



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

THE CITY OF
NOVATO
CALIFORNIA

MARCH 6, 2019

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
Michael Edridge

Absent: Beth Radovanovich

Staff: Steve Marshall, Planning Manager
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: Edridge/Farrell to approve: Passed (4-0-1)

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. **APPROVAL OF MINUTES OF DECEMBER 5, 2018 (MB, JF, ME)**
M/s: Farrell/Edridge (3-0-1-1) to approve.
2. **APPROVAL OF MINUTES OF FEBRUARY 20, 2019 (MB, JF, PM)**
M/s: Farrell/MacLeamy (3-0-1-1) to approve.

PUBLIC HEARINGS:

CONTINUED ITEMS: None

NEW ITEMS:

3. C Street Village (HG) P2018-082; Design Review Workshop APN 157-980-05; 970 C Street

Conduct a design workshop to review the site design, building massing, and conceptual architecture and landscaping proposed for C Street Village: Development of a 2.68 acre parcel with a co-housing project including 38 homes comprised of 32 two-story condominiums and flats ranging from two- to four-bedrooms (840 to 1,818 square feet) and six one-bedroom (669 square feet) flats over parking, two 484 square foot storage buildings over parking, and a 3,738 square foot, two-story club house.

Hans Grunt, Senior Planner, presented the staff report.

Applicant John Caye provided an overview of the project proposal, and provided (and described) slides of other co-housing developments e.g. Frog Song in Cotati, and context slides within the Hamilton reuse area depicting neighboring developments, development densities, design and home colors e.g. Lanham Village and homes off of San Pablo Ct.

Project Architect Chuck Durrett, discussed the family/social living attributes incorporated into the design, including design input from perspective home buyers; described energy efficiencies, use of sustainable building products, for justification of reduced private open space in favor of common open space, he described the observed use of private vs. common open space in other co-housing developments and the increased amount of time (80% to 20%) residents use common open space (80%) vs. private open space (20%) in co-housing, which he stated is the reverse in typical residential developments; described intent for pending homeowners to complete landscaping vs. requiring it prior to occupancy and referred to Frog Song in Cotati as an example where residents installed landscaping post occupancy.

SUMMARY OF PUBLIC COMMENT:

OF SPEAKERS: 1

Kelley Kromhout expressed support for the proposal and believes it will be a good addition to Hamilton neighborhood; received clarification on gathering nodes from architect – likely open with seating.

SUMMARY OF COMMISSION COMMENTS:

Commissioner Farrell: Thanked the applicant and architect for their presentation – very good; understands effectiveness i.e., active use of dispersed common spaces; pedestrian entry in wall appears too small and could be better represented through enhanced design etc.; perceive Bldg. 3-B as too “tight” up against the play area and questioned/suggested looking at rotating it slightly to increase separation.

Commissioner MacLeamy: Recognized the thoughtfulness of the design relative to perspective clients; understands intent and design of common spaces, which serves to activate their utility for residents; does have concern with reduced parking ratio, but noted the formal City position on this lies with Planning Commission and City Council; agrees that the relationship of the play area and Bldg. 3-B is “pinched”; supports use of CMU wall on Main Gate to mitigate traffic/noise/privacy impacts; Said wall needs graceful design and possibly utilize a curved wall at the intersection vs. hard angle points; concerned that units above the garages are “cut off” in terms of pedestrian movement from the balance of the site design and that site measured should be looked into to better integrate them; sidewalk should be continued along C Street frontage; the design of the curb cut to accommodate the private drive/parking isle should be designed like a private driveway entry to help reduce scale and speeds into and out of the site e.g. eliminate or significantly reduce sweeping curb returns.

Commissioner Barber: Very optimistic about the design and looks forward to visiting after built (2 years) to see how things, landscaping etc., are performing; the proposed CMU wall is foreboding and efforts to incorporate significant plantings along its base should be employed; intrigued by idea of curved wall at intersection, but noted it may reduce area for landscaping at the intersection; supports enhanced/more attractive pedestrian entry through the wall on C Street; suggest façade of first garage with carriage unit or 2nd story storage at site entry should be enhanced architecturally; consider ways to soften CMU wall on opposing side of the driveway entry; concerned parking is too far from Bldg. 2-B; questioned notion of shifting drive/parking isle to the center of the site to reduce distance to perimeter buildings/units – project architect noted that the residents of co-housing benefit from walking through the projects (from parking to home) to enhance opportunity for impromptu interaction with neighbors and neighbor to neighbor support networking – project architect gave example of an elderly woman choosing a unit far from parking for this reason, and also described the common driveway in existing like co-housing serves as an impromptu gather/activity space; Barber would like to see and hear from the architect how and why the mix of building finish materials unify the design; ok with use of board-and-baton; will want to see refined landscape plan and its implementation plan

GENERAL BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 8:45 p.m.