



CITY OF NOVATO
CALIFORNIA

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Mayor
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Denise Athas

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Pam Drew
Pat Eklund

Acting City Manager
Adam McGill

Design Review Commission Meeting

Novato City Hall, 901 Sherman Avenue*

November 6, 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 18, 2019 \(MB, JF, PM, BR, ME\)](#)**

****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:

2. **FIRST and GRANT (HG)**
P2017-092 DESIGN REVIEW - FINAL
CEQA – CATEGORICALLY EXEMPT- SECTION 15332
APN 141-282-04 & 07; 1107 GRANT AVENUE

Conduct a public hearing to review and consider approval of the final details of the site design, architecture, and landscaping for First and Grant; a three story mixed use commercial and residential building including ground floor commercial space and 32 residential units, on the second and third floors. This development proposal was approved by the Planning Commission on November 5, 2018.

NEW ITEMS:

3. **HAMILTON VILLAGE (KZ)**
P2019-079; DESIGN REVIEW
APN 157-970-03; 802 STATE ACCESS ROAD

Conduct a public workshop to review and provide comments regarding conceptual site design and circulation, building design and massing, and landscaping for Hamilton Village, a 73-unit residential development at 802 State Access Road (APN 157-970-03).

4. **HABITAT REDWOOD BOULEVARD (BW)**
P2019-054; DESIGN REVIEW
APN 125-180-49; 8161 REDWOOD BOULEVARD

Conduct a design workshop to review and comment on the site design, building massing and height, conceptual architecture, and landscaping for Habitat Redwood Blvd, located at 8161 Redwood Boulevard; a for-sale residential project with up to 80 residential units, along with a 1,600-square-foot commercial building located near Redwood Blvd. (APN 125-180-49).

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 October 31, 2019, I caused to be posted the agenda of the November 6, 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.

Shelley Woods