



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

FEBRUARY 6, 2019

THE CITY OF
NOVATO
CALIFORNIA

MINUTES

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

City Manager
Regan Candelario

Present: Michael Barber, Chair
Joseph Farrell, Vice Chair
Patrick MacLeamy

Absent: Michael Edridge
Beth Radovanovich

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

CALL TO ORDER / ROLL CALL:

The meeting was called to order at 7:05 p.m.

APPROVAL OF FINAL AGENDA:

M/s: MacLeamy/Farrell to approve: Passed (3-0-2)

PUBLIC COMMENT: None

CONSENT CALENDAR: None

PUBLIC HEARINGS:

CONTINUED ITEMS: None

NEW ITEMS:

- 1. BAHIA HEIGHTS (BW)
P2015-084; DESIGN REVIEW
APN 143-272-07; End of Misty Road**

Final Design Review for a proposed 9-lot, single-family residential subdivision. Design Review Commission final approval of minor architectural details, including trim, windows, and doors prior to issuance of a building permit.

Brett Walker, Senior Planner, presented the staff report.

Chair Barber asked Walker if the Commission could only comment on the trim, windows, and doors, or if the Commission could comment on other aspects of the project. Walker responded.

Aaron Roden, representing Ryder Homes, gave a brief history of the project.

SUMMARY OF PUBLIC COMMENT:

OF SPEAKERS: 1

Charles Thompson, President of Bahia HOA, stated that there have been a number of changes to drainage since City Council approval. Thompson submitted a list of changes that he identified.

SUMMARY OF COMMISSION COMMENTS:

Chair Barber stated that the landscaping was fairly cookie-cutter for each house and suggested that a unique design for each house may be nice.

Commissioner MacLeamy stated that the site was previously benched for housing, and that the street design and layout was a good fit for the project site.

Commissioner Farrell agreed with MacLeamy.

COMMISSION ACTION: Approved: X; Approved w/conditions: N/A Continued: N/A;
Denied: N/A

Moved: Farrell; Second: MacLeamy; Ayes: 3; Noes: 0; Abstain: 0

PROJECT DESIGN WORKSHOP:

2. 7711 REDWOOD BOULEVARD RESIDENCES (SM)

P2018-085; DESIGN REVIEW

APNS 125-580-16 & 17; 7711 REDWOOD BOULEVARD

Conduct a design workshop to review the site design, building massing and height, and conceptual architecture and landscaping proposed for the 7711 Redwood Boulevard Residences, a development proposal featuring 80 condominium units on a 4.0-acre parcel.

Steve Marshall, Planning Manager, presented the staff report.

Chair Barber asked a question regarding objective standards and what roll the DRC has in making comments on the project. Marshall responded.

Commissioner Farrell states that DRC is there to make projects better and that a good architect will accept good recommendations and incorporate those recommendations.

Commissioner MacLeamy asked if changes to parking, the size of units, and number of bedrooms is allowed. Marshall responded.

Michael Hooper, applicant, and Dave Burton, KTG Architects, presented the proposed project, the site plan, proposed architecture, cross sections, and massing.

SUMMARY OF PUBLIC COMMENT:

OF SPEAKERS 2

Bertie Freeberg, Novato resident, made comments regarding parking, wetlands, and PG&E gas pipelines.

Clay Freeberg, Novato resident, made comments regarding the additional area around the project site and the draft General Plan 2035.

SUMMARY OF COMMISSION COMMENTS:

Commissioner MacLeamy asked Hooper about plans for the surrounding 36 acres. Hooper responded.

Commissioner Farrell asked if the alternative site plan required a lot line adjustment and implications of the wetlands. Hooper and Marshall responded.

MacLeamy stated that the site is at a gateway to Novato, stated that he preferred the alternative site plan, thought that this project was an improvement over the previous proposal, stated that the elevations look fairly benign, and that relating the project architecturally to the Buck Institute is a good idea. MacLeamy stated that white and grey textures may be something to look into, that white works really good with green plants, and that more of one color may be nice. MacLeamy referenced the railing of Detail 7 Imagery in the plan set and the use of light and shadow.

Farrell stated that the site is difficult to develop at 20 units per acre, but the advantage is that the site is lower than Redwood Blvd. and Hwy 101, effectively shielding the lower floor of the buildings. He likes the articulated bays and variety of color, and that those elements help break up the rectangular boxes. Farrell stated that Building 1 is very close to Building 3, and that the single trash site is difficult due to distance from some units.

Chair Barber stated that he likes the alternate site plan with the additional parking, that the trash enclosure location is difficult due to distance, recommended a rhythm in the landscaping and enough landscaping to shelter the project from Redwood Blvd and Hwy 101, thought that the rooftop decks are fantastic, and that all-white buildings is an interesting idea to explore. He stated that vehicle turn-around at driveway ends will be difficult and the narrow ways between buildings will be shady and not too appealing.

MacLeamy stated that the cross sections are very helpful and that a row of street trees along Redwood Blvd may be a nice addition and give the site depth.

Farrell asked if Redwood Blvd could be narrower.

Hooper made some final comments to the commission and thanked them for their comments.

GENERAL BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 8:35 p.m.