



THE CITY OF  
**NOVATO**  
CALIFORNIA

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City Manager  
Michael S. Frank

# Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

December 18, 2013

## MINUTES

**Present:** Michael Barber, Chair  
Joseph Farrell, Vice Chair  
Patrick MacLeamy

**Absent:** Beth Radovanovich  
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 agenda was approved without changes.

### PUBLIC COMMENT:

One member of the public spoke.

### CONSENT CALENDAR:

#### 1. APPROVAL OF JOINT PC/DRC MINUTES OF NOVEMBER 20, 2013 (MB,JF,PM,BR,TT,XL)

The November 20, 2013 meeting minutes were continued until after Planning Commission approval.

#### 2. APPROVAL OF DRC MINUTES OF DECEMBER 4, 2013 (MB,JF,PM,BR,TT)

M/s MacLeamy/Farrell (passed 3-0-2) to approve the December 4, 2013 meeting minutes.

**PUBLIC HEARINGS** : None

**CONTINUED ITEMS:** None

**NEW ITEMS:**

- 3. WALNUT MEADOWS (LP)  
P2013-052; DESIGN REVIEW  
CEQA; PROJECT PREVIOUSLY APPROVED WITH A MITIGATED NEGATIVE  
DECLARATION  
APN 140-091-01; 840 MCCLAY ROAD**  
**Conduct a design review hearing on the architecture, colors and materials, and landscape plans for 12 new single family homes.**

Applicant attendees – Aaron Rogers, Ryder Homes, Jeffrey Potts-Project Architect; James Swanson - Landscape Architect

Planner Patterson gave a staff presentation summarizing the past approvals and the requested action for the project.

Applicants presented the designs, colors and, materials and landscape plans for the 12 proposed new houses.

One member of the public spoke raising concerns with fence style and location on the rear of the lots that abut the homes on Nogales Court

M/s Farrell/MacLeamy (passed 3-0-2) to continue the project with the following comments/direction:

- Plan 1 needs additional help, appears unimaginative, elevations are very plain
- Plan 2 has an awkward roof at the double garage on the Farmhouse style
- Plan 3 shows windows on the left and right elevations that appear on the same plane as the first floor windows; however, the roof and floor plans show them on a different plane
- Plan 4 Farmhouse style appears as a 3-story on the front elevation, concern was expressed with this plan's location on Lot 6 at the end of the cul de sac
- Window materials could be upgraded to fiberglass and possibly a color instead of the proposed white vinyl
- Porches on the houses could be wider
- ADA ramps at the corners should be redesigned to simplify and reduce the amount of cement In the area
- Applicant was encouraged to separate the sidewalk from the curb with a parkway
- The landscape plan is generally good, some proposed plants are subject to frost and may want to reconsider

**PROJECT DESIGN WORKSHOP:** None

**GENERAL BUSINESS:**

- 4. NEW BROWN ACT REGULATIONS FOR 2014**

Staff provided an update on new state legislation about the Brown Act related to announcement/roll call for commission actions.

**ADJOURNMENT:**

The meeting was adjourned at 9:00 pm .