

**2. BAHIA HEIGHTS (MG)
P2016-098; MASTER PLAN
PRECISE DEVELOPMENT PLAN
TENTATIVE MAP
DESIGN REVIEW**

Consider a recommendation to the Planning Commission and City Council regarding the site plan, architecture, building massing, and preliminary landscaping plan for the development of an 8.72 acre vacant hillside parcel with 9 for-sale single family homes. Homes will be single or two story, between 1,935 to 3,500 square feet in size, and will be between 21 and 27 feet in height. Located in Bahia at the end of Misty Court, Novato, CA 94945, APN: 143-272-07.

Project Planner Matt Gilster presented the staff report and gave an overview of the project history, process, and revisions made to the design in response to comments made at the February 15, 2017 Design Review Commission meeting. Staff also explained the revisions made to the project in response to the feedback and recommendations made by the appointed members of the design subcommittee made up of commissioners MacLeamy and Farrell.

The applicant Aaron Roden gave a presentation of the changes made to the site plan including the reduction of the street to include additional street scape landscaping and an elimination of sidewalk on the south side of the street.

The applicant's landscape architect Lori Martino gave an overview of design changes to the architecture of the buildings including the overall reduction of building height and massing and opened up the floor for Commission questions and comments.

Commissioner Barber asked the applicant how wide the landscaping strip was on the side of the street with sidewalk.

The applicant's landscape architect responded by explaining that the width of the landscaping strip is four feet.

Public Comments

Candy Jordan- 521 Malobar Drive- Stated that she appreciated the presentation but had two questions. Asked if the story poles could be replaced in order to reflect the revised lower height of the homes. Asked for an explanation of the status of the undeveloped land between her property line and the neighbor's fence line and who is responsible for maintaining the land. Asked if the council has personally visited the site.

Commissioner MacLeamy asked staff who was responsible for requiring story poles.

Staff responded by explaining that story poles are required by the zoning code for larger, hillside development projects. However, less they are specifically requested by staff and/or the Commission, story poles are not required to be replaced if the design of the project changes.

The applicant responded to the question about property maintenance by explaining that the undeveloped land in-between properties will be the responsibility of the individual property owners of the new lots, who will have access to the undeveloped property from a rear yard gate.

Commissioner Comments

Commissioner Farrell: Explained that he sat on the subcommittee and commended the applicant and development team for revisions made including those in response to neighbor concerns. Stated that he felt the applicant compromised too much in view opportunities based on neighbor concerns and that visual opportunities from the new homes as a result are compromised. Stated that he approved of the new site plan and landscaping plan. Stated that he was very happy with the street tree canopy and that the street will end up feeling more like a lane. Stated that he does not support revised story poles and explained to the speaking member of the public that they have achieved significant privacy benefits through the revised plans from the applicant.

Commissioner Radovanovich: Stated that she is pleased with the reduction in building height and massing. She agrees with Commissioner Farrell's comments that some of the elevations were compromised e.g. views to the east, to appease neighbors and the end results for future homeowners were less than ideal. Stated that home designs 2A and 2B were still boxy but improved. Requested to approve a final color selection in the field. Overall supportive of the project.

Commissioner Barber: Stated that he liked the trees and landscaping and found it hard to criticize the landscape architect's choices. Stated that he approved of the reduction in home massing and likes the elevations. Stated that he felt that the homes orientation and lack of living space oriented easterly had not taken adequate advantage of the views easterly of the Petaluma River and therefore cannot support the project as a whole.

Commissioner MacLeamy: Explained that this project had gone through a long process and is happy that there is a developer willing to go through this process in order to develop a barren site which will be a tremendous addition to the Bahia neighborhood and Novato. Stated that he feels that the new street design is much more responsive to the disturbed site conditions. Overall supports subcommittee to review colors and would like the project to come back before the Design Review Commission for final details.

Commissioner Farrell made a motion to recommend approval the project design as presented on the project plans to the City of Novato Planning Commission and City Council with the added condition:

The project shall return to the Design Review Commission for final approval of minor architectural details including trim, windows and doors prior to issuance of a building permit, and a subcommittee of Commissioners Radovanovich and Farrell shall review and approve final paint colors in the field prior to issuance of a certificate of occupancy.

M/s: Farrell/Radovanovich: (3-1-1)