



DESIGN REVIEW COMMISSION STAFF REPORT

MEETING

DATE: February 21, 2018

STAFF: Brett Walker, Senior Planner
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**SUBJECT: HANGAR 8 AT HAMILTON LANDING
DESIGN REVIEW HEARING
FILE: P2017-085;
APN 157-690-09; 8 HAMILTON LANDING**

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REQUESTED ACTION

Conduct a public hearing and consider approving the design aspects, including site planning, building design, and landscape plan for a proposed two-story, 56,188-square-foot office building.

SITE DESCRIPTION

The 2.075-acre project site, located at 8 Hamilton Landing, is on the east side of Hangar Ave. where S. Palm Ave. intersects with Hangar Ave. The site is vacant, relatively flat, and located within the Hamilton Landing Phase II development.

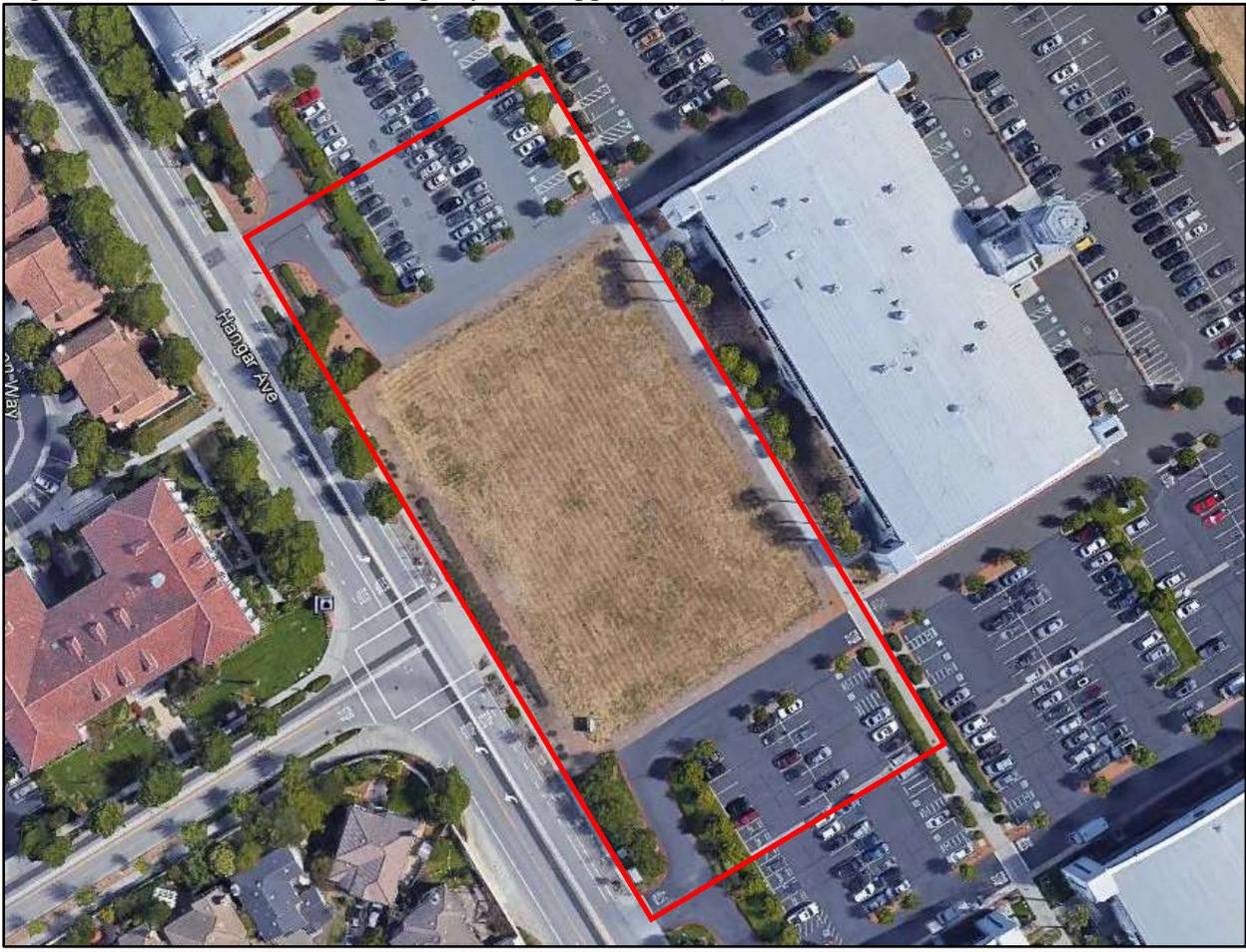
PROJECT DESCRIPTION

The applicant, ScanlanKemperBard (SKB), is proposing a two-story, 56,188-square-foot office building with a maximum height of 45 feet. Thirty additional parking spaces are proposed; parking is shared with the existing buildings in the Hamilton Landing development. Landscaping is proposed along the Hangar Ave. frontage, and on the north, south, and east sides of the proposed building.

BACKGROUND

Property Owner:	HL Novato Land LLC
Applicant:	SKB
Assessor’s Parcel No.:	157-690-09
Property Size:	2.075 acres
General Plan Designation:	Light Industrial/Office (LIO)
Zoning:	Planned District (PD) – Hamilton Landing Phase II
Existing Use:	Vacant
Proposed Use:	Office Building
Adjacent Zoning:	North: Planned District (PD) - Office West: Planned District (PD) - Residential South: Planned District (PD) - Office East: Planned District (PD) - Office

Figure 1. Aerial view of site (property lines approximate)



PROJECT HISTORY

A development for a similar hangar-style office building was approved by the Design Review Commission on July 2, 2008. The project, at that time, was found to be consistent with all applicable planning policies and regulations. That approval expired because the property owner did not obtain a building permit within two years of DRC approval, resulting in the lapsed approval. The current property owner, HL Novato Land LLC, is seeking DRC approval for the project detailed herein.

DEVELOPMENT ENTITLEMENTS

Design Review approval is required before the applicant can obtain a building permit to construct the proposed building.

ENVIRONMENTAL ASSESSMENT

The project is consistent with a previously analyzed office building at the project site and within the scope of analysis previously completed in the Hamilton Field Master Plan Environmental Impact Report (EIR). Additional environmental review is not required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.

BUILDING DESIGN, LANDSCAPING, SITE PLANNING AND DEVELOPMENT

Site Layout, Setbacks, and Landscaping

The proposed building is situated along the Hangar Ave. frontage, with a similar setback as the existing hangar buildings. Thirty additional ninety-degree parking spaces, fifteen each along the north and south sides of the building are proposed. The main entrance, along with exit stairwells, are located on the east side of the building facing the pedestrian walkway and Hangar No. 7. Landscaping, designed to complement the existing landscaping at Hamilton Landing, is proposed on all four sides of the building.

Building Massing and Design

The proposed building is designed to match the height of the existing hangars, which are approximately 45 feet in height at the peak of the barrel roofs. The building footprint is approximately 150 feet by 195 feet, with 28,094 square feet per floor. Rooftop mechanical equipment will be located on the eastern side of the building and adequately screened. The screened rooftop mechanical area will not be visible from Hangar Ave, and based on the location of existing and proposed landscaping, and the existing Hangar No. 7 building, may be minimally visible from the parking lots and pedestrian corridor.

The architect has designed the proposed building to complement the architectural-style of the existing hangar buildings, while at the same time utilized more modern design cues and materials. All four sides of the building include large reflective blue-tinted windows, and the tilt-up concrete panels are painted white to match the existing hangars. The four corner tower features and entry soffit are proposed to be coated with stucco plaster and finished to match the tilt-up concrete panels. The aluminum window mullions and horizontal window shades are proposed to be painted matte black.

STAFF ANALYSIS

The following is an analysis of the project regarding consistency with applicable design-related provisions of the General Plan, Novato Municipal Code (NMC), Hamilton Field Master Plan, Hamilton Landing Phase II Precise Development Plan, and Hamilton Design Guidelines.

The DRC's approval regarding this project should be based on affirmative findings required for design review action, as specified in NMC Section 19.42.030.F. To assist the DRC in making its decision, the discussion below lists each design review finding and describes the projects conformity thereto.

DESIGN REVIEW FINDINGS

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

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

1996 General Plan

The 1996 Novato General Plan provides a framework of policies that were adopted to coordinate all major components of Novato's physical development over a 20-year period. These policies serve as a basis to assess whether public and private development proposals are consistent with the General Plan.

The Design Review Commission should consider the design concepts in light of the design-related policies of the Novato General Plan listed below.

CI Policy 1 Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.

Discussion/Analysis: The proposed hangar-style building is designed to complement the existing hangars adjacent to the project site. The building design is consistent with the Hamilton Design Guidelines; the materials and form of the building is based on the historic context of the existing hangars, and the site plan was designed with usable outdoor space and pedestrian corridors.

CI Policy 3 Variety in Design. Discourage sameness and repetitive designs.

Discussion/Analysis: The proposed building design is intended to respect the historic context of the site and surroundings, while at the same time modern design details are proposed to adequately differentiate the proposed building from the historic buildings.

CI Policy 7 Landscaping. Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards.

Discussion/Analysis: Landscaping is proposed to be consistent with the existing landscape design within the Hamilton Landing project site.

CI Policy 9 Undergrounding Utilities. Continue to require undergrounding of utilities.

Discussion/Analysis: Utilities are currently underground at the project site. All new utilities would also be placed underground.

CI Policy 12 Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible.

Discussion/Analysis: Thirty new parking spaces are proposed, fifteen each on the north and south sides of the building. The site includes shared parking facilities with the other buildings in the Hamilton Landing development; a parking arrangement that serves to maximize use of parking

stalls and minimize the need for excess parking. The proposed parking is consistent with the Hamilton Design Guidelines and the Hamilton Landing Precise Development Plan.

CI Policy 14 Open Areas and Landscaping. Require provision of adequate landscaped, open areas in project design.

Discussion/Analysis: The project includes landscaping consistent with the Hamilton Landing PDP and open areas between the proposed building and Hangar 7 to the east.

CI Policy 15 Pedestrian Paths. Provide for maximum feasible pedestrian circulation.

Discussion/Analysis: The site plan includes pedestrian walkways on the north and south sides of the building that connect to the east/west pedestrian path that traverses the Hamilton Landing site. Planning staff recommends a condition of approval that requires the two pedestrian paths to connect to the sidewalk on Hangar Ave. to maximize pedestrian circulation opportunities.

CI Policy 32 Public Art. Promote public art that enhances the cultural life of the community.

Discussion/Analysis: The applicant has indicated that an art piece will be proposed at the project site. The applicant is requesting DRC and public comment regarding the art piece before soliciting artists for proposals. The applicant is requesting that the DRC reserve approval of the required art piece to a later date. Planning staff is recommending a condition of approval that would require the art piece to be reviewed and approved by the DRC subsequent to DRC's approval of the project design proposed herein.

Compliance with the Novato Zoning Code

Planned District: The site is zoned Planned District (PD). The Hamilton Field Master Plan (MP) and Hamilton Landing Phase II Precise Development Plan (PDP) are the guiding planning documents for the site. The project is consistent with the development standards of the MP and PDP.

Hamilton Field Master Plan: The Master Plan designates the project site as part of the office development, permitting between 320,000 and 535,000 square feet of gross floor area. The seven existing hangars total 385,000 square feet of building area. The proposed 56,188-square-foot building would result in 441,688 total square feet within the office development. Addition of the proposed office building is within the maximum allowable gross floor area of the Master Plan.

Hamilton Landing Phase II Precise Development Plan: The Precise Development Plan (PDP) for the project site approved a maximum of 68,800 gross square feet of building area, with a maximum height not to exceed the maximum height of the existing hangars, excluding the control tower. The existing hangars are approximately 45 feet in height. Setbacks established in the PDP are 25-foot front yard, 100-foot side yard, and 10-foot rear yard (Hangar Ave side). The proposed building design complies with the prescribed maximum and minimum standards listed above.

Hamilton Design Guidelines: The Design Guidelines are divided into two sections, 1) *Central Design Concepts*; and 2) *Design Guidelines for Builders and Developers*. The second section is intended for use in conjunction with the review of Precise Development Plan submittals and

development proposals on individual lots. Site planning guidelines specific to the hangar area include the following:

- Shaded Parking and Efficient Circulation
- Pleasant Outdoor Use Spaces
- Memorable Architecture
- Sense of Entry
- Pedestrian Circulation and Plazas
- Service and Storage Areas
- Site Landscaping
- Lighting

Additionally, architectural guidelines are included in the Hamilton Design Guidelines. A summary of the guidelines include the following:

- Architectural character should be consistent with the Hamilton and Marin architectural heritage
- Retain simplicity of form
- Provide landscaping and outdoor amenities to create people scale and expression of new uses.

Staff has reviewed the proposed site plan, landscape plan, and building architecture, and believes that the proposed project is consistent with the above-referenced planning documents, as applicable to the project site. Based on the projects consistency with the applicable policies and regulations of the listed planning documents, the project is found to be consistent with Design Review Finding No. 1.

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

Discussion/Analysis: The project has been reviewed for consistency with the General Plan, Municipal Code, Hamilton Field Master Plan, Hamilton Landing II Precise Development Plan, and Hamilton Design Guidelines. The project is consistent with the applicable design aspects of said planning documents. Therefore, the project is consistent with Design Review Finding No. 2.

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

Discussion/Analysis: This project is considered to conform with and advance Design Review Finding No. 3 as follows:

The project plans were referred to public agencies responsible for reviewing and providing services, including Novato Public Works, North Marin Water District, Novato Sanitary District, and Novato Fire Protection District. These agencies have submitted comments and/or conditions

addressing matters such as adequacy of drainage facilities, and water and sewer service. While the construction level 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. Adequate transportation facilities for vehicles, pedestrians, and bicycles exist to accommodate the proposed building. The building was anticipated in the subject MP, PDP, and environmental impact report (EIR) for the project site and Hamilton neighborhood. The project, as designed and conditioned, is consistent with Design Review Finding No. 3.

Public Notice

Notice of the design review hearing was sent to all property owners within 600 feet of the project site per the noticing requirements of the City of Novato Municipal Code 19.58. Said notice was also posted on the City's website on February 8, 2018.

Public comments received as of the writing of this staff report are included in Attachment No. 1.

STAFF RECOMMENDATION

Staff recommends the DRC approve the Project's design aspects, including site design, circulation/parking, building massing/height, conceptual architecture and landscaping as shown on the plan set dated September 12, 2017, and revised January 3, 2018, and with the recommended Conditions of Approval detailed below.

COMMISSION RECOMMENDATION AND FINDINGS

1. The DRC approve the design aspects, including site design circulation/parking, building massing/height, and conceptual architecture and landscaping, proposed for the Hangar 8 at Hamilton Landing project as presented on the plans dated September 12, 2017, and revised on January 3, 2018, based on the following findings as supported by the facts discussed in the staff analysis section of this report, and subject to the conditions listed below.

FINDINGS FOR APPROVAL

1. The design, layout, size, architectural features, and general appearance of the Hangar 8 project is consistent with the Novato General Plan and applicable provisions of the Novato Zoning Ordinance.
2. The Hangar 8 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.
3. The Hangar 8 project would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

CONDITIONS OF APPROVAL

1. The Project shall return to the Design Review Commission for action on the final details of the project's site design, architecture, and landscaping prior to issuance of a building permit. The submittal shall include architectural detailing (i.e. window and door type, and trim and/or wall relief), materials and dimensions, exterior colors, and tree and plant species locations and size, and type and style of exterior lighting fixtures.
2. The Project shall present the proposed art to the DRC, pursuant to NMC Section 19.21.060, or pay in-lieu fees pursuant to NMC Section 19.21.070, prior to issuance of a building permit.
3. If feasible, as determined by City staff, the walkways on the northern and southern sides of the building shall be extended westerly to connect to the Hangar Ave. sidewalk.

Indemnity and Time Limitations

4. The applicant and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the decision at issue herein. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.
5. The applicant and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
6. In the event that a claim, action, or proceeding described in no. 3 or 4 above is brought, the City shall promptly notify the applicant of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the applicant in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the applicant.
7. The applicant and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above

indemnification provisions.

8. 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.
9. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

FURTHER ACTION

The Hangar 8 project would return to the DRC for final site design and finish details, and approval of an Art Project.

ATTACHMENTS

1. Public Comments

DOCUMENTS AVAILABLE FOR DIGITAL DOWNLOAD

The following documents are available for download at: www.novato.org/hangar8

1. Project Plans, dated 09/12/17, with revisions dated 01/03/18

Brett Walker

From: Monique Lesage <moniquesque@icloud.com>
Sent: Friday, February 02, 2018 3:04 PM
To: Brett Walker
Subject: Proposed new hangar/Hamilton

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Brett,

Having lived in Hamilton Field for over fifteen years, I have watched the abandoned, ghostly hangars be remodeled and come to life. It's time to question the City of Novato's blessing of yet another hangar being built on this historical site. Can the Seattle owner do that? Historically the vacant lot has always been vacant. Are they allowed to change history to add more employees and more traffic to an already crowded campus and an already over-trafficked residential neighborhood? Where does one draw the line between profit margin and greed?

As you are no doubt aware, police cars and motorcycle police have been trying to stop the incredible speeding and ignoring of stop signs in Hamilton particularly on Hangar Ave (Hangar Raceway!), both Palm and S. Palm Drive and of course Hamilton Parkway. Now it is being proposed that Hamilton will become even more commercial. Does it have to be about money? Would the decision-makers ever consider quality of life for families who have invested heavily in real estate here and who expect their children, grandparents and pets to be safe when outside? Doesn't it seem that in this Hamilton work-live neighborhood, there are enough workers at this point? Are they going to propose building vertical additions to the hangars so they can squeeze more employees in here? Where does the greed end?

We cannot tell the owners what to do. A refreshing idea would be to leave the open space so that employees would have a green park in which to lunch and stroll on their breaks. Instead they want to choke us by adding another building.

Thank you for listening to the concerns of a local resident. I would appreciate your reaction.

Monique Le Sage

Sent from my iPad