



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

THE CITY OF
NOVATO
CALIFORNIA

November 7, 2018

MINUTES

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Mayor
Josh Fryday
Mayor Pro Tem
Pam Drew
Councilmembers
Denise Athas
Pat Eklund
Eric Lucan

City Manager
Regan M. Candelario

Present: Michael Barber, Chair
Joseph Farrell, Vice Chair
Patrick MacLeamy
Beth Radovanovich
Michael Edridge

Absent: None

Staff: Steve Marshall, Planning Manager
Hans Grunt, Senior Planner
Brett Walker, Senior Planner
Vivek Damodaran, Planner I

CALL TO ORDER / ROLL CALL:

The meeting was called to order at 7:02 p.m.

APPROVAL OF FINAL AGENDA:

M/s, Farrell/Radovanovich (5-0) to approve

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. **APPROVAL OF MINUTES OF SEPTEMBER 19, 2018 (PM, MB, JF)**
M/s, MacLeamy/Farrell (3-0-0-2, Radovanovich & Edridge abstain) to approve
2. **APPROVAL OF MINUTES OF OCTOBER 3, 2018 (MB, JF, BR)**
M/s, Farrell/Radovanovich (4-0-0-2, MacLeamy & Edridge abstain) to approve

PUBLIC HEARING:

CONTINUED ITEMS: None

NEW ITEMS:

- 3. P2018-069 NOVATO CHEVROLET ART PIECE (VD)
APN 140-071-48, 7123 REDWOOD BLVD
CEQA: CATEGORICALLY EXEMPT – SECTION 15311, ACCESSORY
STRUCTURES**

Consider a Design Review application to allow for the installation of a new art sculpture at Novato Chevrolet, located at 7123 Redwood Boulevard (APN 140-071-48).

Planner I, Vivek Damodaran, presented the art proposal and gave an overview of the corresponding project's background and the developer's interest in installing art on the site and receive reimbursement of an in-lieu art fee.

The applicant, Ray Malgradi representing Novato Chevrolet, briefly presented the intent of the proposed artwork and touched on project details.

Public Comments (summary)

Michael Barber, Chair, opened up Public Comment. There were no public comments.

Michael Barber, Chair, closed Public Comment.

Commission Questions and Comments

Commissioner Beth Radovanovich commented that she needed more information about the location and placement of the proposed art to understand its context with the overall site (e.g. the art as mounted on its pedestal superimposed on a photo).

Commissioner Joseph Farrell commented that the project plans lack information, and it looks like the proposed artwork was just placed between two parking spots. He explained that there needs to be more information and context to better understand the relationship of the artwork and the site improvements including the dealership building(s).

Commissioner Michael Edridge expressed a lack of understanding of the art piece.

Chair Michael Barber commented that he was underwhelmed with the graphics and plans depicting the art and needed more information.

Commissioner Patrick MacLeamy wanted details about how the artwork would be mounted and desired more information about the dimensions and materials used.

M/s, Radovanovich/Farrell 5-0 to continue the project to allow the applicant to provide more information regarding the intent of the artwork, contextual images to demonstrate the location and placement of the art and details about the artwork's dimensions and installation.

**4. 2017-055 RESIDENCE INN – NOVATO (BW)
APN 143-011-06, 7546 REDWOOD BLVD
CEQA: MND ADOPTED OCTOBER 9, 2018**

Conduct a public hearing to review and consider approval of the final site design, architecture, landscaping, and on-site art piece for the development of the proposed Residence Inn - Novato project, a 103-room hotel and with a separate 8,000-square-foot commercial building.

Senior Planner Brett Walker presented the project, including the project design, project history, and staff recommendation.

The applicant, Don Cape, representing Tharaldson Hospitality Development, and Scott Brown, DesignCell Architecture, gave a presentation regarding the project to the DRC.

Design Review Commissioners asked staff and the applicant questions regarding the project.

Public Comments (summary)

Michael Barber, Chair, opened up Public Comment. There were no public comments.
Michael Barber, Chair, closed Public Comment.

Commission Deliberation, Questions, and Comments

Commissioner Joseph Ferrell stated that he is happy with the design and ready to move the project forward.

Commissioner Beth Radovanovich stated that the building is great, but stated that the hotel will be hard to find based on the surrounding street layout and access to the site.

Commissioner Patrick MacLeamy stated that he is disappointed about the site design, and that the separate parking lot design creates a segmented project in relation to the ROIC site. He stated that he is not left with a great feeling about the architecture and that he believes he will be disappointed with the results once it is built, but he is not prepared to vote no.

Commissioner Michael Edridge states that it is attractive and made a comment about access.

Chair Michael Barber stated that he preferred the initial site plan.

M/s, Ferrell/Radovanovich, 5-0-0 approval of the final site design, architecture, landscaping, and on-site art piece, based on the findings and conditions of approval below as supported by the facts discussed in the staff analysis and design review findings analysis sections of the Commission’s report dated November 7, 2018.

FINDINGS

1. In accordance with Section 19.42.030.F of the Novato Municipal Code and on the basis of the discussion in the staff analysis section of this report, the DRC finds that:
 - a. The design, layout, size, architectural features, art piece, and general appearance of Residence Inn - Novato is consistent with the General Plan and with the development standards, design guidelines and all applicable provisions of the Novato Municipal Code, including the approved master plan and precise development plan.
 - b. Residence Inn - Novato 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.
 - c. Residence Inn - Novato 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. No deviation from approved plans, including color changes or substitution of materials, shall be made without City approval. Minor alterations may be considered by Planning Division staff. Significant design alterations shall be returned to the Design Review Commission for consideration.
2. The approval granted herein shall not become effective until all appropriate fees billed by the City of Novato to the application account are paid in full in accordance with the City’s Cost Base Fee System. Failure to pay said fees may result in the City withholding issuance of related building permits, certificate of occupancy, or other entitlements.

PROJECT DESIGN WORKSHOP:

5. **P2017-070 HUSSEIN RESIDENCE SECOND-STORY ADDITION (VD)
APN 151-031-16, 710 ARTHUR STREET
CEQA: CATEGORICALLY EXEMPT – SECTION 15301, EXISTING FACILITIES**

Conduct a public workshop to review and provide comments on draft plans architecture for a new second-story addition to the existing residence at 710 Arthur Street. The proposal involves a second-story addition of 1,794 square feet and an addition of 34 square feet to the existing first-floor.

Planner I, Vivek Damodaran presented the project proposal, project history, and application process.

The applicant, Munawar Hussein, discussed the proposed second-story project and provided context for the project.

The applicant's architect described aspects of the proposed design, conceptual colors and finish materials.

Commissioner Joseph Farrell asked the applicant about the existing home's 8-foot ceiling heights, and requested clarification about how the proposed home would increase the ceiling height one foot.

Commissioner Michael Barber asked the applicant if landscaping plans had been developed.

The applicant, Munawar Hussein, responded that he has not developed landscaping plans, but would be open to developing plans at the commission or staff's direction.

Commissioner Beth Radovanovich asked staff what the parking requirement is for this zoning district.

Staff responded by explaining that single-family homes require a minimum of 2 off-street parking spaces, of which one must be enclosed in a garage. The applicant's proposal would continue to utilize an existing two car garage, which is compliant with the minimum parking required.

Public Comments (summary)

START

Michael Barber, Chair, opened up Public Comment.

Ed Schulze from Tenaya Lane expressed concerns about access onto Arthur Street, explaining that the traffic on the street creates hazardous conditions for residents who have driveways along Arthur Street. He suggested reconfiguring the driveway to be circular for safer access to Arthur Street.

Josh Thomas of Taft Court commented on a letter submitted to staff by Jerry Kenney, included as an agenda attachment, stating that the design of the project should be compatible in design and scale of the surrounding neighborhood. Mr. Thomas felt that the proposed design is not compatible due to the increase in building size.

Alex Gelini of Arthur Street expressed concern with the second story addition, and feels that it does not fit well with the neighborhood. He believes that the proposal may increase traffic, noise and light pollution.

Doris Dooley of Arthur Street voiced concerns with the prior ownership, and maintenance/occupancy of the home. She also was concerned with the second story addition, and felt that the proposal will stand out like a sore thumb. She commented that traffic and on-street

parking is an ongoing issue in the area due to the high school. She also had concerns about a loss of privacy due to the proposed project.

Alice Baldrige of Taft Court commented that the proposed addition will loom over her property, creating privacy issues. She expressed her concern with the placement and sizes of windows of the proposed addition. She felt the project was not compatible with the mass, scale and density of the neighborhood, as called by City of Novato's Second Story Design Guidelines.

Michael Barber, Chair, closed Public Comment.

Summary of Commission Comments

Commissioner Radovanovich commented that there is not enough information and requested that cross section drawings as well as a site plan be prepared.

Commissioner Farrell commented that this was a horrible first approach. He suggested the architect revise the building mass, explore stepping back the building. He expressed that the proposal is incompatible with the neighborhood (materials, scale, design etc.) and that the project should work to address the sensitivity of existing home designs. He suggested developing a context exhibits, and cross section drawings of existing homes in the vicinity. He also suggested superimposing the proposed design in context with neighboring homes.

Commissioner Edridge commented that this was too ambitious for this location and suggested looking at the existing neighborhood's architecture for reference and also suggested considering a project that would be compatible and enhance the existing neighborhood.

Commissioner Macleamy agrees with the other commissioners that the scale and the massing is incongruent. He suggested the applicant and architect work with receiving neighbors input to create a compatible project and suggested the applicant work with an architect familiar with residential projects.

Commissioner Barber observed that the project was massive in scale, but the applicant is entitled to developing a second floor. He suggested exploring designs that recessed portions of the upper level to reduce building massing, and noted that the current design was poor, and did not have any continuity. He suggested expanding the lower floor to reduce the upper building massing, and that the applicant review the second story design guidelines to develop a project that is compatible with the neighborhood.

Applicant Response

The applicant was receptive to feedback provided by the commission. The architects acknowledged that the project was premature, and that they will work with the applicant and the neighbors to address the comments and suggestions provided by the commissioners.

GENERAL BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 9:10 p.m.