



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

FEBRUARY 20, 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
Brett Walker, Senior Planner
Hans Grunt, Senior Planner

CALL TO ORDER / ROLL CALL:

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

APPROVAL OF FINAL AGENDA:

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

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. APPROVAL OF MINUTES OF FEBRUARY 6, 2019 (MB, JF, PM)

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

PUBLIC HEARINGS:

CONTINUED ITEMS: None

NEW ITEMS:

**2. ATHERTON PLACE (BW)
P2018-063; DESIGN REVIEW (FORMERLY 10702M)
CEQA MITIGATED NEGATIVE DECLARATION
APN 125-600-51 & -52; 7533/7537 REDWOOD BLVD**

Conduct a public hearing to review and consider approval of the final site design, architecture, and landscaping proposed for the development of Atherton Place, a 50-unit townhome-style condominium development with a 1,318-square-foot retail space.

Brett Walker, Senior Planner, presented the staff report.

Pay Panek, KB Homes, provided an overview of the project. Jennifer Mastro, architect, described the proposed architecture and building features. John Nicolaus, landscape architect, described the proposed plants, park features, and paving treatments.

SUMMARY OF PUBLIC COMMENT:

OF SPEAKERS: 1

Wayne McIntosh stated concerns regarding the colors of the units that face the Atherton Ranch “Victorian-style residences.”

SUMMARY OF COMMISSION COMMENTS:

Commissioner MacLeamy stated that he likes the improvements and that a decomposed granite path under the oaks would be nice. MacLeamy likes the extended apron at garages, and supports harmonizing colors with the adjacent existing homes.

Commissioner Farrell stated that he likes the project and suggested a subcommittee to approve a color palette. Farrell also suggested elimination of the board and batten under the windows and continue the stucco. Hans Grunt, Senior Planner, responded that the City Attorney does not allow subcommittees to make decisions outside of a noticed meeting with the entire Design Review Commission.

Chair Barber agreed with Farrell, and likes the landscape plan and tree selection. Barber likes the pathway idea under the oak trees.

M/s Farrell/MacLeamy; (3-0-2) approved subject to the following condition:

The applicant and Atherton Ranch neighborhood work together regarding a color scheme that is agreeable to both parties, and if deemed feasible by an arborist (no significant impact to the health of existing oak trees), incorporate a pedestrian path, e.g. decomposed granite, through the existing oak trees along Pinheiro Circle from the shared park to the existing sidewalk at Pinheiro Circle and Redwood Blvd., and that the project be brought back to DRC for approval of the final colors and pathway, if deemed feasible by an arborist.

**3. DOWNTOWN CENTER PAD BUILDING (BW)
P2018-033; DESIGN REVIEW AND USE PERMIT
CEQA EXEMPTION – SECTIONS 15061(b)(3) AND 15303
APN 141-201-54; 1727 GRANT AVE (7TH ST. FRONTAGE)**

Conduct a public hearing and make a recommendation to the Novato Planning Commission regarding site design, massing/scale, building design and architecture, and landscaping for the development of a 3,322-square-foot, one-story building with two restaurant/cafe tenant spaces, including a drive-through for one of the tenant spaces.

Brett Walker, Senior Planner, presented the staff report.

Dan MacDonald, applicant's architect, introduced the project. Michael Mossman, applicant, discussed the site ownership and market for the proposed project. Thereafter, MacDonald discussed the architecture, site plan, floor plans, and building elevations.

SUMMARY OF PUBLIC COMMENT:

OF SPEAKERS: None

None.

SUMMARY OF COMMISSION COMMENTS:

Commissioner MacLeamy asked about the truncated dome colors and why two towers are proposed for the building. MacDonald replied that two towers are proposed because there are two tenant spaces.

Commissioner Farrell stated that he had no questions at this time. Farrell stated that the plans miss the mark, and that a much better building can be located here; a building has the ability to have dining along the creek.

Commissioner MacLeamy stated that he agrees with Farrell's points. Unfortunately, the drive-through is along the creek and circulation is an issue. MacLeamy has a problem with the two towers. He agrees that the deli on the corner is dated. Harmonizing this project with the existing center is not a good idea; the shopping center is tired.

Chair Barber agrees that the idea of matching architecture is a bad idea. There is no visibility for the back tenant and it is very plain vanilla architecture. The Creekside setting should be emphasized. Regarding landscaping, some of the trees on the northeast side need more sun.

Commissioner MacLeamy recommended that the drive-through not be sited along the creek. He stated that if the design is not going to look like the deli, what is a fitting design?

MacLeamy made a motion to continue this item with an opportunity to come back to the DRC in a workshop.

M/s MacLeamy/Farrell (3-0-2) approved DRC's continued consideration of the Downtown Center Pad Building pending design revisions.

GENERAL BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 9:20 p.m.