

DESIGN REVIEW COMMISSION STAFF REPORT

MEETING: February 6, 2019

STAFF: Brett Walker, Senior Planner
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SUBJECT: **BAHIA HEIGHTS
P2016-096; DESIGN REVIEW
CEQA MITIGATED NEGATIVE DECLARATION
APN 143-272-07; END OF MISTY ROAD**



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REQUESTED ACTION

Conduct a public hearing to review and consider approval of the final site design, architecture, and landscaping proposed for the development of the Bahia Heights project, a 9-lot single-family residential subdivision.

PROJECT DESCRIPTION

The applicant received City Council approval to subdivide and develop an 8.72-acre lot into nine single-family residential lots, ranging in size from 0.32 acres to 3.59 acres with one- and two-story homes ranging from 2,727 to 3,569 square feet in size. The project involves an extension of Misty Road approximately 420 feet in length to access the proposed lots.

ENVIRONMENTAL ASSESSMENT

The City Council adopted a CEQA Mitigated Negative Declaration for the project on March 27, 2018. The architectural, design, and landscaping elements being considered by the Design Review Commission fall within the scope of the adopted Initial Study/Mitigated Negative Declaration.

STAFF ANALYSIS

On May 3, 2017, the Design Review Commission (DRC) recommended that the Planning Commission and City Council approve the preliminary landscaping plan, street design, building architecture, and massing. The May 3, 2017, DRC staff report and minutes are available at www.novato.org/bahiaheights. Subsequently, in their actions to approve the project on October 9, 2018, the City Council carried forward the DRC's request for final design review, as a Master Plan/Precise Development Plan condition of approval as follows:

- 1. 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.*

The DRC's formal action regarding the design details of the Bahia Heights project shall be based on the findings of approval required for Design Review actions as specified in Novato Municipal Code Section 19.42.030.F. With its recommendation on May 3, 2017, the DRC made the required findings based on an analysis for each finding, with the recommendation that the project's final design details be brought back to the DRC for approval prior to issuance of a building permit.

The applicant submitted a final DRC plan set submittal, dated January 23, 2019, which is available on the project webpage at www.novato.org/bahiaheights. This plan set includes site plans, architectural plans, landscape plans, civil plans, a materials/color board, and architectural details for trim, windows, and doors. The architectural details for trim, windows, and doors is included on sheets AD.1 and AD.2, the last two pages of the plan set (PDF sheets 67 and 68).

STAFF RECOMMENDATION/COMMISSION ACTION

Staff recommends the Design Review Commission approve the final site design, architecture, and landscaping for the development of Bahia Heights project, located at the end of Misty Road, APN 143-272-07, as proposed pursuant to the plans prepared by KTG Architecture + Planning, dated January 23, 2019, based on an analysis of the plans, the following required findings, and subject to the conditions of approval below.

ALTERNATIVES

1. Approve the final plan set for the Bahia Heights project as proposed.
2. Approve the final plan set for the Bahia Heights project with modifications.
3. Continue the public hearing with direction to staff and the applicant.

COMMISSION 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, and general appearance of Bahia Heights 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. Bahia Heights 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. Bahia Heights 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.

FURTHER ACTION

No further action will be taken on the final site design, architecture, or landscaping for the project unless an appeal of the DRC's decision is filed with the City Clerk.

AVAILABLE FOR DIGITAL DOWNLOAD (www.novato.org/bahiaheights)

1. Final Plan Set, dated January 23, 2019.