



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

November 6, 2019 – 7:00 p.m.

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

MINUTES

Mayor
Eric Lucan

Mayor Pro Tem
Denise Athas

Councilmembers
Pam Drew
Pat Eklund

Acting City Manager
Adam McGill

Present: Michael Barber, Chair
Joseph Farrell, Vice Chair
Patrick MacLeamy
Beth Radovanovich
Michael Edridge

Absent: None

Staff: Steve Marshall, Planning Manager
Hans Grunt, Senior Planner
Brett Walker, Senior Planner
Kaitlin Zitelli, Planner I

CALL TO ORDER / ROLL CALL

The meeting was called to order at 7:00 PM.

APPROVAL OF FINAL AGENDA:

M/s: MacLeamy/Farrell; (5-0-0-0) to approve the Final Agenda.

PUBLIC COMMENT:

None

CONSENT CALENDAR:

1. APPROVAL OF MINUTES OF SEPTEMBER 18, 2019 (MB, JF, PM, BR, ME)

M/s: Farrell/ MacLeamy (5-0-0-0) to approve the Minutes.

PUBLIC HEARINGS:

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.

Hans Grunt, Senior Planner, presented the staff report, and detailed what the Design Review Commission is reviewing regarding the project approval.

Dan MacDonald, architect, introduced the project.

Tony Garza, architect, made a presentation of the building materials and colors. Additionally, Garza detailed the lighting fixtures and landscaping.

Commissioner Barber asked a questions regarding screening between the proposed building and the neighbors to the south. MacDonald responded.

PUBLIC COMMENT

NUMBER OF SPEAKERS: 2

Michelle Derviss stated that the trees provide shade for the terrace, but not privacy for the Mirabella neighbors. Derviss suggested that evergreen trees be used along the 120 foot length of the building. Derviss asked about decibel calculations for the HVAC and stated that the applicant has not submitted a construction management plan. Additionally, no stormwater or erosion control plan have been submitted. Derviss stated that her main concerns are light intrusion and privacy, and traffic on Industrial Way. There is a strong safety issue and parking is problematic.

Vera Laintz stated concerns for safety and privacy.

SUMMARY OF COMMISSION COMMENTS:

Commissioner Radovanovich asked what the DRC is tasked with reviewing. Senior Planner Grunt responded.

Commissioner MacLeamy stated that he likes the project. It brings a promise of new life to Grant Ave and Downtown. MacLeamy complemented the architect for the detailed presentation regarding materials, colors, and lighting.

Commissioner Farrell stated that he likes the project. The patio wall is 5 feet tall and will provide privacy. Farrell stated that he hopes the privacy wall at 5 feet tall with plantings above that is not too tall.

Commissioner Radovanovich stated that she is ready to approve the project and likes the choice of trees.

Commissioner Farrell stated that he recommends thicker wood for the trellis, but is not going to condition the project for it; just an observation and recommendation.

Moved: Farrell Second: Barber

That the Design Review Commission recommend to approve the project as recommended in the staff report.

Commission Action: Vote to recommend approval: Ayes: 5; Noes: 0; Abstain: 0; Absent: 0

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).

Kaitlin Zitelli, Planner I presented the staff report and described the purpose of the design review workshop and described the project.

Samantha Hauser, applicant, introduced City Ventures, the process to date, and the proposed project via PowerPoint. Hauser described the site design, circulation, and landscaping.

PUBLIC COMMENT

NUMBER OF SPEAKERS: 1

Mitch Green stated concerns regarding traffic and pedestrian safety, and that State Access Road is a dark street and that more street lighting is needed. Green stated that he likes the architecture but would like to see variety in design from the surroundings. Green suggested that State Access Road be renamed.

SUMMARY OF COMMISSION COMMENTS:

Commissioner Barber stated that he likes the entry and large garden area. Barber suggested more seating in the garden area. Supports that Spanish architecture but also would like to see some customization.

Commissioner Farrell stated concerns with the southwest corner and design of steps and pathway to State Access Road. Farrell suggested that the design play with tile mosaic colors in the design and in landscaping. Regarding public art, he suggested an aviation theme.

Commissioner Edridge asked if solar would be on the rooftops. Ms. Hauser responded, yes.

Commissioner Farrell asked if battery backup for the solar is being considered in light of the recent PG&E power shutoffs. Ms. Hauser responded that City Ventures is exploring that idea.

Commissioner Barber noted that no central trash was proposed and asked if individual trash would be utilized. Ms. Hauser responded yes.

Commissioner MacLeamy stated he liked the entry point from State Access Road, however he is not satisfied with the site plan and believes that the interior courts are too small and dark.

Commissioner Radovanovich stated that the paseos and courts are too narrow and will be dark. Light and air is as important as solar on rooftops.

The commissioners gathered around the table with the applicant to review the site design and sketched different site design options. Commissioner MacLeamy recommended a site design with a single large interior "parade grounds." Commissioner Farrell stated that he disagrees with MacLeamy's proposed

design with a concern that it results in a wall of garage front architecture and the units fronting State Access don't have equal access to the "parade grounds".

Commissioner Barber suggested that the applicant consider a shade study.

The applicant acknowledged the Commissioner's design suggestions and comments, and noted she will take them back to the application design team to further examine options in an effort to address them.

**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).

Brett Walker, Senior Planner presented the staff report, and described the purpose of the design workshop, and subsequent entitlement steps.

Peter Dunne, Vice President of Real Estate Development for Habitat for Humanity, introduced the project.

Chris Dorman, architect, described the project, the site constraints and opportunities, and the design intent.

PUBLIC COMMENT

NUMBER OF SPEAKERS: 0

None.

SUMMARY OF COMMISSION COMMENTS:

Commissioner Barber stated that some of the parking should be covered and that parking should be close to the units as feasible. Barber complimented the design given the site constraints.

Commissioner Farrell stated that he likes the co-housing project and that the design is on the right track. Farrell suggested that a bridge over the drainage to connect the residential to the commercial be explored.

Commissioner MacLeamy likes the site design. It reminds him of the military housing at Cavallo Point (Fort Baker). He appreciates the design solutions given the site constraints.

Commissioner Radovanovich loves how the site design works within the constraints. She stated concerns with the distance of parking to the units and with kids playing in the streets. The distance to transit is a problem.

Commissioner MacLeamy stated that having parking at each unit would be bad given the intent of the design and interaction of residents.

GENERAL BUSINESS: NONE

ADJOURNMENT: The meeting was adjourned at 9:25 PM.