



# Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

THE CITY OF  
**NOVATO**  
CALIFORNIA

February 4, 2015

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

City Manager  
Michael S. Frank

## MINUTES

**Present:** Joseph Farrell, Chair  
Marshall Balfe  
Steven Hall

**Absent:** Beth Radovanovich, Vice Chair  
Michael Barber  
Patrick MacLeamy

**Staff:** Hans Grunt, Senior Planner

### CALL TO ORDER / ROLL CALL:

The meeting was called to order.

### APPROVAL OF FINAL AGENDA:

The agenda was approved without changes.

### PUBLIC COMMENT:

### CONSENT CALENDAR:

#### 1. APPROVAL OF DRC MINUTES OF DECEMBER 17, 2014 (JF,MB,PM,MB,SH)

The December 17, 2014 meeting minutes will be brought back to the Design Review Commission at a subsequent meeting for action.

**2. APPROVAL OF DRC MINUTES OF JANUARY 7, 2015 (JF,MBar,PM,MBal,SH)**

M/s Farrell, Balfe, Ayes 3 (Farrell, Balfe, Hall), Noes 0, Absent 3 (Radovanovich, Barber, MacLeamy) to approve the minutes of January 7, 2015.

**3. APPROVAL OF DRC MINUTES OF JANUARY 21, 2015 (JF,MBal,PM,SH)**

M/s Farrell, Balfe, Ayes 3 (Farrell, Balfe, Hall), Noes 0, Absent 3 (Radovanovich, Barber, MacLeamy) to approve the minutes of January 21, 2015.

**PUBLIC HEARING**

**CONTINUED ITEMS:** None

**NEW ITEMS:** None

**PROJECT DESIGN WORKSHOP:**

**4. A SUITES HOTEL AND LIVE/WORK UNITS AT HANNA RANCH (HG)  
P2014-089; DESIGN REVIEW –WORKSHOP  
APN 153-220-16, 19; 5440 HANNA RANCH RD.**

Conduct a second design review workshop on a revised preliminary site plan for a three and four story, 54,000+/-GSF, 114 guest room Suites Hotel and thirty six, 850+/-sf, 24'+/- tall/two story Live/Work Units on 4.91+/- acres located off of Hanna Ranch Rd. immediately to the northwest of the Hwy 101 and Hwy 37 interchange. The first workshop was held on January 7, 2015. The focus of this workshop is to receive feedback on a revised site design, but may also include some feedback on conceptual architecture.

Project architect Robert Wright described plan revisions now presented pursuant to Commission feedback at the January 7, 2015 workshop.

Commissioner Balfe pleased with modifications to the site plan; now integrates more and better integrated green spaces; appreciates the revision to parking configuration and supports instillation of solar above carports and agrees with the arrangement of trash collection facilities; thinks the location and relationship of the larger hotel structure “set back” against the hillside is appropriate and serves to relate better to the setting.

Commissioner Hall noted that given the visibility and gateway attributes of the site he questioned the best location and orientation for the larger hotel structure – feels the proposed location and orientation “set back” against the hillside is probably the preferred location as the hillside serves to soften its massing; appreciates the introduction of stepped down massing (4 to 3 stories) at the building ends (Mr. Wright, project architect, noted the hotel will be over 40’ tall, but under 50’ tall); noted the need for good screening of the pool area (Mr. Wright, project architect, noted design details yet to be developed, but agreed); pointed out the need to enhance the overall design of the

reception area to the hotel (other Commissioners agreed); feels the rearrangement of the live/work units, including revised access/parking and resulting green spaces is a big improvement.

Commissioner Farrell overall a great improvement in the revised site plan, which responds well to feedback provided at the first workshop; dropping live/work units served to introduce more and better integrated green space; the circulation plan is much improved; agrees the hotel is in the right location for the site and also appreciates the step down from 4 to 3 stories at the building ends; relocation of the pool is now in a far more beneficial location i.e. solar access, serves to add interest to the most visible side of the hotel and can be further enhanced with surrounding patio, landscaping and fencing/screening; agrees reception area needs to be enhanced to clearly convey the place of arrival to the hotel; suggested that a deliberate selection of landscaping (trees and plants) be used to distinguish the parking area/"bosquet"; likes the architectural design concepts for the live/work units presented at the 1<sup>st</sup> workshop and suggested comparable design materials and elements of the live/work units be brought into the design of the hotel; look at a way to incorporate more parking into the northwest corner (at the end of the cul-de-sac) serving the live/work units.

Two members of the public also offered feedback: like pool location; suggestion to offer the pool facilities of the hotel with the residents of the live/work units as part of the overall project; noise is a concern; the contour of the hillside to the north should be taken into account in the design/form of the hotel.

**GENERAL BUSINESS:** None.

**ADJOURNMENT:** The meeting was adjourned at 8:40pm