

Design Review Commission Meeting
Location: Novato City Hall, 901 Sherman Avenue*

May 7, 2014 – 7:30 p.m.
(No new items will be taken up after 11 p.m.)

DESIGN REVIEW COMMISSION MEMBERS
Chair: Michael Barber Vice Chair: Joseph Farrell
Patrick MacLeamy, Beth Radovanovich, Tom Telfer
Xiaofen Luo, Alternate Member

AGENDA

CALL TO ORDER / ROLL CALL

APPROVAL OF FINAL AGENDA: (COMMISSION MEMBERS)

The Commission may hear agenda items out of the order in which they are listed.

Notice is also given that materials that are submitted to members of the Design Review Commission after the agenda packet has been distributed are available for public inspection in the Community Development Department, located at 922 Machin Ave, during normal business hours. Such materials shall also be made available on the City of Novato website at www.novato.org, when practical and provided that City staff is able to post those documents prior to the meeting. Also, when non-confidential written materials are distributed to members of the Design Review Commission during a public meeting by staff or a member of the Design Review Commission, a copy of the materials shall be made available to members of the public at that meeting.

PUBLIC COMMENT: (CITIZENS)

All members of the public wishing to address the Commission are requested to submit a speaker card in advance to the Meeting Recorder. This is also the appropriate time to speak on a Consent Calendar item. The Commission requests that anyone wishing to speak on an agenda item be recognized at the time the item is heard. There is a three-minute time limit per speaker.

CONSENT CALENDAR: (COMMISSION MEMBERS)

All matters listed on the Consent Calendar are considered to be routine and will be acted on without discussion by a single action of the Commission. However, a Commission member may remove item(s) from the Consent Calendar for Commission discussion and action.

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

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

PUBLIC HEARINGS: (CITIZENS)

Interested persons may speak on any of the below-noted CONTINUED or NEW ITEMS up to three minutes per individual; 20 minutes for applicant; 10 minutes per recognized group. Speakers are limited to one opportunity per item, so please be thorough and to the point. Prior to speaking please submit a speaker card to the Meeting Recorder.

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.

NEW ITEMS:

4. FIREHOUSE SUBS

7505 REDWOOD BLVD (AL)

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.

PROJECT DESIGN WORKSHOP:

GENERAL BUSINESS:

ADJOURNMENT

To appeal a final decision of the Design Review Commission, a written letter of appeal and the required appeal fee must be filed with the Community Development Department within 10 calendar days of the decision. The appeal letter must specifically state the basis for the appeal. Additional information on the appeal process can be found in Division 19.54 of the Novato Municipal Code.

If anyone wishes to challenge a project in court, they may be limited to raising only those issues they or anyone else raised at the public hearing described in this agenda or in written correspondence delivered at the public hearing or to the City offices prior to the public hearing.

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AFFIDAVIT OF POSTING

I, Alan Lazure, certify that on May 1, 2014, I caused to be posted the agenda of the May 7, 2014 meeting of the Design Review Commission of the City of Novato, California, on the City of Novato Community Services Board in the Police Department and on the City's website at www.novato.org.

s/Alan Lazure