

Design Review Commission Meeting

Novato City Hall, 901 Sherman Avenue*

December 4, 2019 – 7:00 p.m.

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



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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

Mayor
Eric Lucan

Mayor Pro Tem
Denise Athas

Councilmembers
Pam Drew
Pat Eklund

City Manager
Adam McGill

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 NOVEMBER 6, 2019 \(MB, JF, PM, BR, ME\)](#)

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.

****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.

CONTINUED ITEMS: NONE

NEW ITEMS:

- 2. **SPRINGBROOK GREEN HOMES (HG)**
P2019-047 DESIGN REVIEW
1602 VALLEJO AVE, APNs 141-221-74 & -75

Conduct a design review hearing and provide a recommendation to the Planning Commission regarding site design, building massing/scale, building design, and landscaping for the development of nine, attached residential homes in two building clusters; one building with four attached, two-story homes, and one building with five attached, two-story homes. Twenty-one off-street parking spaces are proposed; one garage space per home and 12 uncovered spaces.

- 3. **HOMEWARD BOUND – WORKFORCE & VETERAN HOUSING (HG/VD)**
P2019-055 DESIGN REVIEW
APN 157-970-07, VACANT PARCEL

Conduct a public workshop to review and provide comments regarding conceptual site design and circulation, building massing, design, and landscaping for Homeward Bound’s Workforce and Veteran Housing project, including 50 residential apartment units and an 8,928 square foot commercial/training kitchen with combined event gathering spaces at APN 157-970-07, the vacant parcel south of 1385 Hamilton Parkway.

- 4. **THE PAVILIONS (BW)**
P2018-018; DESIGN REVIEW WORKSHOP
APN 153-170-56; 200 LANDING COURT

Conduct a design workshop to review and comment on the site design, building massing and height, and conceptual architecture for The Pavilions, a 30-unit live/work development proposed at 200 Landing Court (APN 153-170-56).

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 November 26, 2019, I caused to be posted the agenda of the December 4, 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