



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\*

May 2, 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.

### 1. [APPROVAL OF MINUTES OF FEBRUARY 21, 2018](#) (MBar,JF, PM,BR)

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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. The Council Chambers is also equipped with a Hearing Loop (aka "T-Coil"). In addition, assistive listening receivers are available for checkout from the meeting coordinator.

**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. **FIRST AND GRANT MIXED USE** (HG)  
**P2017-092; DESIGN REVIEW**  
**APN 141-282-04 & -07; 1107 GRANT AVE.**

**Conduct a public hearing and consider making a formal recommendation to the Novato Planning Commission regarding the site design, conceptual architecture, and landscape plans for the development of a three story mixed use commercial and residential building including. 13,317 SF of ground floor commercial space and 32 residential units, on the second and third floors; 47 parking spaces are provided for the residential units and five (5) off street spaces along Industrial Way.**

- 3. **SATRAP RESIDENCE ADDITION & LOT LINE ADJUSTMENT** (VD)  
**P2018-006; DESIGN REVIEW**  
**P2018-007; LOT LINE ADJUSTMENT**  
**APN 160-364-04 & 14; 9 THUNDERBIRD DRIVE**

**Consider taking action to approve a Lot Line Adjustment (lot merger) and Design Review application for 9 Thunderbird Drive (APN 160-364-04 & -14) resulting in consolidation of two separate parcels under one ownership into one parcel and approximately 1,000 square-feet of net new floor area added to the existing residence, as well as various site improvements (pool and patios) and landscaping changes.**

**PROJECT DESIGN WORKSHOP:**

**GENERAL BUSINESS:**

**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 April 26, 2018, I caused to be posted the agenda of the May 2, 2018 meeting of the Design Review Commission of the City of Novato, California, on the City of Novato.

s/Terri Brown