



DESIGN REVIEW COMMISSION (DRC) STAFF REPORT

MEETING

DATE: May 2, 2018

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SUBJECT: **FIRST AND GRANT
P2017-092; DESIGN REVIEW
APNs 114-282-04 & -07; 1107 GRANT AVENUE**

REQUESTED ACTION

Conduct a public hearing and consider making a formal recommendation to the Novato Planning Commission regarding the site design, conceptual architecture, and landscape plans for the development of a three story mixed use commercial and residential building including 13,317 SF of ground floor commercial space and 32 residential units, on the second and third floors; 47 parking spaces are provided for the residential units and five (5) off street spaces along Industrial Way. For the commercial space, the applicant is seeking approval of a downtown parking waiver to utilize on-street parking. The parking waver will be considered by the Planning Commission and is not the purview of the Design Review Commission.

PROJECT SITE AND DESIGN DESCRIPTION

Site Description: First and Grant mixed use development is proposed on two parcels, APNs 14-282-04 & -07 that share a common address, 1107 Grant Avenue. The combined parcels, 37,153+/-sf, contain the building formerly occupied by Pini Hardware and an adjacent parking lot to the west; also defined as the area between Grant Ave. and Industrial Way from First St. to the existing commercial building currently occupied by Ito's White Tiger. Pini Hardware was the last active use to occupy the project sites, which moved out in 2004. The proposal involves removal of the existing, approximately 19,500sf single story building and adjacent private parking lot. The proposed building would reoccupy the existing building and parking lot areas.

Building Design: The proposed building is 275.33ft wide by 125.5ft deep, and 42' tall (three habitable stories), excluding rooftop mechanical and screening. The ground floor is divided into 13,317 SF of ground floor commercial space oriented onto Grant Avenue and a 47 stall podium style parking lot dedicated for the proposed residential units fronting First St. and Industrial Way. The residential units, 32 total, include ten one-bedroom/one bath and six two-bedroom/two bath units on the 2nd floor, and nine one-bedroom/one bath and seven two-bedroom/two bath on the third floor.

The design of the ground floor retail spaces is primarily defined by seven, 29ft+/- wide by 57ft+/- deep glass store fronts, each framed by narrow supporting walls or columns and a shallow header finished in red brick. Atop the storefront headers, is a continuous, projecting, horizontal band serving to "cap" the ground floor that is finished in a soldier row of matching red brick. The

ground floor storefronts are further defined by a continuous metal awning that extends out over the sidewalk. Proportional to the width of the glass store fronts, a vertically integrated glass and fiber cement finished main residential entry lobby providing stair and elevator access to the second and third floors is also incorporated into the Grant Avenue façade. At the corner of Grant and First Streets, the ground floor storefront design affords a 35ft by 33ft plaza space suitable for outdoor dining etc.

The exteriors of the second and third stories are comprised of a vertical cadence of flush and recessed wall planes finished in fiber cement panels and horizontal siding. The upper floors are further articulated by windows and glass doors that lead to functional, open rail, metal framed balconies. Upper level metal accent awnings are also integrated that serve to define the second and third floors. Lastly the top edge or parapet of the building is dictated by the flush and recessed walls planes and incorporates an intermittent beveled cornice.

Cross Sections: Plan Sheets A5.0 and A5.1 include cross sections that depict 1) the building's line-of-site or privacy implications to the yard and home at 1106 Maribella Ave., 2) the building's complete façade as viewed from Grant Ave. in relation to neighboring buildings to the east and west, Westamerica Bank and Ito's White Tiger respectively, and 3) the building's east elevation fronting First St. in relation to the home at 1102 Mirabella Ave., opposite Industrial Way, and Mike's Liquor's on the opposing side of Grant Ave.

Landscape Design: As the building footprint occupies nearly the entire site area, preliminary landscaping plans, for the ground level, focuses on specific planter areas, including evergreen climbing vines (Purple Lilac and Lady Bank Rose) at the building's base flanking the central residential lobby on Grant Ave., and at the building's base at First St. and Industrial Way. Shrubs, and/or groundcovers, and/or accent are also incorporated at these locations and in planters at the building's base adjacent to the stairwells off of Industrial Way and within movable raised planters proposed for the plaza at the corner of First St. and Grant St.

Within the second floor floorplan, a central courtyard is proposed that is framed in on the north, east, and west sides by second and third story living units. Along the building's south elevation, the second story central courtyard is framed by a 5ft tall raised planter, also serving as biofilter for rain runoff and privacy screening from homes on Mirabella Ave. that incorporates ground cover shrubs and shade trees. Elevated turf and planter areas movable trees/planters, seating and a group barbecue area are incorporated within the central courtyard. Across the second story of the building's west elevation is a continuous roof deck that is also framed in part by a raised planter serving as a biofilter for rain runoff that incorporates ground cover shrubs and shade trees. Said deck also incorporates movable planters and seating.

Building Circulation and Parking: The building affords primary ground floor access for pedestrians directly to individual or combined commercial tenant spaces, including plaza space at the corner of First St. and Grant Ave. Secondary or service access is also afforded for each tenant space from the "back of shop" via a common sidewalk within the residential parking lot which is integrated into the rear or southerly half of the building's ground floor fronting Industrial Way. Pedestrian access to the private second and third floor residential units is provided via a central lobby (stairwell and elevator) accessed both from Grant Ave. and from the common sidewalk within the residential parking lot. Two secondary, residential only, stairwells are provided from Industrial Way.

A 47 stall parking lot dedicated for the proposed residential units is integrated into the rear half of the ground floor fronting Industrial Way. Five (5) additional off street parking spaces are provided along the building's frontage on Industrial Way; 52 total off street spaces. Two-way access drives are incorporated; one off of First St. and one off of Industrial Way. With the exception of five (5) new off street parking spaces adjacent to Industrial Way, parking for the ground floor commercial space is proposed to be served by existing on-street parking spaces fronting commercially designated properties in the Downtown between Redwood Blvd. and Seventh St. Note: For additional information, see Commercial Parking under Staff Analysis below.



Project entitlements required include:

Use Permit, - Planning Commission approval of a use permit to ensure operational compatibility between the proposed housing and commercial activities allowed within the Downtown Core Retail District, including the new commercial space in the proposed project,

Tentative Subdivision Map – Planning Commission approval of a tentative subdivision map wherein the commercial space(s) and individual housing units (condominiums) can be individually sold or transferred by way of a deed, and

Design Review - Approval of the project's site design, landscape, architecture, finish materials and colors. Design Review entails a formal design recommendation from the Design Review Commission to the Planning Commission, which in turn takes final action on the design approval in conjunction with its action for approval of a Use Permit and Tentative Subdivision Map

described above.

BACKGROUND

Property Owner: Bromich LLC

Applicant: Daniel Macdonald AIA Architects

Assessor's Parcel No. 141-282-04 & -07

Property Size: 37,153+/-sf

General Plan Designation: Downtown Core (CD)

Current Zoning: Downtown Core Retail and Downtown Overlay (CDR:D)

Existing Use: Vacant

Adjacent Land Use/Zoning/Uses:

North- Service and Retail Businesses/ CDR:D

South- Single Family Residential/Low Density Residential (R1-7.5)

East- Service and Retail Businesses/CDR:D

West- Service and Retail Businesses/CDR:D

ENVIRONMENTAL ASSESSMENT

An environmental assessment is not required to conduct a design review hearing for a design recommendation to Planning Commission. Following a recommendation from the Design Review Commission, an environmental determination will be presented to the Planning Commission for action.

STAFF ANALYSIS

Design Review and Entitlement Process

Design review is a mandatory process for new commercial buildings proposed in the Downtown Core Retail (CDR) zoning district with or without a residential component. With the inclusion of residential units in a CDR district, this proposal must also obtain a use permit, which is intended to ensure compatibility between the commercial and residential functions of the building. Final action to approve the use permit is taken in conjunction with approval of the project's design. Thus, the DRC's roll in this instance is to make a formal recommendation to the Planning Commission on the project's design.

As stated above, the proposed project is also requesting approval of a tentative subdivision map wherein the commercial space(s) and individual housing units (condominiums) can be

individually sold or transferred by way of a deed. Final action on the tentative subdivision map is also taken by the Planning Commission. Note: Subdivision of the project is not anticipated to result in the need for physical changes to the proposed design of the project and is therefore not the purview of DRC.

Provided the project entitlements described above are granted by the Planning Commission, the project may return to the DRC for approval of final architectural and landscape details.

Procedural Public Meetings to Date

Neighborhood Meeting, November 11, 2017

A neighborhood meeting was conducted by the applicant's architect, Dan Macdonald, on November 11, 2017. At the neighborhood workshop residents and community members in attendance (approximately 80) expressed both concerns and opportunities related to the proposed project. For the DRC's consideration, the following is a summary of the comments received at the November 11, 2017 neighborhood workshop:

Summary of Public comments taken during the November 11, 2017 Neighborhood Meeting:

Design Related Comments

- Impacts on the privacy of residents in homes along the north side of Mirabella Ave.
- Refuse area needs to be adequately designed/screened and secured against rodents
- Offsite light and glare impacts need to be considered
- Need coordinated loading zone, suggest it be on First St., and possible restriction on size of delivery trucks
- Objection to using Westamerica Bank (ugly) as a design reference
- Consider preparing a shade study
- Can a 3D computer model be generated to further convey design information
- Accommodations for bicycle parking
- Like the functional upper story balconies
- Applicant's architect noted consideration to change Industrial Way to a one-way street (from east to west) to accommodate additional parking

Land Use Comments

- Downtown parking impacts is a major concern
- Parking overflow onto adjacent neighborhood streets, namely Mirabella Ave. is a concern
- Property management should manage parking e.g. limits on vehicles per residential unit
- Increase traffic on Mirabella Ave.
- Need a traffic study based on credible use of commercial space
- Time for the City to plan for and construct a parking garage for Downtown
- Concern with increased commercial vacancy rates

Design Review Commission Workshop February 21, 2018

The Project was presented to the Novato Design Review Commission at a public design review

workshop on February 21, 2018 (for background, see DRC workshop staff report and draft workshop minutes, Attachments 4 and 5, respectively). Overall, the Design Review Commission was supportive of the Project's design, but suggested the applicant consider several modifications to the Project's site design, massing and/or architecture. The following is a summary of design revisions now incorporated into the plans based upon DRC's workshop input:

- 2nd story courtyard planter fronting Industrial Ave. has been raised one additional foot, to 5', in an effort to further reduce privacy impacts; privacy sight lines to the rear of properties on Mirabella Ave. are revised accordingly (plan sheet A5.0).
- Architectural screening added to metal louvers facing Industrial Way that provide ventilation for the covered residential parking, which serves to soften the overall façade facing Industrial Way (plan sheet A3.3).
- A variation in storefront treatment is reflected in color elevations (sheet A3.3) and perspective views (three last sheets in revised plans set) – the intent of the Grant Ave. commercial façade is to provide the tenant with the option of incorporating different finishes and layouts of their respective storefronts.
- Stair towers at the Industrial Way elevation have been further articulated with brick at the base, horizontal siding at upper portion and a cornice element at the top. The added finishes are meant to add interest and soften the elevation overall (see sheet A3.3 and perspective view - last sheet in plan set).
- Added streetscape of Grant Ave. (sheet A5.1) to the project plan set to more completely depict the location and relationship of surrounding buildings to the proposed building, and added four sheets to the plan set depicting massing/height relationships between existing one, two and three story buildings on Grant Ave.
- In response to neighboring residents parking concerns expressed, five (5) new off street parking stalls have been incorporated along the base of the building paralleling Industrial Way.

For additional information on the design changes and information added to the project's design plans see the applicant's Narrative of Changes, Attachment 3.

Novato General Plan Consistency

The project site is assigned the Downtown Core (CD) land use designation of the Novato General Plan. The CD land use designation applies to properties within the boundaries of the Downtown Novato Specific Plan area, primarily parcels fronting Grant Avenue between Seventh Street and Railroad Avenue and the first two blocks of Redwood Boulevard to the north and south of Grant Avenue. This land use designation permits commercial service, retail uses, and restaurants, as well as mixed commercial and residential uses where nonresidential uses are located primarily on the ground floor. The CD designation allows a maximum base floor area ratio (FAR) of 1.2 for nonresidential development. An FAR of up to 2.0 may be permitted for mixed residential and commercial projects or where a project displays exemplary architectural design.

As noted earlier, the proposed building is intended to host retail, restaurant, and commercial service uses, all of which are activities allowed on parcels assigned the CD land use designation. The proposed building has a floor area of approximately 61,731-square feet, which represents an FAR of 1.66 based on a parcel area of 37,153+/- square-feet. This FAR is well within the maximum FAR of 2.0 allowed for mixed residential and commercial land use projects under the Downtown Core land use designation. Note: To incentivize structured parking, the podium parking area is not included in the FAR calculation, and residential density (units per acre) is not a development intensity metric applied to the CD designated properties. Based on these observations, the proposed project's anticipated land uses and development intensity are consistent with applicable policies of the Land Use Chapter of the General Plan, including:

LU Policy 1 Implementation of Land Use Map. Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use definitions, densities and intensities indicated in LU Table 2. Ensure consistency between the General Plan, the Zoning Ordinance, and other land use regulations.

In addition to land use and intensity, the 1996 Novato General Plan provides a framework of policies that were adopted to coordinate all major components of Novato's physical development and associated uses. These policies serve as a basis to assess whether public and private development proposals are consistent with the General Plan. In this instance, the Design Review Commission should consider the First and Grant design concepts in light of the design related policies of the Novato General Plan, which staff has listed and discussed under **Design Review Findings Analysis, Design Review Finding No 1** below.

Downtown Novato Specific Plan Consistency

The project site lies within the boundaries of the Downtown Novato Specific Plan (Specific Plan) area. The Specific Plan was adopted in July 1998 to provide policy direction to revitalize and enhance downtown Novato. Accordingly, the Specific Plan recognizes downtown Novato as the heart of the community and encourages...*"maintaining and enhancing the small town feel, historical character, charm, and human scale that is pedestrian friendly while facilitating development as a thriving, multi-faceted hub of economic, social and cultural activities and an active gathering place that reflects quality in its built environment and personal services provided."* Given this focus, the Specific Plan includes Design Guidelines that provide an extensive list of considerations regarding the site design and architecture of new and expanded development in the downtown. Notable site and architecture provisions in the Guidelines that the proposal incorporates include:

Site Plan:

Ground floor, glass faced commercial space fronting Grant Ave.;

Outdoor, visible, semi-protected pedestrian use area at street corner;

Parking in the rear and largely screened from views by the structure;

Continuous, coordinated metal awnings over each storefront;

Landscape screening design (at second floor courtyard) to minimize privacy impacts to existing homes on Mirabella Ave., and

Refuse/Recycling is fully enclosed from view and isolated to access midblock on First St.

Architecture:

- Quality architecture including defined entries, consistent exterior finish materials;
- Incorporates varied, functional and distinctive building design features;
- Landscaping to accent buildings;
- High quality materials and construction,
- Storefront windows (shop) display; and
- Mechanical equipment (roof mounted) is physically and architecturally screened from view.

The Specific Plan guidelines for new structures are provided as Attachment **No. 6**.

Downtown Novato Design Guidelines

In 2005 the staff and the DRC prepared the Downtown Novato Design Guidelines ("Downtown Design Guidelines") to further clarify the city’s design objectives and expectations for new development and redevelopment within downtown Novato. As part of the pending General Plan Update, the Downtown Design Guidelines will be carried forward with any and replace the as a key design reference document for project proponents, the public, staff, and city review authorities (e.g., Design Review Commission) when considering the merits of a project’s design. Notable design aspects of the First and Grant proposal that are in keeping with the Downtown Design Guidelines include the concealment of parking in the rear of the structure, incorporation of a pedestrian plaza at First and Grant, and incorporation of smaller individual storefronts that yield a pedestrian scale. The Downtown Novato Design Guidelines are provided as Attachment **No. 7**.

Novato Zoning Ordinance Consistency

The project site is located in the Downtown Core Retail (CDR) Zoning District and the Downtown (D) Overlay Zoning District. The CDR Zoning District prescribes specific development standards that must be met by new development, such as maximum lot coverage and building height. The D Overlay Zoning District indicates that new project's must comply with applicable policies of the Specific Plan as demonstrated above.

The table below illustrates the proposed project’s conformance with applicable development standards applied in the CDR zoning district.

CDR ZONING DISTRICT DEVELOPMENT STANDARDS		
	CDR Zoning District	First and Grant proposal
Maximum FAR	2.0	1.66
Maximum Lot Coverage	100%	91%
Maximum Height	45-feet	42-feet (45-feet at highest point)
Minimum Setbacks from Property Line	Front – None Side – None (10’ @ 3rd floor west elevation) Rear - None	Front @ Grant Ave. Elevation: None Side @ East Elevation: Varied/None Side @ West Elevation: None/14’+ @ at 2 nd and 3 rd floors

		Rear @ Industrial Way: None
Residential Parking	1 space/1 bedroom unit (19) 1.5 space/2 bedroom unit (20) Guest space = 1/each 4 units (8)	47 = (19+20+8) dedicated in podium
Commercial Parking	49	5 + see <u>Commercial Parking</u> discussion below

Commercial Parking

Located in the Downtown Core (CD), the new nonresidential component of the project is eligible for a parking exemption pursuant to Section 19.30.050 of the Novato Zoning Ordinance. Less five (5) onsite spaces, the applicant has requested a parking waiver for approximately 44 spaces for the proposed 13,317 SF of nonresidential, ground floor commercial space. Staff has entered into a contract with W-Trans, a traffic engineering firm, to prepare a parking demand and occupancy study to determine if there is adequate parking available to support the additional demand resulting from the project's proposed commercial space. The results of the parking demand and occupancy study will be provided to the Planning Commission as part of its deliberations and pending action on the project's combined design and use permit. In this instance, the request and provisions for commercial parking, namely off-site public spaces, to serve the project is not a matter of design and thus not the purview of the DRC.

Mixed-Use Project Design Standards:

Section 19.34.100 of the Zoning Ordinance provides standards and objectives for the design of mixed-use projects as follows (note: *after each standard and objective, staff provides a brief statement regarding compliance with and/or implementation thereof*):

A. Design Considerations. Mixed use projects shall be designed to achieve the following objectives

1. The design of mixed-use projects shall provide for internal compatibility between the different uses.

The vertical separation between commercial space on the ground floor and residential units on the 2nd and 3rd floors effectively eliminates operational interactions and ensures compatibility.

2. In order to properly mix residential and nonresidential uses on the same site, potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized.

The vertical separation between commercial space on the ground floor and residential units on the 2nd and 3rd floors effectively eliminates operational interactions including pedestrian traffic. The floor above the commercial space will be made of concrete ensuring noise attenuation, and any needed venting for the ground floor commercial spaces will be discharged through the third story roof and thus greatly reducing direct odors including cooking exhaust, if any.

3. The design of the mixed use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts.

A 5 foot tall elevated, linear planter is incorporated into the southern limits of the 2nd floor courtyard to minimize privacy impacts on the existing homes and their rear yards along Mirabella Ave. Additionally, the trash/recycle facilities are located on the proposed building's frontage on First St. (not on Industrial Way) which will reduce noise impacts to residence on Mirabella Ave. generated during trash/recycle pickup.

4. The design of a mixed-use project shall ensure that the residential units are of a residential character, and that privacy between residential units and between other uses on the site are maximized.

The residential units being located above the commercial space on the 2nd and 3rd floors that are appointed with operable windows, doors and balconies evokes their residential purpose while maximizing privacy i.e. vertical separation.

5. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture.

The project incorporates a pedestrian plaza space at the corner of Grant Ave. and First St., and, excluding a residential lobby leading to upper floors, the balance of the building's ground floor façade fronting the pedestrian sidewalk on Grant Ave. presents storefronts with a predominance of glass that results in an inviting pedestrian interface.

6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

The proposed building, through the incorporation of a 2nd level courtyard, presents a massing solution wherein a large portion of the 2nd and 3rd floor living spaces are set back from existing homes on the opposite side of Industrial Way. Quality, attractive and lasting exterior materials proposed include red brick, fiber cement panels and horizontal siding, and metal fascia. The flat roof is capped with attractive cornice elements. Landscaping within the 2nd level courtyard will both minimize privacy impacts and soften the "look" of the new building. These aspects of the building are expected to make it compatible with and enhance the residential neighborhood on the opposite side of Industrial Way.

- B. *Preferred Mix of Uses.* Mixed-use projects that provide commercial and/or office space on the ground floor with residential units above (vertical mix) are encouraged

over projects that provide commercial structures on the front portion of the lot with residential uses placed at the rear of the lot (horizontal mix).

The proposed development incorporates commercial space on the ground floor fronting Grant Ave. and two stories of residential use above, consistent with the preferred “vertical mix” called for in the Zoning Ordinance.

- C. *Floor Area Ratio (FAR).* The FAR allowed by the applicable zoning district may be increased within the Downtown Core Retail, Downtown Core Business and Neighborhood Commercial districts pursuant to [Section 19.12.040](#), Table [2-8](#).

Pursuant to Table 2-8, an FAR of up to 2.0 may be permitted in the CDR district for mixed residential and commercial projects or where a project displays exemplary architectural design. The proposed building has a floor area of approximately 61,731-square feet, which represents an FAR of 1.66 based on a parcel area of 37,153+/-square-feet; an FAR that is well within the maximum FAR of 2.0 allowed for mixed residential and commercial land use projects under the Downtown Core land use designation. Note: Pursuant to the definition of FAR in the Zoning Ordinance, the proposed podium parking area is not included in the FAR calculation.

- D. *Location of Units.* Within the CDR and CDB Zoning Districts, residential units shall only be allowed on upper floors or at the rear of the ground level, with ground floor street frontage reserved for retail, entertainment, and personal service uses.

See response to B. above.

- E. *Setbacks.* Structures with heights greater than 20 feet shall set back the upper portions of the structure a minimum of 10 feet from the side property lines for each additional story above two.

The buildings design provides an approximately 14 foot setback to the westerly side property line to the 2nd and 3rd stories. For the easterly side property line fronting First St., the applicant is seeking a concession pursuant to State Density Bonus Law from the 10 foot side property line setback for the third story facade. Note: In compliance with the City’s affordable housing requirements, Division 19.24 of the Zoning Ordinance, the project will be required to provide 20% of the units (six units) at affordable levels, thus qualifying it for State Density Bonus Concessions. Staff supports this concession given that the easterly side property line fronts a street (First St.), and that the application of a 10 foot setback for the third floor would disrupt the architectural cadence presented by the proposed design from street view.

- F. *Loading Areas.* Commercial loading areas shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project.

Located on the 2nd and 3rd floors, the residential units within the project are vertically separated from and thus affectively screened from loading activities that may occur at street level. Note: For loading area accommodations, time limited parking is proposed for parking spaces 50 and 51 on Industrial Way, see Plan Sheet A2.0.

- G. *Refuse and Recycling Areas.* Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and non-residential uses.

A fully enclosed refuse and recycling room is located at the east end of the covered parking area accessible via a sheltered walkway leading to/from both the residential units and the commercial space(s).

- H. *Lighting.* Lighting for the commercial uses shall be appropriately shielded to not negatively impact the residential units.

In compliance with Section 19.22.060 of the Zoning Ordinance, the final exterior lighting plan for the commercial space and the 2nd and 3rd story residential units shall demonstrate that the placement and/or design of exterior lights will eliminate spillover illumination or glare onto the 2nd and 3rd story residential units nor onto residential properties on the opposite side of Industrial Way.

- I. *Noise.* All residential units shall be designed to minimize adverse impacts from non-residential project noise, in compliance with [Section 19.22.060](#) (Noise).

The 2nd story residential units will be separated from the ground floor commercial space by a reinforced concrete slab inclusive of a Sound Transmission Class (STC) rating that must meet at least the minimum required by the building code; a design standard that is expected to achieve compliance with applicable maximum noise levels in Section 19.22.060.

- J. *Hours of Operation.* The Review Authority may restrict the hours of operation of nonresidential to mitigate adverse impacts on residential uses.

Specific use(s) of the commercial space is not yet identified. If commercial use(s) is proposed that requires a use permit and if that use potentially generate increased noise, limitations on the hours of operation can be required.

- K. *Open Space.* A minimum outdoor open space area of 150 square feet shall be required for each live/work unit

Each unit has one or two independently accessible balconies and all unit share access to the common courtyard which combined total over 250sf of open space per unit.

Art Program

Staff has advised the applicant that this proposal is subject to the City's Art Program pursuant to Division 19.21. The applicant has not yet put forth conceptual or detailed plans to satisfy the City's Art Program. If the applicant proposes to provide art vs. and in-lieu fee, it will be brought to DRC for approval.

ENVIRONMENTAL ASSESSMENT

An environmental assessment is not required to conduct a design review workshop. A recommended environmental determination will be presented to the Planning Commission should the proposed project return to DRC for a formal public hearing and design recommendation to the Planning Commission.

DESIGN REVIEW FINDINGS ANALYSIS

The DRC's recommendation regarding First and Grant must be based on the findings of approval required for design review actions as specified in Novato Municipal Code Section 19.42.030.F. To assist the DRC in making its recommendation, the analysis below lists each finding and discusses whether the project's site design, conceptual architecture and landscaping conforms thereto.

Design Review Finding No. 1: The design, layout, size, architectural features and general appearance of the proposed project is consistent with the general plan, and any applicable specific plan and with the development standards, design guidelines and all applicable provisions of this code [Novato Zoning Code], including this title and any approved master plan and precise development plan.

First and Grant is located within the Downtown Core (CD) designation in the 1996 General Plan, within Downtown Novato Specific Plan boundaries, and subject to the uniform standards of the Novato Zoning Ordinance for the Downtown Core Retail (CDR) district.

1996 General Plan: The 1996 Novato General Plan provides a framework of policies that were adopted to coordinate all major components of Novato's physical development over a 20-year period. These policies serve as a basis to assess whether public and private development proposals are consistent with the General Plan. In addition to the Land Use consistency discussion above, the following Policies are applicable to the proposed project:

Community Identity

CI Policy 1 Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.

Discussion/Analysis: This proposal represents the first new building on Grant Ave. between Redwood Blvd. and Seventh St. in over 25 years. The proposed building, at three stories and approximately 42' in height, is taller but in keeping with the scale of surrounding one, two and

three story buildings situated along Grant Ave. (Note: for proximal building height reference, pursuant to the applicant's Street Scape exhibits, the existing three story building at 1516 Grant Ave. is approximately 38' tall). In general, proximal buildings on both the south and north side of Grant Ave. reflect fairly nondescript, midcentury commercial storefronts. The design of the proposed First and Grant building incorporates red brick, glass, fiber board panel and horizontal siding materials and metal accents (metal awnings, balconies, fascia) that are reflective of and complimentary to finish materials found on surrounding buildings. The application of said materials to functional features of the proposed building, including storefront windows, operable upper story doors and windows and balconies results in an overall building design and interest that is sensitive to and complimentary to the surrounding neighborhood ambiance and architecture. The application of architectural plantings and common facilities e.g. commercial plaza at First and Grant and 2nd level common courtyards, are additional, attractive, amenities for residents of the project and the larger community.

CI Policy 3 Variety in Design. Discourage sameness and repetitive designs.

Discussion/Analysis: The proposed building includes a well organized/balanced application of red brick, glass, fiber board panel and horizontal siding materials and metal accents (awnings, balconies and fascia). Additionally the project design will introduce architectural variety through building scale, recessed façade elements, functional upper floor doors, balconies and windows, and metal awning and fascia that combined avoid sameness and/or repetitive design.

CI Policy 6 Mixed Use Developments. Ensure that mixed use developments are well designed aesthetically and functionally.

See Discussion/Analysis under CI Policy 1 above.

CI Policy 7 Landscaping. Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards.

Discussion/Analysis: Landscaping is proposed in formal planter spaces at the base of the building on all three street frontages, in sizable raised planters integrated into the 2nd floor courtyards and at the rooftop of the residential lobby that are low drought tolerant, low maintenance and arranged in ways that limit fire hazard.

CI Policy 9 Undergrounding Utilities. Continue to require undergrounding of utilities.

Discussion/Analysis: A use permit condition of approval will require the undergrounding of utilities as applicable to an infill development, consistent with Novato Municipal Code requirements.

CI Policy 12 Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible.

Discussion/Analysis: The proposed building shields the parking, which is efficiently "tucked under" the rear half of the building, fully screened from views from Grant Ave.

CI Policy 14 Open Areas and Landscaping. Require provision of adequate landscaped, open

areas in project design.

Discussion/Analysis: See CI Policy 7 above. Additionally, Each unit has one or two independently accessible balconies and all unit share access to the common courtyard which combined total over 250sf of open space per unit; the zoning code calls for 150sf.

CI Policy 15 Pedestrian Paths. Provide for maximum feasible pedestrian circulation.

Discussion/Analysis: The project takes full advantage of the existing sidewalks on both Grant Ave. and First St., including a plaza space, storefront entries and a main residential lobby entry. Additionally, a common sidewalk is incorporated between the rear of the commercial space and residential lobby adjacent to the podium parking that provides access to said parking area and common facilities e.g. common refuse and recycling facility.

CI Policy 21 Ground Floor Retail. Encourage the establishment of ground floor retail uses wherever feasible.

Discussion/Analysis: With exception to a residential lobby, the balance of the project's ground floor façade facing Grant Ave. and the corner of Grant Ave. and First St. is all designed to accommodate ground floor retail use/activity e.g. primarily glass storefronts and entries.

CI Policy 26 Pedestrian Movement. Encourage a pedestrian-friendly Downtown with outdoor seating.

See Discussion/Analysis under CI Policy 15 above.

CI Policy 32 Public Art. Promote public art that enhances the cultural life of the community.

Discussion/Analysis: On-site public art or an in-lieu fee is required with this project. See discussion under Art Program above.

EN Policy 39 On-Site Recycling Areas. Require on-site areas for recycling in commercial/retail, office and multi-family residential developments as required by State law.

Downtown Novato Specific Plan: For a project consistency analysis, see Downtown Novato Specific Plan Consistency under **STAFF ANALYSIS** above.

Design Review Finding No. 2: The proposed project would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.

As detailed earlier, the proposed building, at three stories and approximately 42' in height, is taller but in keeping with the scale of surrounding one, two and three story buildings situated along Grant Ave. (Note: For building height reference, the existing three story building at 1516 Grant Ave. is approximately 38' tall). In relation to existing homes on the opposite side of Industrial Way, the building's massing and design is effectively reduced by way of an integrated 2nd level

courtyard that incorporates a landscape screen for privacy and results in the setback of 2nd and 3rd floor units/massing. In general, proximal buildings on both the south and north side of Grant Ave. reflect fairly nondescript, midcentury commercial storefronts. The design of the proposed First and Grant building incorporates red brick, glass, fiber board panel and horizontal siding materials and metal accents (metal awnings, balconies, fascia) that are reflective of and complimentary to finish materials found on surrounding buildings. The application of said materials to functional features of the proposed building, including storefront windows, operable upper story doors and windows and balconies results in an overall building design and interest that is sensitive to and complimentary to the surrounding neighborhood ambiance and architecture. The application of architectural plantings and common facilities e.g. commercial plaza at First and Grant and 2nd level common courtyards, are additional, attractive, amenities for residents of the project and the larger community.

Based on the observations above, the project's general site design, massing, architectural design, including finish materials, and the incorporation of usable outdoor spaces with landscaping collectively are considered to present an orderly development that would provide a desirable environment for residents and visitors and is complimentary to the character of existing development along Grant Avenue, First Street, and Industrial Ave.

Design Review Finding No. 3: The proposed development would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

The preliminary plans for First and Grant were referred to a number of public agencies responsible for reviewing new development proposals, including the Novato Public Works Department, Novato Fire Protection District, North Marin Water District, and Novato Sanitary District. These agencies have submitted comments addressing such matters as emergency vehicle access, the location of utilities and appurtenant easements, and drainage and circulation infrastructure. No agency is prepared to approve the project pending the development of more refined project plans. However, these agencies did not identify any issues that would require a comprehensive revision of the project's site plan or indicate the proposal represents a threat to the public health, safety, and welfare in terms of providing service to both the project and to the larger surrounding neighborhood.

The applicant is required to submit more comprehensive design plans for First and Grant prior to advancing the project to the Planning Commission for review. The refined project plans will be subject to further review by city staff and each agency serving the project to ensure all required improvements are provided and properly designed to: a) maintain the public health, safety, and welfare; b) avoid damage to nearby improvements (public and private) and interference with the use and enjoyment of neighboring properties; and c) maintains traffic, pedestrian, or bicycle safety.

PUBLIC NOTICE

Notice of the design review hearing was sent to all property owners within 600 feet of the project site as per the noticing requirements of the City of Novato Municipal Code 19.58. Said notice

was also posted on the City's website on April 19, 2018. Public comments received as of the drafting of this report are included as Attachment #8.

ALTERNATIVES

1. Recommend approval of the site design, conceptual architecture and landscaping for First and Grant as depicted on the attached plans.
2. Recommend approval of the site design, conceptual architecture and landscaping for First and Grant with recommended revisions to the attached plans.
3. Do not recommend approval of the site design, conceptual architecture and landscaping for First and Grant.
4. Continue the public hearing with direction to staff and the applicant.

STAFF RECOMMENDATION

Staff recommends the Design Review Commission recommend approval of the site design, and conceptual architecture for First and Grant as presented on the plans prepared by Daniel Macdonald AIA Architects dated April 10, 2018, and landscape plans as presented on the plans prepared by SW Design, Landscape Architecture dated April 20, 2018.

COMMISSION RECOMMENDATION AND FINDINGS

1. The Design Review Commission recommends approval of the site design, conceptual architecture and landscaping for First and Grant as presented on the plans prepared by Daniel Macdonald AIA Architects dated April 10, 2018, and landscape plans as presented on the plans prepared by SW Design, Landscape Architecture dated April 20, 2018, based on the findings and conditions of approval below as supported by the facts discussed in the staff analysis and design review findings analysis sections of this report.
2. In accordance with Section 19.42.030.F. of the Novato Municipal Code and based on the discussion in the staff analysis section of this report and the project plans, the Design Review Commission finds that:
 - a. The design, layout, size, architectural features and general appearance of First and Grant is consistent with the General Plan, and any applicable Specific Plan and with the development standards, design guidelines and all applicable provisions of the Municipal Code, including this Zoning Ordinance and any approved master plan and precise development plan.
 - b. First and Grant would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.
 - c. First and Grant would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does

not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

CONDITIONS OF APPROVAL

1. The Design Review Commission shall review the final details of the site design, architecture, and landscaping for First and Grant if the project's entitlements are approved by the Novato Planning Commission. The Design Review Commission's review of the project's final design shall include, but is not limited to:
 - a. Architectural detailing e.g. window/door frame material, final siding specifications, trim depth and/or details, balcony railing, exterior lighting.;
 - b. Exterior building colors;
 - c. Tree and plant species and planting locations within the defined planter areas;
 - d. Location and design of a public art component, if proposed, as required by Novato Municipal Code Division 19.21, Art Program.
 - e. The applicant shall work with City Planning staff to locate/install a bicycle rack(s) for a minimum of six (6) bicycles.

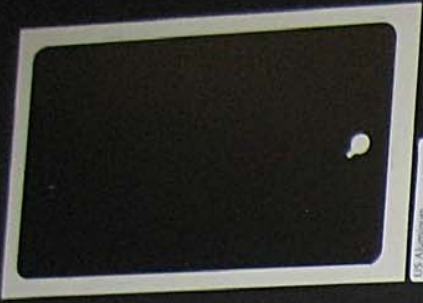
FURTHER ACTION

First and Grant will be presented to the Planning Commission at a future public hearing. The project will return to the DRC if the Planning Commission approves the base entitlements (use permit, tentative map, and design review) for the project. The DRC's subsequent review would involve consideration of the project's final architectural, landscaping, and finish details.

ATTACHMENTS

1. [Project Plans *](#)
2. Materials and Color Board
3. Narrative of Changes
4. [DRC Workshop staff report, February 21, 2018 *](#)
5. [draft minutes, DRC Workshop, February 21, 2018](#)
6. [Specific Plan Design Guidelines](#)
7. [Downtown Novato Design Guidelines](#)
8. Public comments

*Items also available for download at the project webpage (novato.org/pini)



105 Millennium Black



McNear 62048 McNear Red & Terra

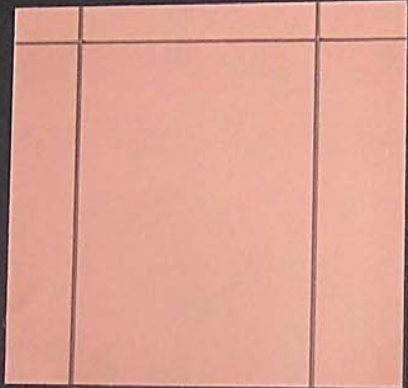


Silverwall

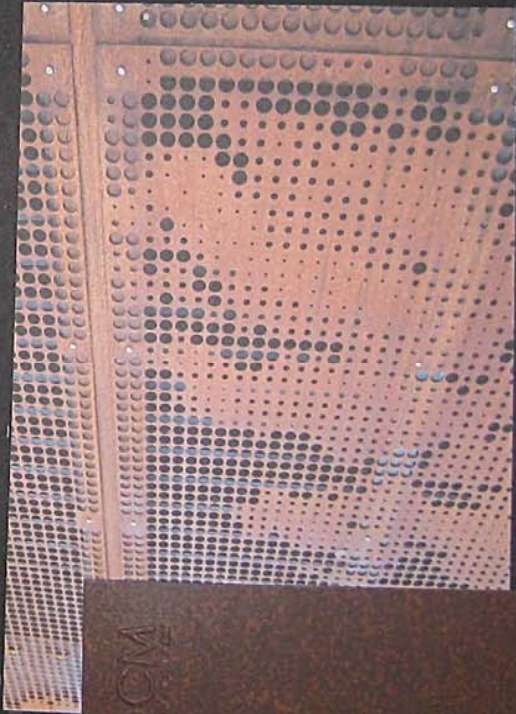
Daniel Macdonald AIA Architects
 1335 GREAT AVENUE • SUITE 300
 NEWARK, CALIFORNIA, 94661
 (415) 750-1000 • FAX (415) 884-0055



Benjamin Moore Olympic Nocturne



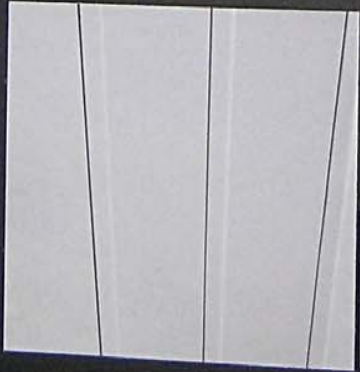
James Hardie - Aspyre Bevel Panel System



Perforated Metal



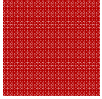
DE Dark Ruby



James Hardie - Artisan Bevel Channel Siding



First & Grant



Daniel Macdonald AIA Architects, Inc.

Date: 13 April 2018

Project: 1st & Grant Mixed Use Development.

Change Issue Date: 04/10/2018

DMAIA No.: 17018

Narrative of Changes:

Description: the changes included in the following sheets are in response to the 2/21/18 DRC meeting. The two rear stair towers are redesigned to “soften” the elevation at Industrial Way by adding brick at the base, siding at the upper portion and a cornice along the top. Also, addressing Industrial Way, the planter at the podium deck is shown at 5’-0” to narrow the views at adjacent residences. Decorative screening is added to the louvers at the parking garage.

Parking is addressed through the addition of (5) parallel commercial parking spaces within the property boundaries.

Additional color elevations, and a Grant Avenue streetscape delineating the existing building heights and relationship to the proposed building have been added.

Architectural Sheets

Added Sheets:

- A3.3 Rendering Elevations
- A3.4 Rendering Elevations

Landscape

Added Sheets:

- L4.1 GROUND FLOOR IRRIGATION PLAN
- L4.2 PODIUM LEVEL IRRIGATION PLAN
- L4.3 IRRIGATION DETAILS
- L4.4 IRRIGATION DETAILS

Supplemental Drawings

Added Sheets:

- Grant Avenue: Streetscape and map added
- Perspective renderings

Architectural Sheets

- A0.1 PROPOSED SITE PLAN
- Added parallel, off-street parking, (5) spaces total.
 - Redesigned planter locations along Industrial Way.
- A2.0 PROPOSED GROUND FLOOR
- Same as above.
 - Sidewalk dimensions added.
- A2.3 PROPOSED ROOF PLAN
- Corrected roof cornice at east courtyard.
- A3.0 EXTERIOR ELEVATIONS
- East Elevation – Added siding and cornice to rear stair tower.
- A3.1 EXTERIOR ELEVATIONS
- South Elevation - Added siding, brick, and cornices to rear stair towers.
 - South Elevation - Added decorative screens at louvers along rear parking garage wall.
 - West Elevation - Added siding, brick, and cornice to rear stair tower.
- A3.2 BUILDING SECTIONS/ ELEVATIONS
- West Courtyard Section/ Elevation – Added brick, siding, and cornice to rear stair tower.
- A3.3 NORTH AND SOUTH RENDERINGS
- Color elevations added.
- A3.4 EAST AND WEST RENDERINGS
- Color elevations added.
- A5.0 LINE OF SIGHT STUDY
Section Thru Industrial Way and Mirabella Ave.
- Sight lines revised.
 - 5' high planter delineated along courtyard at second level.
- A5.1 STREET-SCAPE
Westside of 1st Street @ Grant Ave.
- Scale elements added – cars.

Thanks,



Tony Garza
415-899-0050

Hans Grunt

From: Kelly Ground <kground@gmail.com>
Sent: Thursday, March 22, 2018 2:35 PM
To: Hans Grunt; dmacdonald@dmaia.com
Cc: jarnold@marincounty.org; fryday@novato.org; Eric Lucan; Kelly Ground
Subject: RE: First and Grant Proposal

Greetings all,

Thank you all so much for your work on the proposal for the old pini building in Novato. I'm sorry I may have missed the public comment portion of the design part of this. I'm an almost native of Novato, my family having moved here in 1961.

I am also professional artist (Theatre and Music) and Arts Advocate.

But I find an ongoing obstacle in continuing my career pursuits as I have found that Marin has a desperate shortage of small intimate artist performing spaces.

Most of the opinions about this shortage has been to throw it to individuals to address. Since the arts are so valuable, but under siege for funding, that is somewhat a contradictory approach for individuals or even small companies to pursue. How can we as a community help? We all prosper because of arts in our lives but it is always a challenge to find ways to support it and keep it alive. Creating arts spaces is one huge plus both to the community well being and their long term sustainability (look to the Berkeley arts corridor) and we can as a community work together better to get a leg up.

Perhaps the City, County, the project planner and AIA Architects can still consider an artistic, community element to your proposal for the Pini Building?

I know housing is paramount and I see a great deal of dedicated retail space in the proposal, however Novato has a significant problem with keeping storefronts occupied already. Why is that? Novato hasn't found the answer to facilitating it's businesses with any sustainable walk up traffic with compelling reasons for people to travel here. I see the empty stores all along grant avenue and in town. The addition of these new storefronts even with resident housing nearby is still subject to what is there and who it serves. Just plopping new retail into everything doesn't mean folks (residents) will come nor that businesses can survive.

As a suggestion, rather than totally dedicating all of the ground floor footage to new retail, consider a rethink to include a Flexible 99 seat performance art space as well?
Something they can't find elsewhere?

I look toward the design of Lucky Penny Community arts in Napa as a viable footprint. Also to Pianofight in San Francisco, and on a larger footprint, the Horton Plaza complex in San Diego and Firehouse Arts in Pleasanton. All of these venues are establishing or have established their areas as a destination and a arts corridor with positive improvements (fiscally and culturally) for their communities with a performance space as a positive anchor to the facility.

The foot traffic to these venues have lead to increased spending at nearby businesses. Pleasanton, in particular is thriving.

So, to the Pini Building:

If you can think of this new arts space, perhaps using the North West Corner with that communal wall to the neighboring building?

The venue incorporates your proposed the second floor community room element in the ground floor and the 2nd floor allows for technical equipment and perhaps building utilities (always a challenge to stash those electrical panels).

Use the the 3rd floor area as the proposed gym and any other public or utility spaces, elevators, laundry, above to surround the venue and separate it from residences. You keep your needed proposed items, reduce any possible sound bleed (I personally have always hated living next to an elevator) and issues pertaining to the buildings utilities and activities.

And the community gains a valuable asset.

As I see in your drawings, the 3rd floor has nothing over part of the 2nd floor and that 2nd floor is a patio balcony- looking at a roof?

You can use that unused space towards a different end, and it could be a win win.

Lobby areas could incorporate art exhibits from the Novato Art folks and the lobby and flexible space could also be used for the residents receptions, meetings etc. and also the community at hopefully a low, no cost option for not for profits (and/or provide a home for a resident company). After hours collaborations with neighboring businesses, IE Westamerica Bank etc. could provide the short term visitor parking for those who would drive for evening presentations to address local parking concerns. (It's also close to the bus and rail)

It's just a thought folks.

The Novato theatre project is dedicated to film. Fine, that wagon has left the station a long time ago and facing their own challenges. That venue isn't a competing entity due to that specific film need and it's proposed size. It's also too large for some local companies use (and the screening room too small and inappropriate). There can be other options, so why put your eggs all in one basket?

Again, look to the Berkeley Arts Corridor (Freight and Salvage, The Aurora, The Jazz School) it is a comprehensive arts destination and working hand in hand.

You can count on maybe 1 hand...certainly not more than 2 the viable small performance spaces in Marin. (99 seat and under) and there are none in Novato really. There are many many Union professionals (AEA, SAG-AFTRA, AGMA etc) that could use a new facility in the area to bring high caliber performances. I myself am one. I'm ready to present readings with local professionals right now and to create programs that give our Theatre arts students some place to go after high school. But I simply cannot find a space, that is both affordable and the right size. 99 seats or fewer. There are small dance studios in Novato that could also present in a small flex space probably right now.

Novato could be a leader in this area. There could also perhaps be joint partnerships with the Marin Community Foundation (or tax incentives?) or a city co-op &/or other collaborative endeavor for this all to be possible.

As we as a nation continue to be hit with cuts in the arts and culture sections and it's the private sector that is being expected to step up to fill this void. Perhaps we can give incentives as a community (and county) for developers like yourself to be a part of this contribution. At least to open the discussion or to ask the question. So, I am hopeful maybe just mentioning this to you all may allow you to possibly "re-think" the

wheel slightly for long term sustainability of those neighboring businesses. The communities also benefit as well as artists like myself.

With the Smart train stop (when they start running later) it would allow visitors to walk the blocks of Grant Avenue to this "Destination" for arts, culture, education and a myriad of possibilities without increased parking issues and with solutions for our local economy for the future. Shopping along the way.

Thank you so much for listening. I'm sure given the processes in place I am well past this inclusion, but thought I'd put it out there anyway.

If not with this project with future projects.

Thank you for your time.

Best,

Kelly Ground

[415-302-0765](tel:415-302-0765)

Hans Grunt

From: Michael Evert <mevert55@yahoo.com>
Sent: Monday, January 15, 2018 2:59 PM
To: Hans Grunt
Cc: Alan Dunham
Subject: 1107 Grant Ave. Development

Hello Hans,

I read a recent notice on the side of the old Pini building at 1107 Grant Ave. about a proposed development for the site. The notice said that the developer would like to construct a three story building with 45 apartments above, and retail stores on the bottom along Grant Ave. The proposal was to provide 45 parking spaces for the apartments, and has requested a variance to the parking ordinance.

I walked the existing parking lot adjoining the building. It appears to have space for the 45 parking spaces for the proposed apartments. However, where are the retail store clerks and customers going to park? I hope it is not on the street because Grant Ave. is currently at its limit for parking. There are times when I don't shop downtown because there was no available parking.

Concerned Novato resident,
Michael Evert

Hans Grunt

From: MICHELLE DERVISS <dervissdesign@verizon.net>
Sent: Friday, April 20, 2018 1:58 PM
To: Hans Grunt; Bob Brown; Regan Candelario; Novato Council
Subject: First and Grant - notice of public hearing comments.

City of Novato
Hans Grunt Senior Planner
Community Development Department
Novato Design Review Commission
922 Machin
Novato CA 94945

April 20, 2018

As per the April 20, 2018 Notice of Public Hearing for the proposed project named First and Grant , Application # P2017-092 at 1107 Grant Avenue APN 141-282-07 and 141-282-04 the community members would like to have on record that the following issues be raised and addressed :

This includes but is not limited to :

1. Safety for the community streets
2. Parking and traffic enforcement and parking and traffic problems to be identified and addressed with solutions in place prior to the building being built .
3. Noise attenuation :
 - 3a - noise shields from the HVAC systems to be adequately designed and in place.
 - 3b - noise from early morning garbage pick up trucks that could potentially arrive 6 days a week, 2 times a day in the very early morning hours be evaluated and solutions enacted such as in-house trash compaction .
 - 3c - noise from restaurants and their bars (employees, deliveries, patrons) - noise from late night hours of operation and their late night glass bottle dumping-responsible hours of operation should be addressed and in place .
 - 3d- noise and action from the commercial business that may be given “ancillary” usage . - This is a loophole in the Novato land use code that allows any business in the Core Downtown Retail District to operate as a 24 hour / 7 day a week manufacturing , wholesaling and distribution factory . This loophole has been allowed and abused in the past and has severely + negatively impacted residential home owners.
4. Proper garbage and building maintenance procedures . In the past the city of Novato has not been supportive or pro-active in assisting homeowners impacted by poor garbage management nor enforcing basic health and safety laws.
5. Property Damage to existing residential wood fencing and property.
From years of experience those who live adjacent to Industrial Drive and the commercial businesses on Grant Ave., have had their fences smashed by delivery trucks. It is requested that the city request the developer to pay for these damages when their tenants, employees, associates or patrons cause this damage and to have a concrete sound wall / solid concrete wall built to protect adjoining properties from damage, enhance child safety (yes a car has ended up in the back yard of a home on Park Ave when a toddler was present) and protect the neighborhood from noise and light intrusion.
6. Light intrusion. Low lumen lighting with adequate light shields are requested as well as adherence to the Night Sky Friendly and the International Dark Sky Association guidelines.
7. Adequate landscaping to screen the large building from the neighborhood.
8. An updated traffic study. The most recent traffic study was a re-issuance of a 2014

traffic report. Since that time the economy has improve and the % calculations for available parking spaces has decreased. The report needs to be updated to reflect current 2018 conditions with an emphasis on the adjacent neighborhood.

- 8 a. Additionally there has been no detailed reporting to date that has been done to examine the large commercial truck flow of traffic that will occur from 1st Street , Industrial Ave and the intersection of 4th Street.
Currently large commercial trucks delivering to Rustic Bakery / La Hacienda will park on 4th or Industrial Street because they cannot safely or physically fit in the access alley. This traffic flow problem will cause a large safety and congestion problem at this intersection and should be sorted out prior to construction being granted.

9. Adherence to all state, local and national ordinances, laws and codes. With all procedures commencing with full public transparency and council oversight.

Respectfully submitted and a response requested.

Michelle Derviss
1408 Park Avenue
Novato CA 94945
415-892-3121
dervissdesign@verizon.net