and the Record as a whole, the self-storage facility is consistent with Use Permit Finding No. 1.

2. The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Ordinance and any relevant Master Plan and/or Precise Development Plan.

Facts in Support of Finding

The zoning district applicable to the Project Site is Light Industrial Office (LIO). Self-storage facilities are a permitted use upon the approval of a use permit in the LIO district. The Project has been reviewed for consistency with the development standards of the LIO zoning district. The Project is considered consistent with applicable LIO zoning district standards and all other applicable provisions of the Novato Zoning Ordinance, including those addressing the discretion of the City to consider reducing required parking, allowing increased building height, and accepting alternative fencing measures as discussed above.

Based on these observations, the Project is consistent with Use Permit Finding No. 2.

3. The establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.
4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

Facts in Support of Finding

The Project's plans were referred to public agencies responsible for reviewing and providing services to the Project, including Novato Public Works/Engineering, North Marin Water District, Novato Sanitary District, and Novato Fire Protection District. These agencies have submitted comments and/or conditions addressing matters such as the adequacy of drainage facilities, and water and sewer service. While the construction detail plans have yet to be prepared and submitted for final approval, none of the responsible agencies identified issues that would require significant changes to the site and/or building design that, less addressed, represent a detriment to public health, safety, or welfare, nor be materially injurious to project occupants, visitors and surrounding properties or improvements in the vicinity.

Conditions of approval are included to ensure the Project will be developed consistent with the City's standards that are applicable to the Project and to ensure the Project will not be detrimental or injurious to property and improvements in the neighborhood. The Project has been reviewed for compatibility with existing and future land uses in the vicinity and it is determined that the Project is compatible with existing uses and those future uses contemplated in *General Plan 2035*.

Based on the above observations above, a review of the plans and supporting documentation, the Planning Commission considers the Project to be consistent with Use Permit Finding Nos. 3, 4, and 5.

Section 3. Use Permit & Design Review Decision

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Planning Commission hereby grants a use permit to and approves the design of the 501 Davidson Street Self-Storage Facility, including the Applicant's requested building height increase, parking reduction, and fencing alternative, as depicted in

the architectural plans prepared by Jordan Architects, dated December 20, 2024; the landscape plans prepared by Sovi Scapes, dated December 30, 2024; and the civil engineering plans prepared by CSW ST2, dated June 27, 2025; based on the findings and analysis set forth herein and in Exhibit A, and subject to the conditions of approval noted below and included in Exhibit B.

Conditions of Approval

1. The project shall comply with the conditions of approval specified in Exhibit B.

Indemnity and Time Limitations

- a. The Applicant or 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 Planning Commission's 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 or any successor in interest, the City, and/or parties initiating or bringing such action.
- b. The Applicant or 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 developer 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 or any successor in interest 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 developer 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 or any successor in interest 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 or any successor in interest.
- d. The Applicant or 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.

Passed and adopted at a regular meeting of the Planning Commission of the City of Novato held on the 8th day of September 2025, by the following vote:

AYES: Commissioners Crockett, Derby, Havel, Griggy, Roche, Stuckenbroker, and Tiernan

NOES: None

ABSTAIN: None

ABSENT: None

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of the resolution, which was adopted by the Planning Commission, City of Novato, County of Marin, State of California, on the 8th day of September 2025.

Justin Derby

Justin Derby, Chair

Attachments

- Exhibit A – General Plan Consistency Findings
- Exhibit B – Conditions of Approval
- Exhibit B1 – Correspondence, Novato Fire Protection District, July 24, 2025
- Exhibit B2 – Correspondence, North Marin Water District, July 31, 2024
- Exhibit B3 – Correspondence, Novato Sanitary District, March 7, 2024

EXHIBIT A
SELF-STORAGE FACILITY
501 DAVIDSON STREET, APN 153-250-11 (PORTION)
NOVATO GENERAL PLAN CONSISTENCY FINDINGS

The Planning Commission hereby finds the Project is consistent with the Novato General Plan, including, but not limited to, the following applicable General Plan policies and programs:

NOVATO GENERAL PLAN 2035

LAND USE

LU 1 Implementation of Land Use Map. Implement the Land Use Map (GP-1) and Land Use Designations (Table GP-3) by approving development and conservation projects consistent with the adopted land use designations, densities, and intensities. Ensure consistency between the General Plan, Zoning Ordinance, and other land use regulations.

Facts in Support: The Project Site has a General Plan land use designation of Light Industrial Office (LIO). The Project is consistent with the land use description for the LIO land use designation. The Project's intended land use and design are consistent with the Zoning Ordinance and other applicable land use regulations.

Based on the facts set forth above and the Record as a whole, the Project is consistent with and advances Policy LU 1.

LU 1b Development Consistent with General Plan. Allow development at any density within the range shown by the Land Use Designations Map provided applicable objectives, policies and programs of all chapters of the General Plan are met. Maximum densities (top of stated density range applied to total gross acreage) may in some cases be achieved, but there is no guarantee of achieving the maximum density.

Facts in Support: The Project has a proposed floor area ratio (FAR) of 0.016, equal to the floor area proposed for office use. The balance of the building floor area is considered non-habitable and not subject to a maximum FAR.

Based on the facts set forth above and the Record as a whole, the Project is consistent with Policy LU 1b.

LU 4 Development to Pay Fair Share. Require new development to pay its fair share of infrastructure improvements and public service costs to maintain infrastructure capacity and service levels in the City, to the extent allowed by law and except as provided by other policies and programs in the Plan.

Facts in Support: The Applicant is required to pay development impact fees (DIFs) to offset the proportional cost of providing infrastructure to serve the Project.

Based on these facts set forth above and the Record as a whole, the Project is consistent with and advance Policy LU 4.

CC 12: 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.

Fact in Support: The Project Site is located on the southerly side of Davidson Street in an area with a mix of residential, light industrial, and open space land uses. A single-family residential neighborhood is located to the west, the City’s Corp Yard and Novato Sanitary District’s (NSD) WWTP is located to the east and northeast, undeveloped lands owned by NSD are located to the north, and open space lands owned by the Marin County Flood Control District are located to the south. The Project Site was developed for and used as an equipment and materials storage yard for a telecommunications company, including the office space and the storage of vehicles, construction equipment, and materials. Overall, the surrounding neighborhood reflects a mix of common residential and light industrial building architecture with surrounding natural land features, including wetlands and oak woodland areas.

Site Design & Massing

Given the existing condition and context of the Project Site, the main focus of design compatibility is with the residences to the west. Accordingly, each proposed self-storage building is discussed below relative to its relationship to and visibility from these residences.

Building B

Proposed Building B is closest to nearby residences. This building is one-story tall (13’-4”) and is located approximately 32-feet from the nearest common property line to the west. The residences nearest Building B are single-story structures of approximately 12- to 16- feet in height.

Building B is located and designed in a manner that is sensitive to the proximity of the nearby residences since it is a single story in height, maintains generous setbacks of approximately 32 to 56 feet from the west property line, and includes metal trellises and vines along its rear elevation to soften the linear appearance of this structure. The Project also includes replacing the existing six-foot cyclone fencing along the westerly property line with a six-foot tall solid board wood fence. A condition of approval requires this fence to be topped with an additional two feet of lattice to provide additional screening of Building B from views taken at the adjoining residences. Finally, the landscaping plan for the Project, as discussed in more detail below, provides a number of new trees along the western boundary of the Project Site. These proposed trees will, in time, provide additional screening of Building B.

The shade study prepared for the Project demonstrates that Building B would shade a small area of the rear yards at 560, 562, and 564 Fernando Drive for a brief period in the morning hours during winter. The indicated level of shading is insignificant.

Building A

Building A is the next closest building to the residences located west of the Project Site. Building A is situated parallel to Davidson Street and is perpendicular to the residences to the west. The elevation of Building A facing these residences is approximately 40 feet wide and has a height of 16 feet. The western end of this building is setback approximately 35 feet from the residence at 564 Fernando Drive, the closest residence. The building steps up in height to 20 feet approximately 230 feet from the closest point to the western property line.

The location, orientation, and design of Building A is considered to be compatible with nearby residences because this building is limited to a single-story in height nearest these residences, maintains a generous setback from the west property line, and has a west elevation of a width akin to that of single-family residence. Additionally, there is significant, existing tree cover located near the west end of this building, which will screen views of the building from the closest residence.

The shade study prepared for the Project demonstrates that Building A would shade a small area of the rear yard at 564 Fernando Drive for a brief period in the morning hours during winter. The indicated level of shading is insignificant.

Building C

At the request of the Design Review Commission, the Applicant reduced a portion of Building C from three stories to two stories, resulting in a stepped design along the western side of the building. The two-story (25 feet) portion of the building extends to a depth of 30 feet before stepping up to three stories (35 feet) in height. The building location has not changed and is located approximately 79 feet from the westerly fence line, 89 feet to the property line, and approximately 110 feet from the rear elevation of the closest nearby residences on Fernando Drive. Based on the story poles placed at the Project Site, the upper story of Building C would be visible from the homes near the intersection of Louis Drive and Fernando Drive and those most proximal to the Project Site.

With the stepped design, Building C is not considered to be visually imposing on residents of the nearby neighborhood due to the building's significant separation from the closest residences and those near the intersection of Louis Drive and Fernando Drive. For reference, a similar condition exists at Hamilton Field where the former aircraft hangars, now converted to office and light-industrial use, are approximately 90 to 100 feet from the homes backing onto Hangar Avenue; the hangars are over 40 feet in height and have an elevation length (facing residences) of approximately 240 feet. Notably, Building B, given its location and height, would reduce the visibility of Building C from the closest residences. Likewise, the proposed landscape plan, as discussed in more detail below, will add a number of new trees (including a 25-foot oak tree) along the western boundary of the Project, which, in time, will provide additional screening of Building C.

The shade study prepared for the Project demonstrates that Building C will not shade the roof or rear yard of any nearby residence.

Architecture

The Project presents an architectural design that is common for warehouse and self-storage facilities, including simple rectangular building forms to maximize storage space. Wall materials and finish treatments are also reflective of traditional warehouse and self-storage facility designs, such as walls constructed of concrete block or concrete tilt-up panels, stucco siding, and ribbed metal paneling.

Building elevations with materials and colors are detailed on plan set sheets A5 and A6. The proposed mix of building materials/finishes include split-face concrete blocks, shot blasted concrete blocks, stucco, metal wave paneling, and metal awnings. The façade materials for Buildings A and B include both concrete block types in two color tones, a tan color identified as *Basalite W1* and a brown color identified as *Basalite 745*. The lower 4± feet of the buildings would have the brown color and upper 10± feet of the building would have the tan color. Building A also includes metal wave paneling accents in a *Patina Green* color and metal awnings where the building faces Davidson Street. Building C has a base level featuring shot blasted concrete blocks transitioning to painted stucco with a metal wave accent wall where the building faces

Davidson Street. Metal Roll-up doors and cornice/trim bands are the color identified as *Evergreen* per the roll-up door manufacturer.

The Project's architecture is considered to be acceptable for a self-storage facility in an area zoned for light industrial uses and is reflective of the public and Design Review Commission's request to consider applying earthtone colors. The architectural style of the Project is different than that of the nearby residences on Fernando Drive. However, this condition is expected where a residential neighborhood abuts commercially zoned properties since it is common for larger, non-residential buildings to have a more utilitarian appearance.

Landscaping

The undeveloped areas of the Project Site would be landscaped with Coast Live Oak trees, Pacific Madrones, Black Elderberry, and California Laurel, along with shrubs, grasses, and groundcover. The westerly portion of the site would feature eight (8) new trees and a purple needlegrass dominant mix of grasses and flowers. The other area of significant landscaping is along the Davidson Street frontage. Ten (10) new trees would be complimented with various shrubs, groundcover, and grasses along the Davidson Street frontage. The south and east sides of the Project Site also include trees, shrubs, and grasses. Notably, the Applicant replaced previously proposed Sweet Bay trees and Dwarf Coyote Brush with California Laurel and Emerald Carpet Manzanita, respectively, based on DRC feedback.

The landscaping plan is acceptable since it will improve the appearance of the Project Site and help to reduce the visibility of new development thereon.

Based on the observations above, the Project's design is compatible with surrounding development, consistent with Policy CC 12.

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).

Facts in Support: The proposed self-storage building styles, materials, and colors are typical of light industrial warehouse-type buildings. The project design is consistent with Policy CC 13. See also the discussion under Policy CC 12 above.

CC 18: Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible. Encourage shared parking facilities where feasible.

Facts in Support: The Project includes four off-street parking spaces that would be visible from the Davidson Street right-of-way. The Applicant has proposed Coast Live Oak trees along the Davidson Street frontage that will help reduce the visibility of the four parking spaces. Other parking spaces would be concealed from public viewpoints by the proposed buildings. The Project's design is consistent with Policy CC 18.

ENVIRONMENTAL STEWARDSHIP

ES 22: Trees on Private Property. Encourage and, where appropriate, require actions by private property owners to protect the health of native woodlands and trees.

ES 23: 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.

Facts in Support: The Project proposes to remove three (3) trees along the Davidson Street frontage, but none of the trees proposed for removal are heritage trees. Landscape Planting Plan Sheet L1.01 describes the proposed landscaping at the Project Site. The westerly portion of the site includes eight (8) new trees and the retention of existing trees, as well as seeded areas with purple needlegrass, other grasses, and flowers. The other area of significant landscaping is along the Davidson Street frontage. Ten (10) new trees are proposed at this street frontage. The south and east sides of the Project Site also include trees, shrubs, and grasses. The Project's landscape design is consistent with Policy ES 22 and ES 23.

LIVING WELL

LW 12: Public Art. Promote public art that enhances the cultural life of the community.

Discussion/Analysis: The Applicant is required to comply with the City's Art Program, implemented through NMC Division 19.21. On-site art or payment of an in-lieu fee will be required. A condition of approval ensures the Project complies with Policy LW 12.

NS 1 Compatibility of New Development. Protect people in new development from excessive noise by applying the Land Use Compatibility Standards in Figure LW-5 in locating and designing new development.

Facts in Support: The Project Site is adjacent to an established residential neighborhood, located immediately west of the Site. Noise is not anticipated to exceed acceptable noise levels at the property line based on the site design, building placement, and hours of operation of the Project.

Based on the facts set forth above, and the Record as a whole, the Project is consistent with NS Policy 1.

A CITY THAT WORKS

MO Policy 2 Level of Service Standards.

Establish traffic Level of Service (LOS) standards as follows for use in evaluating the impacts of proposed development projects so the project can be redesigned or effective mitigation measures can be implemented, making improvements to the roadway system, and determining appropriate traffic impact fees. Continue to consider LOS standards in evaluating the merits of proposed development or traffic infrastructure projects in addition to consideration of standards associated with Vehicle Miles Traveled (VMT) in the required environmental review process.

Acceptable LOS standards for intersections in the City are:

- a. At intersections with signals or four-way stop signs: operation at LOS D,
- b. At intersections with stop signs on side streets only: operation at LOS E.

Facts in Support: The City hired W-Trans, a traffic engineering firm, to complete an LOS study for the Project. The Project will not result in an unacceptable LOS at the study intersections. Based on the facts set forth above, and the Record as a whole, the Project is consistent with Policy MO 2.

SH Policy 1 Seismic and Geologic Hazards. Reduce the risk of loss of life, personal injury and property damage resulting from seismic and geologic hazards including ground shaking, land sliding, liquefaction and slope failure.

SH 1a Geotechnical Evaluation. Require preparation of a report by an engineering geologist or geotechnical engineer for new construction and grading as required by City code on sites in seismically and geologically hazardous areas and for all critical (high occupancy, health or emergency response) structures. These reports should include, but not be limited to: evaluation and recommendations to mitigate the effects of ground shaking, landslides, surficial debris flows, expansive soils, subsidence and settlement, fault displacement, and Bay mud areas. Implement the recommendations of geotechnical reports through the planning, grading and building permit processes.

Facts in Support: The Project Site is not known to have any geologic hazards. As part of the building permit submittal process, a soils report will be required to ensure that proposed construction methods will be consistent with the requirements of the California Building Code.

Based on the facts set forth above, and the Record as a whole, the Project is consistent with Policy SH 1 and Program SH 1a.

SH 3 Fire Hazards. Reduce the risk of loss of life, personal injury and property damage resulting from wildland and urban fire hazards through code enforcement and coordination with the Novato Fire Protection District.

SH 3a Fire Risk in New Development.

1. Review all development proposals for fire risk, and require mitigation measures to reduce the probability of fire. Require all new development and substantial remodels to meet the adopted state and local fire codes. Refer all applications for new development that is subject to NFPD regulation to the District for review, comment and conditions of approval.
2. Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards.
3. Require adequate access for emergency vehicles, adequate street width and vertical clearance, driveway access and parking restrictions for new development.
4. Ensure new development meets the peak load water supply standard for fire hydrants of the Novato Fire Protection District. 5. All development that includes private access roads or fire roads shall provide recorded access rights and keys to any gates to the Novato Fire Protection District.

Facts in Support: The Novato Fire Protection District has reviewed the Project and recommended conditions of approval to ensure compliance with local and state standards regarding fire hazards and risks. Conditions of approval are included to ensure compliance with the requirements of the Novato Fire Protection District.

Based on the facts set forth above, and the Record as a whole, the Project is consistent with Policy SH 3 and Program SH 3a.

PF 3 Water Supply. Work with the North Marin Water District to ensure an adequate water supply for new and existing development.

Facts in Support: The North Marin Water District has reviewed the Project and determined that the District has adequate facilities and infrastructure to serve the site.

Based on the facts set forth above, and the Record as a whole, the Project is consistent with Policy PF 3.

EXHIBIT B

501 DAVIDSON STREET SELF-STORAGE

501 DAVIDSON STREET, APN 153-250-11 (PORTION)

CONDITIONS OF APPROVAL

The following conditions of approval shall be met to the satisfaction of the Novato Community Development Department – Planning Division:

1. The Project shall be constructed in accordance with the approved plans and entitlements as depicted in the architectural plans prepared by Jordan Architects, dated December 20, 2024; landscape plans prepared by Sovi Scapes, dated December 30, 2024, and civil engineering plans prepared by CSW ST2, dated June 27, 2025.
2. The entitlements shall expire two (2) years from the date of approval pursuant to Novato Municipal Code Division 19.44.
3. The approval granted herein shall not become effective until all appropriate fees billed by the City of Novato to the application account are paid in full in accordance with the City's Cost Based Fee System. Failure to pay said fees may result in the City withholding issuance of related building permits, certificate of occupancy, and recordation of final maps or other entitlements.
4. The Applicant or any successor in interest to the Project shall be subject to paying all applicable development impact fees as specified in City Council Resolutions No. 67-02 and 69-02, as subsequently amended from time to time.
5. The Project shall comply with Novato Municipal Code Division 19.21 (Art Program) regarding the installation of art or payment of an in-lieu fee.
6. The Project shall comply with Novato Municipal Code Section 19.30.090, Subsection A.3 (Non-residential Bicycle Parking). Improvements shall be included on building permit plans prior to issuance of a building permit.
7. Prior to the first final building permit inspection for one of the three buildings, a 6-foot-tall fence topped with two feet of lattice (50 percent open) shall be installed where the existing metal fence is located along the westerly side of the site adjacent to the residences identified as 560, 562, and 564 Fernando Drive and 561 Louis Drive. Alternatively, sections of the existing fence may remain if the adjacent property owners would prefer that the existing fence not be replaced. The Applicant shall provide written details of the meetings with the adjacent property owners and the results of those meetings to the Community Development Department.
8. The Applicant or any successor in interest to the Project shall submit construction detail information demonstrating compliance with the objective noise limits specified in Novato Municipal Code Section 19.22.070, including specifying the number, type, location, size, venting/ exhaust requirements, and noise characteristics of all exterior mechanical equipment proposed for the Project, subject to review and acceptance by the Novato Planning Division prior to issuance of a building permit for the Project.
9. Pursuant to Novato Municipal Code Section 19.22.060, all non-essential exterior lighting shall be turned off after 11:00 PM.

10. The Applicant or any successor in interest to the Project shall submit a photometric study of proposed exterior lighting for review and acceptance by the Novato Planning Division prior to issuance of a building permit for the Project. The photometric study shall demonstrate that exterior lights do not spillover illumination or glare onto adjacent properties to the maximum extent feasible. All exterior lighting fixtures shall be dark sky compliant certified.

11. Mitigation Measure BIO-1-1 (Pre-Construction Nesting Bird Survey)

- a) A pre-construction nesting bird survey shall be conducted by a qualified biologist if construction occurs during the bird nesting season (February 1 through August 31). The survey shall be conducted within 5 days prior to the start of work. The survey shall include the entire Project Site footprint and areas immediately adjacent to the project work area. The survey shall include the trees and shrubs along the periphery of the site and all buildings slated for demolition.
- b) If the survey indicates the presence of nesting birds, a buffer shall be placed around the nest and marked with orange construction fencing within which no work will be allowed until the young have successfully fledged or the nest has otherwise become inactive. The size of the nest buffer will be determined by the qualified biologist and will be based to a large extent on the nesting species, its sensitivity to disturbance, and the context of the nest location. In general, typical buffer widths range from 500 feet for large raptors such as buteos, 250 feet for small raptors such as accipiters, and 100 feet for passerines (songbirds) and other bird species. No construction or earth-moving activity shall occur within the established buffer until it is determined by the biologist that the young have fledged or that the nesting cycle is otherwise determined to be complete based on monitoring of the active nest. A copy of the nesting bird survey report shall be provided to the City of Novato Community Development Department prior to construction.

12. Mitigation Measure BIO-1-2 (Prevention of Swallow Nesting)

Since it is known that cliff swallows nest under the eaves of onsite buildings and if construction is scheduled to commence during the nesting season, the applicant can employ various measures to prevent initiation of nesting by this or other swallow species if such measures are implemented during the winter months prior to the nests becoming active in the spring. Such measures can include nets or solid devices to prevent access by swallows to the eaves. If swallows build nests that become occupied and egg-laying has occurred, the nests must be protected from construction activity by suitable buffer zones while they are active, pursuant to Mitigation Measure BIO-1 (Pre-Construction Nesting Bird Survey).

13. Mitigation Measure BIO-2-1 (Preconstruction Bat Assessment and Survey)

- a) A qualified bat biologist shall conduct a habitat assessment and surveys for special status species of bats prior to any structure removal. The survey methodology shall include an initial habitat assessment and survey several months before Project construction, to facilitate sufficient time to implement the exclusion plan described below, and the types of equipment used for detection.
- b) A bat exclusion plan shall be submitted to CDFW for approval if bats are detected within structures during the above survey. The plan shall be implemented prior to Project construction and allow bats to leave the structures unharmed. The plan shall:

- (1) Recognize that both the maternity and winter roosting seasons are vulnerable times for bats and require exclusion outside of these times, generally between March 1 and April 15 or September 1 and October 15 when temperatures are sufficiently warm, and
- (2) Identify suitable areas for excluded bats to disperse or require installation of appropriate dispersal habitat, such as artificial bat houses, prior to project construction, and include an associated management and monitoring plan with implementation funding.

14. Mitigation Measure BIO-3-1 (Post-Construction Lighting)

Unnecessary outdoor lighting should be turned off from dusk to dawn. If outdoor lighting is necessary, amber lighting along all outdoor areas including roadways shall be used (Amber/Orange nm range 587 - 592 Peak Wavelength 590). Where practicable, fixtures should be used that shield lamps or glowing lenses from being directly visible.

15. Mitigation Measure CUL-1-1 (Accidental Discovery of Cultural Resources)

If cultural resources are encountered during ground disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (NPS 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and testing for the California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the Project, additional work, such as data recovery excavation, may be required to mitigate any significant impacts to historical resources.

16. Mitigation Measure CUL-1-2 (Human Remains)

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has determined the origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the Marin County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access.

17. The following Air Quality and Dust Control Measures shall be implemented for the duration of land disturbances and construction:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered or maintain at least two feet of freeboard.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

- e. Enclose, cover, water daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
 - f. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - g. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - h. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - i. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - j. Post a publicly visible sign with the telephone number and contact information of the Contractor's Site Superintendent and the City of Novato regarding dust complaints. The Contractor shall respond and take corrective action within 48 hours. The air district's phone number shall also be included and visible to ensure compliance with applicable regulations.
18. The Applicant or any successor in interest in the Project shall comply with the design and development requirements of the Novato Fire Protection District (NFPD), as detailed in the NFPD report dated July 24, 2025 (Exhibit B1 attached hereto), to the satisfaction of the NFPD.
19. The Applicant or any successor in interest in the Project shall comply with the design and development requirements of the North Marin Water District (NMWD), as detailed in the NMWD letter dated July 31, 2024 (Exhibit B2 attached hereto), to the satisfaction of the NMWD.
20. The Applicant or any successor in interest in the Project shall comply with the design and development requirements of the Novato Sanitary District (NSD), as detailed in the NSD memo dated March 7, 2024 (Exhibit B3 attached hereto), to the satisfaction of the NSD.

The following conditions of approval shall be met to the satisfaction of the Novato Chief Building Official:

- 17. The Applicant or any successor in interest to the Project shall submit for and obtain a building permit consistent with the requirements of adopted codes in place at the time of submittal.
- 18. The Applicant or any successor in interest to the Project shall submit a geotechnical report with specific foundation, pavement, and seismic recommendations.
- 19. The Project design shall include an accessible path of travel from the office to the accessible parking space and to all buildings on the site.
- 20. The office must be fully accessible and include a compliant toilet room.
- 21. Parking in front of Building C shall include one accessible parking space. An accessible path of travel from the accessible parking space to all floors (via elevator) in Building C shall be provided.

22. Five percent of the storage units in Buildings A and B shall include accessibility complaint thresholds.

The following conditions of approval shall be met to the satisfaction of the Novato Public Works, Engineering Division:

General Conditions of Approval

23. Applicant shall design and construct all necessary and required improvements and facilities in accordance with Chapter V – Development Standards of the Novato Municipal Code (NMC) and the Uniform Construction Standards All Cities and County of Marin, unless specific design exceptions have been approved. Approval of a site plan depicting improvements that do not conform to the NMC does not constitute approval of a design exception, unless explicitly stated herein or in another approved City resolution.
24. Applicant shall be responsible for all City plan check and inspection costs. The Applicant shall enter into a Cost Recovery Agreement and deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
25. Applicant shall submit for review and approval Improvement Plans prepared by a California Registered Civil Engineer for all necessary and required on-site and off-site public and private improvements. The Improvement Plans shall show all existing and proposed utilities, above and below ground, including water, sanitary sewer, storm sewer, communication lines, electricity, natural gas, transformers, vaults and meters. The final plan set shall include all civil, landscape and joint trench drawings under a single cover sheet. Improvement Plans must be approved by the City Engineer prior to any on-site or off-site construction. An Encroachment Permit is required for any work within City right of way. An Encroachment Permit will not be issued prior to the approval of the Improvement Plans.
26. All existing and proposed electrical and communications lines, both on the site and along its frontages, shall be placed underground at the Applicant’s expense. All pull boxes, junction structures, service cabinets, vaults, valves and similar devices shall be installed behind the back edge of walkways within the City right-of-way or within a public utility easement, at locations approved by the City Engineer. Pad mounted/above ground facilities are permitted and shall be painted a color approved by the City. New improvements within existing and proposed utility easements shall be subject to the approval of the appropriate utility company.
27. All private water mains, sewer mains and storm drains shall be clearly labeled “Private” on the improvement plans.
28. A detailed design level Geotechnical Report shall be prepared and submitted for review with the initial submittal of the Improvement Plans. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report. Prior to City approval of the Improvement Plans, the geotechnical engineer shall sign off on the cover sheet confirming that the plans are in conformance with their recommendations.

If at any time, prior to final acceptance of the Project improvements, the City Engineer requests an independent geotechnical investigation and report, then an independent geotechnical engineer, shall be retained by the City at the applicant's expense, to conduct requested investigations.

29. Applicant shall submit for review and approval a final Stormwater Control Plan prepared in accordance with the current Bay Area Stormwater Management Agencies Association (BASMAA) Post Construction Manual. Site improvements shall incorporate Low Impact Design (LID) principles and permanent post-construction storm water pollution BMPs. The Stormwater Control Plan shall be submitted for review with the initial submittal of the Improvement Plans.
30. Note that the Landscape submitted included plants/trees that are not listed in the BASMAA Appendix F. This correction shall be made as part of improvement plan approval.
31. Prior to the approval of the Improvement Plans and prior to the issuance of a grading permit, the applicant shall obtain all necessary permits, approvals and/or clearances from any other regulatory agencies with jurisdiction over the Project, including but not limited to the Marin County Flood Control District, Regional Water Quality Control Board, Department of Fish and Game and U.S. Army Corp of Engineers. A complete set of improvement plans shall be submitted to all agencies, districts, and utilities affected by, or providing service to the development, for review and comment.
32. The Applicant shall obtain approval from Novato Fire Protection District (NFPD) for requirements for emergency vehicular access and appropriate posted signage and markings. Applicant shall locate signs and red painted curbs as required by NFPD to the satisfaction of the City Engineer.
33. Prior to City approval of the Improvement Plans, Applicant shall obtain signatures from representatives of the Novato Fire Protection District and the Novato Sanitary District on the final Improvement Plans acknowledging their review.
34. The Applicant shall design and construct all new pedestrian walkways, ramps and accessible parking spaces to meet current Americans with Disabilities Act Accessibility Guidelines, California Title 24 requirements, and City maximum cross-slopes and grades.
35. All outside garbage facilities shall be designed to be fully covered with a roof meeting Marin County's storm water pollution prevention best management practices.
36. Stenciling shall be provided on curb inlets to prohibit dumping of pollutants. The stencil detail shall be included in the improvement plans.
37. Landscape plans shall be submitted with the Improvement Plans and shall meet the requirements of sight distance to the satisfaction of the City Engineer.
38. Prior to the approval of the Improvement Plans, the Applicant shall submit an Erosion and Sediment Control Plan (ESCP) based upon the MCSTOPP template.
39. A final drainage study prepared by a California Registered Civil Engineer shall be submitted for review with the initial submittal of the Improvement Plans. The report shall include hydrologic and hydraulic calculations, narrative and exhibits to support the design and sizing of all public and private

drainage facilities including storm drains and detention facilities to the satisfaction of the City Engineer. The report shall address existing downstream storm drain facilities and hydraulic conditions which may impact the design of proposed facilities and improvements. This study shall include a hydraulic grade line analysis of the existing downstream storm drain. Analyses of the conveyance of onsite and downstream facilities shall be based on the 25-year storm. The report shall also include an analysis of the 100-year storm overland flow.

40. The preliminary report submitted as part of this Project shall be updated to meet the requirements of a final drainage study and shall also include project-specific changes outlined below and addressing all outstanding comments in the July 18, 2025 Completeness letter to the satisfaction of the City Engineer, including the following:
 - a. Provide a narrative discussing an alternative design to the proposed SD layout. Discuss feasibility for designing a DMA where the Davidson Rd discharged at a comparable location to existing.
 - b. Final Drainage study review and approval is required by the Marin County Flood Control District.
 - c. The report shall be updated to include an overland release map, channel analysis for valley gutter, and corrected calculations such that the model and excel calculations match.

Special Conditions of Approval:

41. Applicant shall submit a complete set of Improvement Plans prepared by a registered Civil Engineer (Engineer of Record) in substantial conformance with the preliminary civil plans (12 sheets) prepared by CSW, dated May 6, 2025 referred to herein as "Preliminary Plans".
42. Applicant shall construct all of the Public Improvements generally as shown on the Preliminary Plans. The Public Improvements to be constructed by the Applicant are more specifically described below.
 - a. Frontage improvements (curb, gutter, and storm drain) along the Project Site's frontage with Davidson Street.
43. Applicant shall construct all of the Private Improvements generally as shown on the Preliminary Plans and more specifically described below.
 - a. Construct the permanent on-site private post-construction stormwater treatment facilities in accordance with the approved final Stormwater Control Plan.
44. All on-site streets, parking lots, sidewalks, streetlights, storm drain facilities, stormwater quality facilities, landscaping and other amenities shall be privately owned and maintained.
45. Prior to issuance of any building permit, Applicant shall submit for review and approval by the City Engineer, a Post Construction Stormwater Operations and Maintenance Plan that provides a plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs. Once approved and prior to issuance of any building permit, the

property owner shall enter into a Stormwater Maintenance Agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.

46. The building permit for the shed must be issued before or concurrent with the overall building permit for the rest of the Project.

Construction Conditions of Approval:

47. Construction stormwater pollution prevention measures as indicated in the ESCP shall be consistent with the details in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Storm Water Quality Handbook Construction Site BMPs Manual.
48. Construction activities shall be limited to the days and hours stipulated in Novato Municipal Code 19.22.070B. City established inspection hours are Monday through Thursdays, and alternating Fridays from 7 a.m. until 4 p.m. except on City recognized holidays. Applicant shall be responsible for the City's additional cost to provide inspection during times not established as regular City inspection hours.
49. A City of Novato Encroachment Permit shall be obtained prior to any grading, trenching, pavement, construction of improvements or any other work in the public right-of-way.
50. If any hazardous materials are encountered during the construction of this Project, all work shall be immediately stopped and the Marin County Environmental Health Service Department, the Novato Fire Protection District, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
51. Upon completion of the Project and prior to acknowledgment of completion, all new storm drains 15" in diameter and larger shall be professionally televised and a video of the recording delivered to the City Engineer for review. The video shall indicate the pipe being televised, indicate station points along each pipe, and shall have the bottom of the pipe at the bottom of the monitor when viewed. The televised speed shall be slow enough to enable viewers to ascertain the pipe condition and the speed shall be reduced or paused as necessary at sags, gaps, obstructions and damaged areas of the pipe. Prior to acknowledgment of completion of the Project, pipe damage and obstructions shall be repaired to the satisfaction of the City Engineer.
52. The Applicant shall keep adjoining public streets free and clean of Project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer. The Applicant's contractor shall provide dust control seven (7) days a week, twenty-four (24) hours a day and this provision shall be noted on the plans.
53. The following shall be added to the general notes on the civil plans, "All roads used within the City of Novato during construction shall be cleaned daily, or more often as required by the City Engineer, of all dirt and debris spilled or tracked onto the City streets, or private driveways."
54. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed, and service connections stubbed out behind the sidewalk. Public utilities, Cable

TV, sanitary sewers and water lines, shall be installed in a manner that will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

55. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
56. Utilities to be abandoned shall be removed or completely filled with suitable material and capped to the approval of the applicable utility agency and to the approval of the City Engineer.
57. After all of the new underground utilities within existing public streets have been installed, the entire affected areas shall be milled and repaved to present a neat finished pavement area. Multiple trench patches are not acceptable.
58. Upon completion of the building and site improvements, the Applicant shall clean, repair, or reconstruct the curb, gutter, and sidewalk along the entire frontage of the developed property as may be required by the City Engineer to conform to the City standards prior to receiving an occupancy permit for the building.

Occupancy Conditions of Approval:

59. Prior to occupancy of any building, the Applicant shall submit a certification by the Geotechnical Engineer of Record confirming that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.
60. Prior to occupancy of any building, the Applicant shall provide a letter from the Civil Engineer of Record certifying that all the site improvements were constructed and inspected in substantial conformance with the approved plans and City Standards.
61. Prior to occupancy of any building, the applicant shall provide a mylar and digital copy of the Improvement Plans that includes all as-built or field changes.

Novato Fire Protection District



Occupancy: **Davidson Self-Storage**

Exhibit B1

Occupancy ID: **19575**

Address: **501 Davidson ST Novato CA 94945**

Inspection Type: **2 - Plan Review**

Inspection Date: **7/24/2025**

By: Shaw, Derrick (0279)

Time In: **07:43**

Time Out: **07:44**

Authorized Date: **07/24/2025**

By: Shaw, Derrick (0279)

Form: Novato Fire Plan
Review Form 2017-1 Master

Inspection Description:

Based on the 2016 California Building Standards Code, including the California Building and Fire Codes, along with current Novato Fire Protection District Standards.

Inspection Topics:

Planning Division Review

Automatic Fire Sprinkler System Is Required per NFPA 13

An automatic fire sprinkler system is required to be installed conforming to NFPA Std. 13. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. Contact the North Marin Water District to apply for fire service connection. Additional sizing may be required due to available pressures and fire flow.

Status: Condition of Approval

Notes: Deferred submittal.

Automatic Fire Sprinkler System Is Required per NFPA 13 w/ 2-1/2 inch hose outlets.

An automatic fire sprinkler system shall be installed throughout in accordance with NFPA Std. 13 and wet 2-1/2 inch hose outlets shall be installed in all stairwells at each floor. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. Contact the North Marin Water District to apply for fire service connection. Additional sizing may be required due to available pressures and fire flow.

Status: Condition of Approval

Notes:

System Supervision Required.

All automatic fire sprinkler and fire alarm systems, flow switches, and control valves shall be monitored by an approved UL Central Station company, zoned and enunciated as required by the Novato Fire District and Fire Protection Standard #400.

Status: Condition of Approval

Notes:

Fire Hydrants Required. (3500 GPM)

Fire hydrants capable of supplying 3,500 gallons per minute minimum will be required to be installed so that spacing between hydrants does not exceed 300 feet. The fire hydrant(s) shall be spotted by the Fire Marshal and contain at least one 4 and one half inch and one 2 and one half inch outlets. Installation shall conform to the specifications of the North Marin Water District.

Status: Condition of Approval

Notes:

Fire Hydrants Installed, Tested and Operational.

Fire hydrants shall be installed in accordance with the applicable standard, tested and operational prior to framing.

Status: Condition of Approval

Notes:

Fire Hydrant Marking.

Fire Hydrants shall be painted Rustoleum high gloss yellow or equal. Hydrants shall have a blue reflective roadway marker installed per NFD Standards.

Status: Condition of Approval

Notes:

Roadways and Driveways, Grade.

Proposed roads and driveways shall not exceed 18% grade.

Status: Condition of Approval

Notes:

Roadway and Driveway Minimum Clearance. (Commercial)

Roadways and driveways shall have a minimum clearance of not less than 20ft. horizontal by 14ft. vertical clearance. No object shall encroach into this horizontal and vertical plane.

Status: Condition of Approval

Notes: Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure. Ariel fire apparatus roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders in the immediate vicinity of the building or portion of.

Roadways and Driveways Minimum Requirements (Prior to Lumber Delivery or Framing).

Roadways shall be not less than 20 feet wide capable of accommodating a 60,000 GVW and driveways not less than 16 feet wide capable of accommodating a 40,000 GVW, all weather surface (AC Paving or concrete), unobstructed, and shall be installed prior to lumber delivery or framing.

Status: Condition of Approval

Notes:

Second Means of Access Required.

A second means of emergency ingress and egress for fire apparatus shall be installed capable of accommodating Novato Fire District apparatus and conform to NFD standard #210.

Status: Condition of Approval

Notes:

Fire Apparatus Turning Radius.

All driveways and parking areas shall accommodate Novato Fire District apparatus turning radius per NFD standards.

Status: Condition of Approval

Notes:

Fire Lane(s) Required.

'No parking fire lane' curbs and signs shall be installed in accordance with NFD Standard #204, as required by the Fire Marshal.

Status: Condition of Approval

Notes:

Knox Key Access Required.

'Knox' key access shall be installed at the premises conforming to Novato Fire Protection Standard #202.

Status: Condition of Approval

Notes:

Vegetation Management Plan - Fuels Management Plan Required.

An irrigated greenbelt Vegetation Management Plan (VMP) Fuels Management Plan conforming to the standards of the Novato Fire District shall be prepared and implemented at the site. The VMP-Fuels Management Plan shall conform to Novato Fire Protection Standard #220. The plan shall be incorporated into the landscape plan for the project and submitted to the Fire Marshal for review prior to implementation. The plan shall be implemented prior to building final.

Status: Condition of Approval

Notes:

Pre-Plan Required.

A business shall create and maintain a pre-plan per Fire Protection District ordinance.

Status: Condition of Approval

Notes:

Project In A Wildland-Urban Interface Area.

This project is located in a wildland-urban interface area and must meet all applicable California Building Code requirements. See CBC Chapter 7A.

Status: Condition of Approval

Notes:

Permit Application and Fees Required.

Permit application and associated fees shall be submitted with plan submittal package.

Status: Condition of Approval

Notes:

Building Division Review

Stairway Markings and Identification Required.

Stairway markings and identification shall be installed and maintained on the interior stairwell landing doors conforming to Novato Fire District Standard #116.

Status: Condition of Approval

Notes:

Address Number Requirements.

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.

Status: Condition of Approval

Notes:

Floor Plan Directory Required.

A building and 'Floor Plan Directory' shall be installed in all locations required by the Fire Marshal, and conforming to Novato Fire Protection standard #205A.

Status: Condition of Approval

Notes:

No Hazardous Materials Storage Agreement Required.

A 'No Hazardous Materials Storage' agreement shall be incorporated into the rental agreements for the premises.

Status: Condition of Approval

Notes:

California Building Code and State Fire Marshal Building Standards and Regulations, Conformance Required.

The facility and improvements shall comply with California Building Code and State Fire Marshal building standards and regulations.

Status: Condition of Approval

Notes:

Pre-Plan Required.

A business shall create and maintain a pre-plan per Fire Protection District ordinance.

Status: Condition of Approval

Notes:

Portable Fire Extinguishers Required.

Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9.

Status: Condition of Approval

Notes:

Commercial Fire Sprinklers NFPA 13 Deferred Submittal Review

Automatic Fire Sprinkler System Is Required per NFPA 13

An automatic fire sprinkler system is required to be installed conforming to NFPA Std. 13. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. Contact the North Marin Water District to apply for fire service connection. Additional sizing may be required due to available pressures and fire flow.

Status: Condition of Approval

Notes:

Commercial Fire Sprinkler Underground NFPA 24 Deferred Submittal Review

FDC and PIV Requirements.

The FDC and PIV shall be spotted by the Fire Marshal in the field.

Status: Condition of Approval

Notes:

Fire Alarm Deferred Submittal Review

NFPA 72, California Fire and Building Code, State Fire Marshal Building Standards and Regulations, and Novato Fire District Standard #400, Conformance Required.

Conformance Required.

Status: Condition of Approval

Notes:

Letters

Plan Review Completion Report

Your plan submittal is complete for the subject project and is subject to the conditions and notes indicated. You are required to contact the Novato Fire Protection District for all noted inspections at least 48 hours in advance. We are returning plans that have been reviewed. The Fire District will retain one set for our files. A reviewed stamped set of plans must be maintained on the project site for reference by District Inspectors at all times. To schedule appointments for inspections and tests, contact the Fire District Administrative Office at (415) 878-2690 during business hours and at least 48 hours in advance of the required inspection. Should you have any questions about your project please contact me or the Fire Marshal at (415) 878-2620. Thank you.

Status: Condition of Approval

Notes: Design Review

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes

Inspection Time: 1 minutes

Total Time: 1 minutes

Summary:

Overall Result: Plan Review - Complete

Inspector Notes:

Inspector:

Name: Shaw, Derrick
Rank: Fire Inspector



999 Rush Creek Place
P.O. Box 146
Novato, CA 94948-0146

PHONE
415-897-4133

EMAIL
info@nmwd.com

WEB
www.nmwd.com

July 31, 2024

Exhibit B2

Community Development Department
CITY OF NOVATO
Attn: Brett Walker, Senior Planner
922 Machin Avenue
Novato, CA 94945

Re: 501 Davidson Self-Storage
APN 153-250-11
P2024-015
501 Davidson Street, Novato

Ladies and Gentlemen:

The North Marin Water District currently provides potable domestic water service to the above referenced property from a one 2-inch service lateral with a 2-inch meter.

Construction of new water distribution facilities will be required for the above referenced project. Therefore, the owner must apply to the District, enter into an agreement with the District and complete financial arrangements for the new facilities as a condition of permit approval. In addition, review of new and existing water use is required. The owner must submit new water use demands to the District for the new project prior to issuance of the use permit. Occupancy approval shall not be granted until any applicable water service installation and/or compliance sign off is complete.

Fire Sprinklers

Construction of new water distribution facilities will be required due to the local fire authority's requirement that fire sprinklers suppression be installed.

The North Marin Water District should be informed of any changes or new requirements related to fire protection. Please visit <https://nmwd.com/business/engineering-services/> to apply with the District.

Water Conservation

The project must conform to the North Marin Water District's Mandatory Water Conservation Measures. For the full scope of the required water conservation measures for both indoor fixtures/appliances and landscaping refer to District Regulation 15 (section e. and f.) at www.nmwd.com/about/regulations/.

Occupancy approval will not be granted until compliance with water conservation measures, as applicable, can be verified. Please contact the District Water Conservation Coordinator at (415) 761-8933 if you have any question regarding clarification of required water conservation measures or plan submittal requirements.

Cross-Connection and Backflow Protection

Installation of an above-ground, reduced pressure principle (RPP) backflow prevention device at the meter is required in accordance with District Regulation 6 at www.nmwd.com/about/regulations/ and California Department of Health Regulations (Title 17).

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Community Development Department
July 31, 2024
Page 2

Upon installation, an inspection report (including device testing) must be completed and returned to the District prior to the commencement of business activities. Please contact our Cross-Connection Control Technician at (415) 761-8948 or backflow@nmwd.com if you have any questions regarding clarification of cross-connection and/or backflow protection requirements.

Should you have any questions regarding this matter, please contact our Engineering Services Representative at (415) 761-8935.

Sincerely,

A handwritten signature in cursive script that reads "Lia Solar".

Lia Solar
Engineering Service Rep.

Cc: Fire Marshal
Novato Fire Protection District
95 Rowland Way
Novato, CA 94945

Vero-West
Attn: Mario Ghilotti
PO Box 256
Petaluma, CA 94953



Exhibit B3

NOVATO SANITARY DISTRICT

500 DAVIDSON STREET * NOVATO * CALIFORNIA 94945 * PHONE (415) 892-1694 * FAX (415) 898-2279
www.novatosan.com

Date: March 7, 2024

TO: Community Development Department
City of Novato
922 Machin Avenue
Novato, CA 94945

RE: Application # P2024-015
Davidson Self Storage
501 Davidson Street
Novato, CA 94945

Ladies and Gentlemen:

Applicant has applied for a use permit and design review with City of Novato, for a 100,225 ft² self-storage facility on a 3.32-acre lot at 501 Davidson Street in Novato CA.

Novato Sanitary District (NSD) has the following conditions and comments for the proposed project.

- 1) The applicant shall apply for a Sewer Main Extension permit with NSD and pay all applicable fees. Please contact Michael Brewer (contact info below) for a permit application.
- 2) With the application for the Sewer Main Extension permit, the applicant will be required to submit engineered plans of the proposed sewer main design including both plan and profile views of the proposed structures.
- 3) The applicant will be required to modify the existing Sanitary Sewer Easement, or dedication of a new exclusive Sanitary Sewer Easement to allow for the access and maintenance of the relocated sewer main.

A permit can be obtained by either coming into the NSD office, filling out an application and paying the fees (currently we are only able to accept checks or cash) or by mailing in a completed application with a check (the application can be found here <https://novatosan.com/doc/6912/>).

Please don't hesitate to reach out if you have any questions.

Sincerely,

Michael Brewer

Staff Engineer
Novato Sanitary District
500 Davidson Street
Novato, California 94945
415.892.1694. ext.108
MichaelB@NovatoSan.com