



THE CITY OF  
**NOVATO**  
CALIFORNIA

75 Rowland Way, #200  
Novato, CA 94945-3232  
415/899-8900  
FAX 415/899-8213  
[www.cityofnovato.org](http://www.cityofnovato.org)

Mayor  
Pat Eklund  
Mayor Pro Tem  
Eric Lucan  
Councilmembers  
Denise Athas  
Madeline Kellner  
Jeanne MacLeamy

City Manager  
Michael S. Frank

# Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

May 1, 2013

MINUTES

**P Present:** Michael Barber, Vice Chair  
Joseph Farrell  
Xiaofen Luo

**Absent:** Patrick MacLeamy, Chair  
Tom Telfer  
Jon Strickling

**Staff:** Alan Lazure, Principal Planner

## CALL TO ORDER / ROLL CALL:

The meeting was called to order.

## APPROVAL OF FINAL AGENDA:

The final agenda was approved.

PUBLIC COMMENT: None

CONSENT CALENDAR: None

## PUBLIC HEARINGS

CONTINUED ITEMS: None

NEW ITEMS: None

## **PROJECT DESIGN WORKSHOP:**

### **1. MCPHAIL'S SENIOR CARE FACILITY (AL) 112088; DESIGN REVIEW APN 153-220-19; 5440 HANNA RANCH ROAD**

**Conduct a public meeting to review the site plan and architecture and receive community and Commission input on a proposal for a 117 unit senior care facility to be located at the northeast intersection of US 101 and Highway 37 (known as the McPhail's property).**

Public Comment:

Rob Davidson of Thompson Development presented a PowerPoint overview of the project. Rob Epstein, applicant's attorney spoke about the project FAR and compliance with the General Plan.

General Commission comments:

- Comfortable with the building intensity in this setting
- Delineate each floor elevation with different siding materials
- Consider a larger timber size (thickness) in entry cover
- Spread interior/exterior amenity areas around more
- Rethink location of 1, 2 and 3 story structures relative to the site and surroundings
- Pool between 3 story buildings not preferable
- Less parking and more landscaping
- Add more landscape to amenity areas
- Use color changes to help reduce the building length and mass
- Choose deer resistant plants
- Simplify landscape plant tree selection

## **GENERAL BUSINESS:**

**ADJOURNMENT:** Adjourned by the Chair at 8:50 p.m.