



THE CITY OF
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CALIFORNIA

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City Manager
Michael S. Frank

Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

July 17, 2013

MINUTES

Present: Michael Barber, Vice Chair
Xiaofen Luo
Beth Radovanovich

Absent: Patrick MacLeamy, Chair
Joseph Farrell
Jon Strickling
Tom Telfer

Staff: Alan Lazure, Principal Planner
Louise Patterson, Planner II

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:

1. **BUCK HOUSING (LP)**
P2011-008; DESIGN REVIEW
APN 125-580-11; 8001 REDWOOD BLVD.

Conduct a Design Review hearing on the site plan, building architecture, colors and materials, and landscaping for the development of 130 housing units for the Buck Institute employees.

Applicant attendees – David Israel, Architect, Mary McEachron, CEO Buck Center, Paul Lettieri, Landscape Architect

Planner Patterson gave a staff presentation regarding Buck history, 2 previous workshops and DRC endorsement of site plan & massing of buildings.

Applicants went over site plan changes including, road location, building locations and existing trees to be retained. A detailed power point of the building architecture and landscaping was presented.

Four members of the public spoke raising concerns with building height, color, design, PG & E pipe location, replacement tree sizes and ADA access.

Commission comments:

- Site plan modifications are improved
- Landscape plan needs more detail (i.e. retaining wall material), too many plant species proposed, needs to be simpler, resembling what currently exists
- Buildings need more horizontal and vertical articulation, change to roofline is good
- Color board better reflects colors than rendering, colors are OK
- Need a clear lighting plan with specific fixtures
- Child Care Center location and design needs to be resolved

Project was continued to a future date with the following issues to be addressed:

- Plant pallet refinements
- Detailed landscape plan for the entire site
- Details of all materials, building hardscape, etc.
- Separate lighting plan showing fixture locations and specifications
- Child Care location, materials, design
- On-site staking of buildings, story poles for building #10
- Large scale aerial of site, model that was previous prepared to be at next meeting

PROJECT DESIGN WORKSHOP:

2. MCPHAIL'S SENIOR CARE FACILITY (AL) 112088; DESIGN REVIEW APN 153-220-16 & 19; 5440 HANNA RANCH ROAD

Conduct a Design Review workshop on a proposed site plan, and on architectural and landscaping concepts for the development a 158 unit senior care facility with varying degrees of client care; located N/E of US 101 and Hwy 37.

Applicant attendees – Rob Davidson with P & K Properties; Bob Wright architect.

Planner Lazure gave a staff presentation regarding changes made to the project site plan in response to the Commission comments from the May 1 DRC meeting.

Applicants went over site plan changes including handing out a site plan which illustrated the difference between the previous and current proposal. The changes noted were the double loading of the parking area at the front of the building, the shortening of the parking area at the east side of the building, the widening of the building east to west, the increase in the number of units from 117 to 158, the request for parking above the code requirement, and the pool has been deleted.

Commission comments:

- Site plan is better suited to the property
- Need more handicapped parking spaces given the use, even above the number required by code
- Providing standard parking spaces above the code requirement is acceptable
- Long interior corridors should have windows to help orient users to the direction they are going
- The issue of the project exceeding the General Plan FAR needs to be dealt with

Planner Lazure responded to the FAR issue that staff was going to meet with the applicant to see what options may be available to them.

GENERAL BUSINESS: None

ADJOURNMENT: Adjourned by the Vice Chair at 9:20 p.m.