



THE CITY OF
NOVATO
CALIFORNIA

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

Acting City Manager
Adam McGill

Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

September 18, 2019 – 7:00 p.m.

(No new items will be taken up after 11 p.m.)

DESIGN REVIEW COMMISSION MEMBERS

Chair: Michael Barber **Vice Chair:** Joseph Farrell
Beth Radovanovich, Patrick MacLeamy, Michael Edridge
Emily Studer, Alternate Member
Tim Roche, Alternate Member

AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA:

The Commission may hear agenda items out of the order in which they are listed. Notice is also given that materials that are submitted to members of the Design Review Commission after the agenda packet has been distributed are available for public inspection in the Community Development Department, located at 922 Machin Ave, during normal business hours. Such materials shall also be made available on the City of Novato website at www.novato.org, when practical and provided that City staff is able to post those documents prior to the meeting. Also, when non-confidential written materials are distributed to members of the Design Review Commission during a public meeting by staff or a member of the Design Review Commission, a copy of the materials shall be made available to members of the public at that meeting.

PUBLIC COMMENT:

All members of the public wishing to address the Commission are requested to submit a speaker card in advance to the Meeting Recorder. This is also the appropriate time to speak on a Consent Calendar item. The Commission requests that anyone wishing to speak on an agenda item be recognized at the time the item is heard. There is a three-minute time limit per speaker.

CONSENT CALENDAR:

All matters listed on the Consent Calendar are considered to be routine and will be acted on without discussion by a single action of the Commission. However, a Commission member may remove an item(s) from the Consent Calendar for Commission discussion and action.

1. APPROVAL OF MINUTES OF SEPTEMBER 4, 2019 (MB, JF, PM, ME)

**PLEASE SEE ADDITIONAL PAGE(S) OF AGENDA FOR MORE INFORMATION.*

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 899-8989. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodations to help ensure accessibility to this meeting. The Council Chambers is also equipped with a Hearing Loop (aka "T-Coil"). In addition, assistive listening receivers are available for checkout from the meeting coordinator.

PUBLIC HEARINGS:

Interested persons may speak on any of the below-noted CONTINUED or NEW ITEMS up to three minutes per individual; 20 minutes for applicant; 10 minutes per recognized group. Speakers are limited to one opportunity per item, so please be thorough and to the point. Prior to speaking please submit a speaker card to the Meeting Recorder.

CONTINUED ITEMS: NONE

NEW ITEMS:

- 2. **BAHIA RIVER VIEW (BW)**
P2017-023; DESIGN REVIEW
CEQA – TO BE DETERMINED
APN 143-151-06; BAHIA DRIVE

Conduct a design review hearing and provide a recommendation to the Planning Commission and City Council regarding site design aspects for a proposed 5-lot residential subdivision of a 6.87-acre site located on Bahia Drive; Assessor Parcel Number (APN) 143-151-06.

- 3. **SPRINGBROOK GREEN HOMES (HG)**
P2019-074; DESIGN REVIEW AND TENTATIVE MAP (PENDING)
CEQA (APPLICABILITY TO BE DETERMINED)
APNS 141-220-074 & 075

Conduct a public workshop to review and provide comments on conceptual plans for site design, building massing/scale, building design, and landscaping for the development of nine, attached residential homes in two building clusters; one building with three 3-story units and one 2-story unit, and one building with five 3-story units. Plans include 21 off-street parking spaces; one garage space per home and 12 uncovered spaces.

GENERAL BUSINESS: NONE

ADJOURNMENT

To appeal a final decision of the Design Review Commission, a written letter of appeal and the required appeal fee must be filed with the Community Development Department within 10 calendar days of the decision. The appeal letter must specifically state the basis for the appeal. Additional information on the appeal process can be found in Division 19.54 of the Novato Municipal Code.

If anyone wishes to challenge a project in court, they may be limited to raising only those issues they or anyone else raised at the public hearing described in this agenda or in written correspondence delivered at the public hearing or to the City offices prior to the public hearing.

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AFFIDAVIT OF POSTING

I, Shelley Woods, certify that on September 13, 2019, I caused to be posted the agenda of the September 18, 2019 meeting of the Design Review Commission of the City of Novato, California, on the City of Novato Community Services Board in the Police Department and on the City’s website at www.novato.org.

s/Shelley Woods