



# Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

THE CITY OF  
NOVATO  
CALIFORNIA

March 2, 2016

## MINUTES

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Mayor  
Pat Eklund  
Mayor Pro Tem  
Denise Athas  
Councilmembers  
Pam Drew  
Josh Fryday  
Eric Lucan

Interim City Manager  
Cathy Capriola

**Present:** Beth Radovanovich, Chair  
Joe Farrell  
Patrick MacLeamy

**Absent:** Marshall Balfe, Vice Chair  
Michael Barber

**Staff:** Hans Grunt, Senior Planner

### **CALL TO ORDER / ROLL CALL:**

The meeting was called to order at 7:30PM.

### **APPROVAL OF FINAL AGENDA:**

M/s: Radovanovich/MacLeamy: 3-0-2

**PUBLIC COMMENT:** None

**CONSENT CALENDAR:** None

**PUBLIC HEARING:** None

**CONTINUED ITEMS:** None

**NEW ITEMS:**

**1. McPHAIL'S COMMERCIAL OFFICE DEVELOPMENT (HG)  
P2015-080; DESIGN REVIEW  
APN 153-220-16 & 19; 5400 HANNA RANCH ROAD**

**Conduct a public hearing to consider approving site design, landscaping and building architecture revisions for Buildings A (21,200sf, two story), B (24,000sf, single story), and C (14,400sf single story) of the McPhail's Office Commercial Development for a combined total of 59,600sf on a 4.9 acre vacant site located at the northeast corner of the interchange of Highways 101 and 37. The project, including a Mitigated Negative Declaration, a Master Plan, a Precise Development Plan and a Tentative Map, was initially approved in 2008. Based on the type of design changes proposed, pursuant to Section 15162 of the California Environmental Quality Act, no subsequent Negative Declaration will be prepared.**

Senior Planner Grunt introduced the project.

Applicant's architects Dan MacDonald and David Saunders, described the scope of proposed changes to the site, landscaping and building plans for Buildings A, B and C.

**Commissioner Questions and Comments:**

Commissioner MacLeamy questioned the ability to accommodate a bike path; questioned ability to adequately screen mechanical with only a 2' parapet – Architect MacDonald noted colored metal screen(s) would be incorporated as needed; questioned the use of a gable roof on Building A vs. hip roof as proposed on limited area of Buildings B and C; questioned the need for a range of five different types of the color green.

Commissioners Farrell and MacLeamy asked for clarification on how the rain gutters work on Building A. (Architect MacDonald indicated they could “feed” into metal brackets and “punch” through the wall so as not to be visible on the exterior or run down the exterior face of the walls).

Commissioner Radovanovich asked for clarification on the changes to the building footprints namely Buildings B and C (architect MacDonald noted the change in footprints is due to the elimination of the 2<sup>nd</sup> story while retaining overall square footage and to fit the property/site layout); would be OK with use of clear glass that is not tinted green.

Commissioner Farrell appreciates the revised design approach particularly given the site's isolated location; appreciates the particular design revisions made to Building A in response to Commission comments at the prior workshop, and the consistent changes made to Buildings B and C. OK with the hip roof elements applied to Buildings B and C. Generally OK with the site and circulation design, except for the need for landscaping and/or a walkway between the north side of Buildings B and C and parking to provide separation and improved function of the exterior doors. If public art is proposed, suggests a good location is at the south end of the pedestrian pass between Buildings B and C visible from Hanna Ranch Rd. Suggest more articulation to building elements

on the South elevation of Buildings B and C to enhance the sense of entry e.g. enhanced design of window and door canopies. OK with colors, but agrees that the range of greens is a bit much.

Commissioner MacLeamy: Believes the redesign is good overall, but suggested that it would be an improvement to the site design and “flow” if the open corridor between Buildings B and C could be shifted westerly so that it provides views through and to the hillside to the north - along the west elevation of Building A; glad to see the fire lane is eliminated; agrees that some landscaping and/or walkway at the north base of Buildings B and C and parking areas should be afforded; would prefer to see a hip roof applied to Building A for consistency and wall shading benefits; consider “punching” gutter downspouts through wall to hide; suggest solid canopies and consolidate one or more of the greens to reduce/simplify the color range; the Commission could approve final colors, namely the body and accent/reveal bands in the field during construction recognizing that the colors of finish materials like the roof, canopies and window frames are less flexible given their “factory finish”.

Commissioner Radovanovich agrees with the suggestion to shift the corridor between Buildings B and C westerly to align with views through the site to the hillside to the north, along the west side of Building A; suggests moving an office space “module” from Building B to Building C to facilitate shifting in the corridor westerly; also agrees with suggestion to provide more articulation to building elements on the South elevation of Buildings B and C to enhance the sense of entry and improve their presence from the street; agrees with reducing the range in the color green and would be OK with eliminating tinted green glass.

**Commission Recommendation:**

M/s: MacLeamy/Radovanovich: 3-0-2 moved to continue Commission consideration of its approval of the proposed design revisions in order for the applicant and his architect to address the following design revisions and request for information and return at a scheduled hearing for further review and action:

1. Incorporate a walkway and some landscaping (2’+/- planter strip) along the northerly base of Buildings B and C to create space and pedestrian passage between the parking spaces and the buildings.
2. On the south elevation of Buildings B and C, revise the design of the metal canopies to be solid awnings and adjust their length to provide better cover and scale above corresponding windows and doors.
3. Remove an office space module from Building B and insert it into Building C to facilitate a more proportional site plan that also results in a shift, westerly, of the open pedestrian corridor between Buildings B & C that affords a northerly view through the site of the hillside at the Hanna Ranch property - along the westerly elevation of Building A.

4. Revise the color palette to consolidate the amount or range of green colors; complementary body and horizontal reveal/trim colors can be verified by the Commission in the field during construction/reveal.
5. Ensure that the selection of trees introduced throughout the landscape plan includes broad canopy tree types e.g. native oaks, London planetree vs. narrow, “lollypop” canopy trees.
6. Augment the landscape plan with additional tree and plant information, including a descriptive plant palette, including color photos, to both inform and clarify the selection of plantings.

**PROJECT DESIGN WORKSHOP:** None

**GENERAL BUSINESS:** None

**ADJOURNMENT:** The meeting was adjourned at 9:30PM.