



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

May 15, 2019 – 7:00 p.m.

THE CITY OF
NOVATO
CALIFORNIA

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

City Manager
Regan M. Candelario

MINUTES

Present: Michael Barber, Chair
Beth Radovanovich
Patrick MacLeamy
Michael Edridge

Absent: Joseph Farrell, Vice Chair

Staff: 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: MacLeamy/Radovanovich; (4-0-0-1) to approve the Final Agenda.

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. APPROVAL OF MINUTES OF MARCH 20, 2019 (BR, PM, ME)

M/s: MacLeamy/Radovanovich; (3-0-1-1) to approve the Minutes.

PUBLIC HEARINGS:

CONTINUED ITEMS:

2. P2015-091 WOOD HOLLOW HOTEL (HG)

APNs 125-202-13 AND -14; 7701 REDWOOD BLVD.

CEQA: MITIGATED NEGATIVE DECLARATION ADOPTED,

RESOLUTION NO. 2019-013

Review and consider approval of the final site hardscape materials, landscaping, architectural detailing, colors, an exhibit depicting placement of high pressure gas pipeline warning signs, and use of bird safety film on exterior glass windows and doors for the development of the Wood Hollow Hotel – Novato project, an 87-room hotel.

Hans Grunt, Senior Planner presented staff's report to the Commission; noted next steps include outreach to PG&E requesting inspection of their high pressure gas pipelines prior to grading and building permit issuance.

Project Architect, Young Kim and Landscape Architect, April Phillips described the final design details for the building, grounds and landscaping and answers design clarification questions from Commissioners.

SUMMARY OF PUBLIC COMMENT

3 SPEAKERS:

Bertie Freeberg – concerned that body color is too yellow; request that standing seam metal roof be finished in non-reflective paint to avoid glare; request trees at corner of Redwood and Wood\ Hollow be retained; likes white, two rail fence propose at the corner of Redwood and Wood Hollow and questioned how far it would extend along both roadway frontages; asked if public will have a chance to provide feedback if an art component is proposed and if in-lieu art fee is provided requested the funds be used for landscape enhancements at the SMART station on N. Redwood.

Clay Freeberg – questioned the opportunity for landscaping, shrubs, along the berm of the 5+/- parking stalls facing Wood Hollow Dr. to reduce headlight glare.

Kelley Kromhont – questioned interior design of the lobby, bar and meeting room; OK with colors, which appear to blend with the natural letting; good design overall.

SUMMARY OF COMMISSION COMMENTS:

Commissioner Edridge – pleased with the design overall and prepared to support final finish materials and landscaping.

Commissioner MacLeamy – Likes the project and complimented design team for their successful efforts to make the project fit in a difficult site with a number of constraints; no issues with the proposed colors and finish materials; prepared to support the final design as presented.

Commissioner Radovanovich – likes the overall design, but would like an opportunity to review final colors via wall samples in the field prior to selecting and completing final color scheme.

Commissioner Barber – Appreciates the overall design, one limitation is the location of the guest pool and seating, which seems to be buried in a bit of a pit; Landscape Architect agreed, but notes site limitations dictated the location, but believes hardscape enhancements will serve to improve its use/performance.

M/s MacLeamy/Radovanovich; (4-0-0-1) to approve the final site design, architecture, and landscaping for the development of the Wood Hollow Hotel – Novato project, located at 7701 Redwood Blvd., APNs 125-202-13 & 14, as proposed pursuant to the Site and Design Plan Set, dated March 29, 2017, prepared by HRGA Architecture, the Landscape Plan dated March 27, 2019, prepared by APDW, Lighting Plan dated March 15, 2019, prepared by CLI, an exhibit depicting high pressure gas pipeline warning signs and their locations, and use of bird safety film on exterior glass windows and doors based on the following findings and subject to the following conditions.

FINDINGS

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, art piece, and general appearance of Wood Hollow Hotel - Novato 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. Wood Hollow Hotel - Novato 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. Wood Hollow Hotel - Novato 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.
3. Final exterior color approval prior to issuance of a certificate of occupancy: The applicant shall apply samples of all exterior paint colors (body and trim) to a portion(s) of the hotel building for individual Commissioners to review and provide City staff with suggested changes, if any. The applicant shall provide City staff at least five (5) days to notify and allow Commissioners site access to review said sample colors and provide feedback to staff. Within said five (5) day period, staff shall provide the applicant with final exterior paint color approval, with any changes required based upon Commissioner feedback to staff.

NEW ITEMS: NONE

GENERAL BUSINESS: NONE

ADJOURNMENT: The meeting was adjourned at 8:00 p.m.