



THE CITY OF
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CALIFORNIA

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Mayor
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Denise Athas
Councilmembers
Pam Drew
Josh Fryday
Eric Lucan

Interim City Manager
Cathy Capriola

Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

March 16, 2016

MINUTES

Present: Beth Radovanovich, Chair
Marshall Balfe, Vice Chair
Michael Barber
Joe Farrell
Patrick MacLeamy

Absent:

Staff: Steve Marshall, Planning Manager
Hans Grunt, Senior Planner
Brian Keefer, Planner II

CALL TO ORDER / ROLL CALL:

The meeting was called to order at 7:05 PM.

APPROVAL OF FINAL AGENDA:

M/s: MacLeamy/Barber: 5-0-0

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. APPROVAL OF DRC MINUTES OF FEBRUARY 17, 2016
(JF,MBAR,PM,MBAL,BR)

M/s: Farrell/Barber: 5-0-0

2. APPROVAL OF DRC MINUTES OF MARCH 2, 2016 (JF,PM,BR)

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

PUBLIC HEARING: None

CONTINUED ITEMS: None

NEW ITEMS:

- 3. OMA VILLAGE (SM)
P2014—008; DESIGN REVIEW
APN 155-020-46; 5394 NAVE DRIVE
CEQA – EXISTING MITIGATED NEGATIVE DECLARATION**

Consider modifications to the architectural design of Oma Village, a 14-unit apartment complex being constructed by Homeward Bound of Marin.

Planning Manager Marshall introduced the item and presented the staff report.

Doug Elliot, representing Homeward Bound of Marin, described the proposed revisions and answered questions from the DRC.

Mary Kay Sweeney, Director – Homeward Bound of Marin – encouraged the DRC to support the proposed revisions.

M/S: Farrell/MacLeamy

Approve the requested changes to architectural elements at Oma Village based on the findings and subject to the conditions of approval recommended in the staff report, with exception of condition No. 3.

Passed: 5-0-0

- 4. HAMILTON COTTAGES (BK)
FILE: P2015-071; DESIGN REVIEW
APN 157-860-03 AND -04; SENIOR HOUSING TRIANGLE, HAMILTON
PARKWAY**

Conduct a public hearing to consider a formal recommendation to the Planning Commission and City Council on site design, circulation, and architecture for the development of 16 single family (55+) senior housing units on a 1.5 acre parcel known as the Senior Housing Triangle of the Hamilton Field Master Plan area; Assessor's Parcel Number 157-860-03. The project includes an access drive, 16 public/guest parking stalls, and a bio-retention area to be constructed in an easement on an adjacent City-owned parcel, APN 157-860-04. Pursuant to Section 15063 of the California Environmental Quality Act, an environmental review will be prepared for the project based upon the Design Review Commission's recommendation, which will be brought to the Planning Commission for a recommendation and City Council for action.

Planner II Keefer presented introduced item and presented staff report and the process forward to Planning Commission and City Council, and described site considerations including bio-swale design, retaining walls and unit setbacks along the storm and sanitary sewer easements at the

eastern property line could result in a few of the houses being shifted to the west to accommodate final design.

Ian Gillis, Hamilton Partners, LLC (applicant) presented overview of the proposed pocket neighborhood concept, simple architecture, parking separate from living areas, etc.

Adam Gardner, architect, explained changes as listed in the staff report and proposed responses to the Design Review Commission's workshop comments, and answered questions from the Commissioners.

Chairman Radovanovich opened public comment.

Michael Hagerty, Marin Commission on Aging, commented that this is a good project and applauded Novato for efforts for senior housing. Voiced support for aging in-place design, and suggested a kitchen sink for food preparation in the community room.

Public comment closed.

Joe Farrell – Complimented the applicant on the drawings and site plan, and said that this was one of the best responses to a workshop the commission has ever seen. Commented that the bio-swale needs to have design input from a landscape architect, and suggested the landscape architect work with the engineers and public works to design the bio-swale. Would like to see details to porches, etc. when project comes back for final approval. Likes new design of courtyard.

Patrick MacLeamy – Commented that it was a pleasure to see responses based on workshop feedback, appreciates new common area design and Unit 4. Prepared to recommend approval, but preserves final review of common court improvements, site details, and plant/tree selection. Suggested not filling up courtyard too much.

Marshall Balfe – Agrees with fellow commissioners.

Michael Barber – Agrees that the plans are good looking. Likes location of community room and garden. Likes landscaping much better. Suggested more trees at parking area. Encouraged close attention be paid to providing an attractive trash enclosure design. The garages have been broken up well, but suggested pulling back second story rooms over garages a couple feet to add relief. Accent pedestrian entries, possible pull trellises forward to make more prominent. Add landscaping at base of garages. Appreciates overall design.

Beth Radovanovich – Well done overall concept, but has hard time with function as a senior housing project, with long walk from parking to houses except for the Unit 4's with attached garages.

Commissioners discussed further concept filling a "living" niche.

M/S: MacLeamy/Farrell

Recommend approval of site plan, massing of structures on site, and conceptual landscaping to the Planning Commission and City Council, with project coming back to Design Review Commission for final approval of refined design and site elements, including the art component.

Passed: 5-0-0

PROJECT DESIGN WORKSHOP: None.

GENERAL BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 9:18 p.m.

DRAFT