



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

May 7, 2014

MINUTES

THE CITY OF
NOVATO
CALIFORNIA

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

City Manager
Michael S. Frank

Present: Michael Barber, Chair
Joseph Farrell, Vice Chair
Beth Radovanovich
Tom Telfer

Absent: Patrick MacLeamy

Staff: Elizabeth Dunn, Planning Manager
Alan Lazure, Principal Planner

CALL TO ORDER / ROLL CALL:

The meeting was called to order.

APPROVAL OF FINAL AGENDA:

The agenda was approved without changes.

PUBLIC COMMENT:

Pam Drew – Design of Bus Stations, need pedestrian friendly, safe access.

CONSENT CALENDAR:

1. APPROVAL OF DRC MINUTES OF MARCH 19, 2014 (MB,JF,PM,TT,BR)

M/s Barber, Radovanovich, Ayes 4, (Barber, Farrell, Radovanovich,Telfer),
Noes 0, Absent 1, (McLeamy) to approve the minutes of March 19, 2014.

2. APPROVAL OF DRC MINUTES OF APRIL 16, 2014 (MB,TT,BR)

M/s Barber, Radovanovich, Ayes 3, (Barber,Radovanovich,Telfer), Noes 0,
Absent 1, (McLeamy), Abstain 1 (Farrell), to approve the minutes of April 16,
2014.

PUBLIC HEARINGS

CONTINUED ITEMS:

**3. MULTI-FAMILY RESIDENTIAL PROJECT AT THE NW CORNER OF MAIN GATE ROAD AND “C” STREET (ED)
P2013-040; DESIGN REVIEW
APN 157-980-05; MAIN GATE ROAD AND “C” STREET**

Conduct a Design Review hearing on the conceptual site plan, architecture, and landscaping for a proposed 31 unit townhome residential development at the corner of Main Gate and “C” Streets. CEQA Compliance: Pursuant to Section 15063, an environmental review will be prepared based upon the recommendation by the Design Review Commission on the site plan and conceptual architecture. This review will be brought to the Planning Commission for a recommendation and City Council for action.

Planner Dunn gave a brief update on the proposed plans, and reminded the Commission of the previous meetings on this proposal, and the last meeting, where four potential site plans were reviewed by the Commission. Staff recommended approval of the site plan before the Commission, as well as the conceptual architecture, and landscaping.

The project sponsor, Rob Davidson of Thompson Development, Inc., gave a brief presentation. The site plan for review has three points of access, and reduced hardscape, and two units near the green have been oriented towards the green. This realignment not only creates a ring of buildings around the park space area, but opens up the alley way behind these buildings.

The Chair opened the public hearing. As there were no public comments, the Chair closed the public hearing.

Commission Comments:

Vice Chair Farrell: He’s in favor of the project. The layout addresses the issue of having some units face the street, and most units face the green, as well as flaring out the distance between the buildings and alleyway.

Commissioner Telfer: He concurs with Commissioner Farrell as well as the mass of the buildings, and the reference to the alley; the low wall that links to the buildings facing the streets is good, but will need the details for this wall (colors, materials); good open space; strong architecture is proposed, and will need to know more of the elevations of the garages of the buildings.

Commissioner Radovanovich: The alley looks much better; she also needs to know what the low site wall means, and looks like; she likes this proposal.

Chair Barber: He likes the elevations; and the change in the location of the mail pavilion; this feature is now more of a gathering place.

M/s Barber/Farrell, Ayes 4 (Barber,Farrell,Radovanovich,Telfer), Noes 0, Absent 1 (McLeamy), to recommend approval of the site plan, conceptual architecture and landscaping.

NEW ITEMS:

**4, FIREHOUSE SUBS (AL)
7505 REDWOOD BLVD
P2014-025; DESIGN REVIEW & CEQA EXEMPTION
APN 141-023-15**

Consider a Design Review application proposing to remodel a portion of an existing one-story building by making exterior color and material modifications, located at 7505 Redwood Blvd. Additionally, an exemption from the California Environmental Quality Act (CEQA) under Section 15301, Existing Facilities, is being considered.

Applicant attendees – Daniel Macdonald, architect; Scott Smith, business owner

Planner Lazure gave a staff presentation summarizing the analysis contained in the staff report.

The public hearing was opened and the applicant architect gave a Power Point presentation of the design components of the project proposal to remodel the existing tenant space for a new Firehouse Subs restaurant.

Scott Smith addressed the Commission, explaining the background and the operational characteristics of a Firehouse Subs restaurant franchise.

The Commission closed the public hearing.

The Commissioners were supportive of the project with the exception of their desire to have some landscaping to separate the outdoor dining area from the parking lot. The architect came forward in response to the landscaping concern, suggesting that large planter boxes or pots could be placed adjacent to the outdoor dining area.

M/s Barber/Farrell, Ayes 4 (Barber, Farrell, Radovanovich, Telfer), Noes 0, Absent 1 (McLeamy), to approve the project with the findings and subject to the conditions as recommended in the staff report, and additional conditions subject to the review and approval by the Community Development Director, as follows:

1. Landscape containers in the form of boxes or pots, planted with landscaping shall be placed as a buffer between the parking lot and the outdoor dining area. The landscaping shall be of a height to provide a vertical screen for the seated customers.
2. Samples, of sufficient size to depict the proposed exterior materials and colors shall be painted either on the building or on a mock-up, to be reviewed individually by the Design Review Commissioners, so that they may determine color compatibility prior to applying the final colors to the building.

PROJECT DESIGN WORKSHOP: None

GENERAL BUSINESS: None

ADJOURNMENT:

The meeting was adjourned at 8:45pm.