



THE CITY OF
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City Manager
Michael S. Frank

Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

August 19, 2015

MINUTES

Present: Joseph Farrell, Chair
Beth Radovanovich, Vice Chair
Marshall Balfe
Michael Barber

Absent: Patrick MacLeamy

Staff: Hans Grunt, Senior Planner
Matt Gilster, Planner I

CALL TO ORDER / ROLL CALL:

The meeting was called to order.

APPROVAL OF FINAL AGENDA:

The agenda was approved without changes. M/s: Balfe/Radovanovich; passed 4-0-1

PUBLIC COMMENT: None

CONSENT CALENDAR: None

PUBLIC HEARING: None

CONTINUED ITEMS: None

NEW ITEMS: None

PROJECT DESIGN WORKSHOP:

1. **SHELL GAS STATION AND CONVENIENCE STORE REMODEL
P2015-039; DESIGN REVIEW
APN 141-244-16; 7473 REDWOOD BOULEVARD**

Conduct a public workshop to review the site design, circulation, and general architecture proposed for a remodeled Shell gas station, drive through carwash, and convenience market located at 7473 Redwood Boulevard.

Planner 1 Matt Gilster presented the project proposal and gave an overview of the applicable city processes and design considerations. He then introduced the applicant, Muthana Ibrahim of MI Architects to the Design Review Commission.

The applicant gave a power point presentation to the commission outlining the project site design, architecture, and landscaping.

Public Comments: Three members of the public spoke to the item. The comments focused on site and building design (proposed convince market tower on the north end of the building facing olive Avenue being too massive, driveway access to Olive Avenue being too cramped, and parking concerns), redwood tree replacement, and concerns regarding the potential for noise.

Summary of Commission Comments:

Commissioner Radovanovich

- Interested in replacing four (4) redwood trees on site that are proposed to be removed. Commissioner noted that Redwood Boulevard is named after redwoods for a reason.
- Concern with congestion of the Olive Avenue intersection being exacerbated with the carwash exit taking shared egress with the northern driveway.
- Questions the need for the proposed second convenience market tower element that faces Olive Avenue due to its height and lack of signage. The commissioner pointed out the tower could be a target for graffiti.

Commissioner Balfe

- Concerns with the placement of replacement redwood trees in limited space on the property. Commented that redwoods can cause unwanted property damage and visibility issues.

- Questioned if corporate colors on the fuel canopy could be reduced. Noted that the facility will serve locals that are aware of the stations existence and corporate marketing should not be a priority for this gas station.
- Feels that the two parking spaces along the south property line should be eliminated to improve site circulation and add to landscaping.

Commissioner Barber

- Possibility of minimizing cooperate colors on the fuel canopy and to make to canopy colors more consistent with the convince market sign.
- Modify the convince market tower facing Olive Avenue to be lower and consistent with the surrounding roof style.
- Suggested extending the roof parapet of the convenience market around the rear of the building and above the car wash to maintain a continuous parapet around the entire building in order to screen roof equipment.
- Suggested shifting the proposed driveway onto Olive Avenue approximately 5 feet to the west to address concerns about onsite circulation and traffic onto Olive Avenue.
- Reintroduce redwood trees if feasible but overall happy with the rest of the landscaping selections.

Commissioner Farrell

- Agrees with comments on the northern convenience market tower as being too massive.
- Agrees with improving site circulation by eliminating southern parallel parking stalls.
- Overall supportive of site features including colors, materials, and roofing.

Applicant Response:

- Project applicant Muthana Ibrahim agreed that the two (2) southern parallel parking spaces may be able to be eliminated and noted that he would work with staff to make sure that the required parking would still be met if they were eliminated.
- The applicant offered to perform an acoustical study on the car wash to ensure compliance with Novato Zoning Ordinance and to ensure that the new equipment will reduce overall noise generated by the facility.
- The applicant also offered to replace a redwood tree on the landscaped corner of Olive Avenue and Redwood Boulevard and noted that he would look at possible redwood tree replacements along the southern end of the property.

GENERAL BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 8:45 p.m.