THE CITY OF
NOVATO
CALIFORNIA

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Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

April 15, 2015

MINUTES

Present: Joseph Farrell, Chair
Marshall Balfe
Michael Barber
Patrick MacLeamy
Steven Hall

Absent: Beth Radovanovich, Vice Chair

Staff: Steve Marshall, Principal Planner
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. M/s: MacLeamy/Balfe; passed 5-0

PUBLIC COMMENT:

A member of the public distributed a sections of a report prepared by W-Trans regarding the downtown Novato bus facility. The commenter indicated the Design Review Commission did not have benefit of the report and was misled regarding the safety of a double weave platform.

CONSENT CALENDAR:

1. APPROVAL OF DRC MINUTES OF MARCH 4, 2015 (JF, MBar, SH, MBal , PM). M/s: MacLeamy/Barber; passed 5-0

PUBLIC HEARING: None.

CONTINUED ITEMS: None.

NEW ITEMS: None

PROJECT DESIGN WORKSHOP:

2. HAMILTON HOSPITAL (SM)
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
P2015-030; GENERAL PLAN AMENDMENT
P2015-031; MASTER PLAN AMENDMENT
P2015-032; PRECISE DEVELOPMENT PLAN
P2013-033; DESIGN REVIEW
APN 157-690-52; 516 HOSPITAL DRIVE

Conduct a public workshop to review the conceptual site design and building massing plan proposed for the rehabilitation and expansion of the Hamilton Hospital for use as a residential care facility for the elderly.

Commissioner Barber

- Consider a more generous drop-off location.
- Courtyard locations will be heavily shaded.
- Differentiate historic and new by emphasizing glass finish and pull east wing connector back from edges of the original hospital, but consider design relationship through window cadence
- The east wing projection (height/mass) obscures main elevation view of the original hospital.

Commissioner Hall

- New addition doesn't fit the site; would be more forgiving of larger mass if added architecture more closely emulates existing hospital.
- Building additions, as designed, feels pushed; scale down.
- Building mass looms over amphitheater – design needs to mitigate this impact.
- Agrees with Commissioner Barber regarding east wing projection.

Commissioner MacLeamy

- Entry, ADA, and restoration features are good.

- Project has a good arrangement of bulk.
- Design seems to be fighting height leading to projection of east wing in front of hospital
- Consider swapping east wing projection for greater height at the south wing.
- View from amphitheater not as important as view coming up main driveway and from areas near historic theatre below (Town Center).
- New addition should not compete architecturally with original hospital.
- Consider a new upper story addition that is "stepped back" from lower stories fronting N. Oakwood Dr. for the west wing in lieu of projection on east wing.

Commissioner Balfe

- Agrees with many points made by Commissioner MacLeamy.
- Design seems to be sensitive to surrounding slopes
- Projection at east wing is a concern; perhaps eliminate and replace by adding floor behind the hospital
- Doesn't necessarily like glass wall, perhaps shift corridor to other side of building

Chair Farrell

- The east wing connector needs step back from the edges of the original hospital; perhaps a return of six to eight feet.
- The east wing connector needs to be at least a one foot lower than the coping of the existing hospital.
- Three story height at the east wing is worrisome.
- Feeling that the project is exceeding capacity of the site and is starting to detract from the hospital.
- Window heads at the new addition roofline doesn't look good; look at span between window head and roofline.
- Consider removing third story at the east wing; two story projecting wing is fine.

GENERAL BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 9:20 p.m.