



THE CITY OF
NOVATO
CALIFORNIA

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

Interim City Manager
Cathy Capriola

Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

July 6, 2016 – 7:30 p.m.

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

DESIGN REVIEW COMMISSION MEMBERS
Chair: Beth Radovanovich, Vice Chair: Marshall Balfe
Michael Barber, Joseph Farrell, Patrick MacLeamy
Steven Hall, Alternate Member
Xiaofen Luo, Alternate Member

AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA: (COMMISSION MEMBERS)

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: (CITIZENS)

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: (COMMISSIONERS)

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 DRC MINUTES OF JUNE 15, 2016 \(MBAR,MBAL,JF,BR\)](#)

**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.

PUBLIC HEARINGS: (CITIZENS)

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:

NEW ITEMS:

PROJECT DESIGN WORKSHOP:

- 2. **WOOD HOLLOW HOTEL** (BK)
FILE: P2015-091;
DESIGN REVIEW WORKSHOP
APN 125-202-13 AND 14;
NORTHWEST CORNER OF REDWOOD BLVD. AND WOOD HOLLOW DR.

Conduct a public workshop to review and provide comments on a conceptual site design, circulation, building massing, and architecture for the development of a new 55,350 square foot, 87 room hotel on two parcels totaling 4.49 acres; Assessor’s Parcel Numbers 125-202-13 and 14. The project includes associated access drives, parking, bio-retention areas, retaining walls, grading, and landscaping.

- 3. **RODAS RESIDENCE** (MG)
FILE: P2015-075;
DESIGN REVIEW WORKSHOP
APN 153-141-31; 715 LAMONT AVENUE

Conduct a public workshop to review and provide comments on the building, design, massing, and architecture of a new single family residence located at 715 Lamont Avenue. The proposed residence would include 1,970 square feet of ground floor area, 1,394 square feet of second story area, and 540 square feet of garage space. Design Review is required for two-story residences in the R4-6.0 zoning district.

GENERAL BUSINESS:

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, Hans Grunt, certify that on June 30, 2016, I caused to be posted the agenda of the July 6, 2016 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/Hans Grunt