



THE CITY OF  
NOVATO  
CALIFORNIA

# Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

September 16, 2015

922 Machin Ave  
Novato, CA 94945  
415/899-8900  
FAX 415/899-8213  
[www.novato.org](http://www.novato.org)

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  
Beth Radovanovich, Vice Chair  
Marshall Balfe  
Patrick MacLeamy  
Michael Barber

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

### CALL TO ORDER / ROLL CALL:

The meeting was called to order.

### APPROVAL OF FINAL AGENDA:

M/s: MacLeamy/Radovanovich; Ayes 5 (Farrell, Barber, Balfe, MacLeamy, Radovanovich), Noes 0, to approve the final agenda without changes.

**PUBLIC COMMENT:** None

### CONSENT CALENDAR:

#### **1. APPROVAL OF DRC MINUTES OF JULY 15, 2015 (JF,MBAR,PM,MBAL,BR)**

M/s MacLeamy/Radovanovich, Ayes 5 (Farrell, Barber, Balfe, MacLeamy, Radovanovich), Noes 0, to approve the minutes of July 15, 2015.

#### **2. APPROVAL OF DRC MINUTES OF AUGUST 19, 2015 (JF,BR,Mbar,Mbal)**

M/s Radovanovich/Barber, Ayes 4 (Farrell, Barber, Balfe, Radovanovich), Noes 0, to approve the minutes of August 19th, 2015. Change typos on page 3.

**PUBLIC HEARING:** None

**CONTINUED ITEMS:** None

**NEW ITEMS:**

3. **NUGGET MARKET ANCHOR SIGNAGE (MG)  
SIGN PROGRAM AMENDMENT  
P2015-066; DESIGN REVIEW  
CEQA CATAGORICALLY EXEMPT - 15303  
APN 160-190-13; 366 IGNACIO BOULEVARD**

**Consider adopting the proposed amendments to the Pacheco Plaza Sign Program to allow the installation of the proposed primary anchor tenant canopy “Nugget Market” sign.**

Planner 1 Matt Gilster presented the project proposal and gave an overview of the applicable sign regulations and sign program amendment methods.

The applicant gave a short explanation regarding the need for the Sign Program amendment to allow for the Nugget sign.

Public Comments: None

**Summary of Commission Comments:**

Commissioner Radovanovich

- Not supportive of the ‘markets’ illuminated can design element of the Nugget markets sign.
- Sign design is too commercial for the shopping center and does not conform to current regulations for the Pacheco Plaza Shopping center.

Commissioner MacLeamy

- Supported the design of the new sign and commented on the approval of the descending ‘g’ lettering elements of the sign.
- Had questions regarding the lighting mechanism of the sign design elements.

Commissioner Balfe

- Also supported the design of the new sign and commented approvingly of the design.

Commissioner Barber

- Also supported the design of the new sign and commented approvingly of the design.

Commissioner Farrell

- Also supported the design of the new sign and commented approvingly of the design.
- Had questions regarding the color of the backside of the descending ‘g’ lettering elements of the sign.

**Applicant Response:**

- Applicant further explained the lighting mechanism of the sign.
- Applicant noted that although the new sign does not conform to the original provisions of the Pacheco Plaza sign program, the proposed sign would be smaller overall than the existing Paradise Foods sign.

M/s Farrell/ MacLeamy, Ayes 4 (Farrell, MacLeamy, Balfe, Barber), Nays 1 (Radovanovich), to approve the proposed text amendments to the Pacheco Plaza Sign Program as stated under method 1 in the staff report to allow the Nugget Market sign design and allow the provisions to be used in future anchor tenant primary canopy sign designs.

**4. NOVATO CHEVROLET REMODEL (MG)  
P2015-058; DESIGN REVIEW  
CEQA CATEGORICALLY EXEMPT - 15301  
APN 140-071-48, 7123 REDWOOD BOULEVARD**

Conduct a public hearing to consider the approval of the design for improvements to the existing Novato Chevrolet auto market. The project improvements proposed include the installation of a 1,333 square foot single story “Quick Lube” service building, a two story 1,927 square foot service drive with 1,927 square feet of offices on the second floor, and site landscaping enhancements.

Planner 1 Matt Gilster presented the project proposal and gave an overview of the project site, proposed additions, applicable city processes and design considerations.

Project applicant Steve Song and architect Gwen Bertolami gave a power point presentation of the proposed site improvements, landscaping, building architecture and massing.

Public Comments: One member of the public raised concerns regarding noise generated from the site due to employees, car radio noise and people traversing along the banks of Novato Creek that travels across the creek at the rear of the property. She requested that a sound barrier wall be put up at the rear of the project site.

**Summary of Commission Comments:**

Commissioner Radovanovich

- No comments.

#### Commissioner Barber

- Requested that the planter along the east side of the service building be continuous.
- Commented that hydro seeding the drainage along the Redwood Boulevard frontage should be part of the differed improvement agreement conditions.
- Agrees with Commissioner MacLeamy to introduce a planter that runs continuously along the dealership frontage.

#### Commissioner MacLeamy

- Proposed to introduce a planter that runs continuously along the dealership frontage along Redwood Boulevard.
- Thanked the applicant for the improvements to the dealership understanding the constraints of working with corporate architecture.
- Agrees that the planter along the east side of the service building base should be continuous.

#### Commissioner Balfe

- Comments that landscaping along Redwood Boulevard should be viewed as an asset to the site.
- Supports continuing the planter strip as recommended by Commissioner Barber along the eastern side of the service building.

#### Commissioner Farrell

- Liked the overall building design and architecture.
- Agrees with Commissioner Barber that the planter along the service building base should be continuous.
- Agrees with Commissioner MacLeamy to introduce a planter that runs continuously along the dealership frontage.
- Overall supportive of site features including colors, materials, massing, and roofing.

#### **Applicant Response:**

- Project applicant Steve Song and architect Gwen Bertolami responded to questions regarding site design and architecture.
- The applicant voiced his opinion that the frontage along Redwood Boulevard had many problems and that while he is very interested in improving the site he would like to defer the improvements until the best possible solution is identified.

M/s Farrell/ MacLeamy, Ayes 5 (Farrell, MacLeamy, Balfe, Barber, Radovanovich), to approve the site design, architecture, and landscaping plans date stamped received by the City on June 30<sup>th</sup>, 2015 for the proposed Novato Chevrolet project located at 7123 Redwood Boulevard, APN 140-071-48 subject to the recommended conditions of approval and with two revised conditions listed below.

1. The applicant shall install and plant a continuous 18", minimum depth, landscaping strip along the site frontage of Redwood Boulevard, barring applicable agency disapproval, if any.
2. The applicant shall plant a continuous landscaping strip along the east side of the service department excluding the ADA access way.

**GENERAL BUSINESS:**

**5. ELECTION OF DESIGN REVIEW COMMISSION CHAIR AND VICE CHAIR:**

M/s, MacLeamy/ Barber, Ayes 5 (Farrell, MacLeamy, Balfe, Barber, Radovanovich),  
To elect Commissioner Radovanovich as Commission chair.

M/s, Farrell/ MacLeamy, Ayes 5 (Farrell, MacLeamy, Balfe, Barber, Radovanovich),  
To elect Commissioner Balfe as Commission vice chair.

**ADJOURNMENT:** The meeting was adjourned at 9:45 p.m.