



**CITY OF NOVATO**  
COMMUNITY DEVELOPMENT

## **PLANNING COMMISSION**

### **Meeting Agenda**

**Novato City Hall**  
**901 SHERMAN AVENUE**  
**NOVATO, CA 94945**

**Monday, April 13, 2026 – 7:00 PM**

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**Chair**

**Justin Derby**

**Vice Chair**

**Peter Tiernan**

**Members**

**Curtis Havel**

**Bill Crockett**

**Zachary Griggy**

**Tim Roche**

**Heather Stuckenbroker**

**Staff Liaison**

**Steve Marshall – Deputy Director of Community Development**

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The Planning Commission is regularly scheduled to meet every 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month at 7:00 PM. 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 ensure accessibility to this meeting.

#### **Public Participation/Comment Instructions**

Members of the public may participate and provide comments to the Planning Commission as follows:

- **Written public comments** may be submitted by email to [planning@novato.gov](mailto:planning@novato.gov) or mailed to the Community Development Department at 922 Machin Avenue, Novato, CA 94945. Mailed correspondence must be received prior to the hearing to be considered. Written public comments will not be read during the meeting. Written public comments received more than 3 hours prior to the start of the meeting will be distributed to the Planning Commission prior to the meeting. Written public comment received after the three-hour cut-off, including during and after the meeting, will be collected and placed in the public record.

- **In-person public comments** may be made at the meeting, which are held in Novato City Hall located at 901 Sherman Avenue.
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**A. CALL TO ORDER AND ROLL CALL**

**B. APPROVAL OF FINAL AGENDA**

**C. PUBLIC COMMENT**

*There is a three-minute time limit to speak although the Chair may shorten the time based on the number of speakers or other factors. A speaker may not yield his or her time to another speaker.*

*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 Commission may direct that the item be referred to the Staff Liaison for action or may schedule the item on a subsequent agenda.*

**D. CONSENT ITEMS**

**D.1 Approve Meeting Minutes of September 08, 2025 – [D.1 PC Minutes 2025.09.08 \(Draft\)](#)**

**D.2 Approve Meeting Minutes of November 17, 2025 – [D.2 PC Minutes 2025.11.17 \(Draft\)](#)**

**D.3 Approve Meeting Minutes of December 08, 2025 – [D.3 PC Minutes 2025.12.08 \(Draft\)](#)**

**D.4 Approve Meeting Minutes of February 09, 2026 – [D.4 PC Minutes 2026.02.09 \(Draft\)](#)**

**D.5 Approve Meeting Minutes of February 23, 2026 – [D.5 PC Minutes 2026.02.23 \(Draft\)](#)**

**D.6 HABITAT REDWOOD BLVD  
TENTATIVE MAP TIME EXTENSION; MEXT26-001;  
CEQA GUIDELINE SECTION 15162 – MITIGATED NEGATIVE DECLARATION  
8161 REDWOOD BLVD; APN 125-580-25**

Adopt a resolution approving a one-year extension of the vesting tentative map approval granted for Habitat Redwood Blvd.

[D.6 Staff Report - Habitat Redwood Blvd Time Extension \(MEXT2026-001\)](#)

[D.6 Attachment 1 - Draft VTM Time Extension Resolution \(MEXT2026-001\)](#)

[D.6 Attachment 2 - Habitat Redwood Blvd - Applicant Statement \(MEXT2026-001\)](#)

*All matters listed on the Consent Calendar are considered to be routine and will be adopted by a single vote of the Commission. There will be no separate discussion unless specific items are removed from the Consent Calendar for separate discussion and action. Any Commissioner may remove an item from the Consent Calendar and place it under General Business for discussion.*

**E. UNFINISHED AND OTHER BUSINESS - NONE**

*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 Planning Commission at, or prior to, the public hearing.*

*Public comments are taken when the Chair opens the public comment. When the Chair closes the public comment period, then no other public comments are accepted and placed in the record. The Chair may open the public comments again.*

## **F. PUBLIC HEARINGS**

### **F.1. COSTCO FUEL FACILITY P2020-025 DESIGN REVIEW P2020-026 USE PERMIT**

**PUBLIC HEARING AND POSSIBLE ACTION TO ADOPT RESOLUTIONS REGARDING: (1) A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINAL ENVIRONMENTAL IMPACT REPORT (EIR) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP); AND (2) A DESIGN REVIEW AND USE PERMIT ENTITLEMENT APPROVAL FOR A GAS STATION TO BE LOCATED ADJACENT TO THE EXISTING COSTCO WHOLESALE STORE AT VINTAGE OAKS AT NOVATO. APN 153-340-36; 300 VINTAGE WAY**

[F.1 Staff Report - Costco Fuel Facility \(P2020-025\)](#)

[F.1 Attachment 1 - Draft CEQA Resolution \(P2020-025\)](#)

[F.1 Attachment 2 - Draft UP & DR Resolution \(P2020-025\)](#)

[F.1 Attachment 3 - Public Comments \[Combined & Redacted\] \(P2020-025\)](#)

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## **G. GENERAL BUSINESS – NONE**

*These items include significant and administrative actions of special interest and will usually include a presentation and discussion by the Commission. They will be enacted upon by a separate vote.*

## **H. COMMITTEE AND LIAISON REPORTS**

## **I. 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 by Thursday at 5:00pm, the week before the meeting.*

To appeal a final decision of the Planning Commission, 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.

**AFFIDAVIT OF POSTING**

I, Rachelle Young, certify that on April 6, 2026, before the Planning Commission meeting of Monday, April 13, 2026, the agenda was posted on the City Community Service Board at the 922 Machin Avenue, Novato, CA, and on the City's website at [novato.gov](http://novato.gov).

/Rachelle Young/

Rachelle Young, Senior Office Assistant / Planning Division / Community Development