



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

April 3, 2019 – 7:00 p.m.

THE CITY OF
NOVATO
CALIFORNIA

922 Machin Ave
Novato, CA 94945
415/899-8900
FAX 415/899-8213
www.novato.org

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

City Manager
Regan M. Candelario

MINUTES

Present: Joseph Farrell, Vice Chair
Patrick MacLeamy
Michael Edridge

Absent: Michael Barber, Chair
Beth Radovanovich

Staff: Hans Grunt, Senior Planner
Vivek Damodaran, Planner I

CALL TO ORDER / ROLL CALL

The meeting was called to order at 7:00 p.m.

APPROVAL OF FINAL AGENDA:

M/s: MacLeamy/Edridge (3-0-2) to approve the Final Agenda.

PUBLIC COMMENT: None

CONSENT CALENDAR:

- 1. APPROVAL OF MINUTES OF MARCH 6, 2019 (MB, JF, PM, ME)**
M/s, MacLeamy/Edridge (3-0-2) to approve the Minutes.

PUBLIC HEARINGS:

CONTINUED ITEMS:

- 2. LANDING COURT HOMES (HG)**
P2018-038 DESIGN REVIEW
CEQA - TENTATIVELY NO FURTHER REVIEW – SECTION 15162
APN 153-162-70; LANDING COURT - NO ADDRESS ASSIGNED

Conduct a 2nd public workshop to review and provide comments on a conceptual site plan and architecture for 32 attached, for-sale townhomes on a 1.97+/- acre site currently used for RV and boat storage located on the easterly side of Landing Court opposite a Public Storage facility; APN 153-162-70.

Hans Grunt, Senior Planner, presented the staff report, workshop history and entitlement process for the project.

Eric Mikiten, Architect, described the site plan and its progression to date and provided description of floor plans for reference; displayed images of conceptual architecture for feedback and noted a design preference for shed roof composition to add variation and interest.

SUMMARY OF PUBLIC COMMENT

OF SPEAKERS: 3

John Christopher, still concern with height of buildings 2, 3 and 4 and impacts on his privacy.

Emily Larson, still perceives plan as overbuilt; appreciates the “split” between buildings 3 and 4 but also concerned with their (too tall) height; concerned that proposed parking (three stalls) in northwest corner due to noise and light disruption; believes more than one ADA parking space is warranted; hopes that EV charging stations are provided.

Clous Larson, questioned if there are plans for solar panels – Architect noted they may be feasible; likes the shed roof design concepts; questioned how guest parking will be managed.

SUMMARY OF COMMISSION COMMENTS:

Patrick MacLeamy, pleased with site plan revisions that result in meaningful common and private spaces; building and access solution affords a better street presence, including two well organized pedestrian entries into the site; emphasized opportunity to enhance the pedestrian entries to better define and activate the streetscape and deemphasize vehicle driveways; clarified for all the density and building height afforded through the AHO zoning and spoke to design measures to help reduce the building mass e.g. use of dormers at buildings upper floor to integrate living space within the roof pitch resulting in need for less height; explore opportunity to introduce two story elements at end units on buildings 2, 3 and 4; favors more “calm” roof design than shed roofs – feels shed roofs call attention to themselves (in a negative way).

Michael Edridge, questioned need to better understand visual relationship e.g. height and privacy implications of proposed buildings and existing homes; supports looking into two story design elements on the ends of buildings 3 and 4.

Joe Farrell, thinks the site plan is a dramatic improvement resulting in good social spaces and preserves vistas into and through the site; suggest not over exaggerate meandering path design to retain separation from private patio spaces; supports “popping out bays on end units to add articulation; supports reduce setback from Landing Ct., which serves to support setback from Clausung Ave.; supports design efforts to reduce building mass and/or height e.g. dormers in upper floors at roof pitch, but appreciates difficulties given narrow living spaces; supports any opportunity to incorporate additional ADA parking

NEW ITEMS:

3. COMSTOCK COMMONS (VD)

P2019-002 DESIGN REVIEW

CEQA – TO BE DETERMINED

APN 124-282-18; 200 SAN MARIN DRIVE

Conduct a public workshop to review and provide comments regarding conceptual site design, building design, landscaping, and circulation for a 6 unit live/work development on the vacant corner of San Marin Drive and San Andreas Drive.

Vivek Damodaran, Planner I, presented the staff report and the entitlement process for the project.

Dan MacDonald, Architect, presented the proposal as a zero-net-energy type project. He described the site’s topography, and provided a detailed overview of the site plan and circulation of the site. He explained that the unit’s location had been revised from the initial submittal, now accommodating an increased setback of 15-19 feet for the units; described the use of the private residential and the

commercial spaces. He explained the unit's floor plan, describing the use of the clerestory in providing more sunlight while also supporting a solar installation on the rooftop; addressed the orientation of the units would help maximize sun exposure. He concluded his presentation by illustrating the proposed colors and materials to be used.

SUMMARY OF PUBLIC COMMENT

OF SPEAKERS: 3

Andrina Ruzick, appreciates the revised setback for the units; expressed concern with the overall height of the units; requested clarification of the use of the rear yard space – requests story poles to help in visualize the height of the units.

Sylvia Barry, is interested in what this project could contribute to the San Marin area; looking for an opportunity to enhance the landscaping on San Marin Drive; appreciates the revised setback.

Carrie Ford, appreciates the revised setback.

SUMMARY OF COMMISSION COMMENTS:

Commissioner Farrell: Acknowledged that the site plan's layout is logical for the proposed live/work use; asked of the architect to explore a plan that captured the San Marin sidewalk in more of the landscaping features for the site. Observed that it may be helpful to explore more designs for a reconfiguration of the proposed parking lot; remove the rooftop from the electric vehicle (E.V.) parking stalls to avoid the massing.

Commissioner MacLeamy: Observed that the proposal was a good solution for a "tough site"; complimented the architect on the use of the site. Feels that the duplex configuration is an accurate solution. Suggested exploring options to reduce the sidewalk's width, consider reducing sidewalk width by half and introducing more landscaping along the San Marin frontage; explained that if larger trees were used in the landscaping it would better compliment the median, helping in shift the area from a "desert to a green oasis". Suggested using trees with a larger crown spread to provide for more shade, and also suggested using one tree species to allow for a uniform growth rate along the frontage. Commented that the trees and landscaping would add to the architecture, and could positively influence the view of the project when viewed from the frontage and improve the aesthetic of the overall intersection.

Commissioner Edridge: Suggested moving the EV carport to the eastern portion of the proposed parking lot.

GENERAL BUSINESS: NONE

ADJOURNMENT: The meeting was adjourned at 8:50 p.m.