



THE CITY OF  
NOVATO  
CALIFORNIA

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Mayor Pro Tem  
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Councilmembers  
Denise Athas  
Pat Eklund  
Eric Lucan

City Manager  
Regan Candelario

# Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue\*

February 21, 2018 – 7:30 p.m.

(No new items will be taken up after 11 p.m.)

## DESIGN REVIEW COMMISSION MEMBERS

Chair: Patrick MacLeamy, Vice Chair: Michael Barber  
Marshall Balfe, Joseph Farrell, Beth Radovanovich  
Steven Hall, Alternate Member  
Emily Studer, Alternate Member

## AGENDA

### CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

#### APPROVAL OF FINAL AGENDA:

The Commission may hear agenda items out of the order in which they are listed. Notice is also given that materials that are submitted to members of the Design Review Commission after the agenda packet has been distributed are available for public inspection in the Community Development Department, located at 922 Machin Ave, during normal business hours. Such materials shall also be made available on the City of Novato website at [www.novato.org](http://www.novato.org), when practical and provided that City staff is able to post those documents prior to the meeting. Also, when non-confidential written materials are distributed to members of the Design Review Commission during a public meeting by staff or a member of the Design Review Commission, a copy of the materials shall be made available to members of the public at that meeting.

#### PUBLIC COMMENT:

All members of the public wishing to address the Commission are requested to submit a speaker card in advance to the Meeting Recorder. This is also the appropriate time to speak on a Consent Calendar item. The Commission requests that anyone wishing to speak on an agenda item be recognized at the time the item is heard. There is a three-minute time limit per speaker.

#### CONSENT CALENDAR:

All matters listed on the Consent Calendar are considered to be routine and will be acted on without discussion by a single action of the Commission. However, a Commission member may remove an item(s) from the Consent Calendar for Commission discussion and action.

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***\*PLEASE SEE ADDITIONAL PAGE(S) OF AGENDA FOR MORE INFORMATION.***

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 899-8989. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodations to help ensure accessibility to this meeting.

1. [APPROVAL OF MINUTES OF JANUARY 17, 2018 \(MBar,PM,BR\)](#)

**PUBLIC HEARINGS:**

Interested persons may speak on any of the below-noted CONTINUED or NEW ITEMS up to three minutes per individual; 20 minutes for applicant; 10 minutes per recognized group. Speakers are limited to one opportunity per item, so please be thorough and to the point. Prior to speaking please submit a speaker card to the Meeting Recorder.

**CONTINUED ITEMS:**

**NEW ITEMS:**

2. [HANGAR 8 AT HAMILTON LANDING \(BW\)](#)  
P2017-085; DESIGN REVIEW  
CEQA EXEMPTION – SECTION 15162  
8 HAMILTON LANDING; APN 157-690-09

Proposed two-story, 56,188-square-foot office building. The approximately 45-foot tall building has frontage on Hangar Avenue at South Palm Drive. Thirty additional parking spaces are proposed; parking is shared with the existing buildings in the Hamilton Landing development. Landscaping is proposed along the Hangar Avenue frontage, and on the north, south, and east sides of the proposed building.

**PROJECT DESIGN WORKSHOP:**

3. [FIRST AND GRANT MIXED USE DEVELOPMENT \(HG\)](#)  
P2017-092;  
DESIGN REVIEW 1107 & 1119 GRANT AVENUE;  
APNs 141-282-07 & 04

Conduct a public workshop to review and provide comments on draft plans for site design, landscaping, building massing and building architecture for a three story mixed use commercial and residential building including 13,317 SF of ground floor commercial space and 32 residential units, total, on the second and 3<sup>rd</sup> floors; 47 parking spaces are provided for the residential component. Regarding the commercial component, the proposal is seeking use of a downtown parking exemption.

**GENERAL BUSINESS:**

4. [PROVIDE FEEDBACK TO THE CITY COUNCIL REGARDING THE DRAFTING OF ORDINANCES AMENDING THE MUNICIPAL CODE TO REGULATE:](#)
1. **Parking lot landscape requirements for new or renovated facilities, and**
  2. **Lighting for new and/or existing development to reduce nighttime light pollution.**

**ADJOURNMENT**

To appeal a final decision of the Design Review 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.

If anyone wishes to challenge a project in court, they may be limited to raising only those issues they or anyone else raised at the public hearing described in this agenda or in written correspondence delivered at the public hearing or to the City offices prior to the public hearing.

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AFFIDAVIT OF POSTING

I, Terri Brown, certify that on February 14, 2018, I caused to be posted the agenda of the February 21, 2018 meeting of the Design Review Commission of the City of Novato, California, on the City of Novato.

s/Terri Brown