



THE CITY OF
NOVATO
CALIFORNIA

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Mayor

Pat Eklund

Mayor Pro Tem

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*

May 4, 2016 – 7:30 p.m.

(No new items will be taken up after 11 p.m.)

DESIGN REVIEW COMMISSION MEMBERS

Chair: Beth Radovanovich, Vice Chair: Marshall Balfe

Michael Barber, Joseph Farrell, Patrick MacLeamy

Steven Hall, Alternate Member

Xiaofen Luo, Alternate Member

AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA: (COMMISSION MEMBERS)

The Commission may hear agenda items out of the order in which they are listed. Notice is also given that materials that are submitted to members of the Design Review Commission after the agenda packet has been distributed are available for public inspection in the Community Development Department, located at 922 Machin Ave, during normal business hours. Such materials shall also be made available on the City of Novato website at www.novato.org, when practical and provided that City staff is able to post those documents prior to the meeting. Also, when non-confidential written materials are distributed to members of the Design Review Commission during a public meeting by staff or a member of the Design Review Commission, a copy of the materials shall be made available to members of the public at that meeting.

PUBLIC COMMENT: (CITIZENS)

All members of the public wishing to address the Commission are requested to submit a speaker card in advance to the Meeting Recorder. This is also the appropriate time to speak on a Consent Calendar item. The Commission requests that anyone wishing to speak on an agenda item be recognized at the time the item is heard. There is a three-minute time limit per speaker.

CONSENT CALENDAR: (COMMISSIONERS)

All matters listed on the Consent Calendar are considered to be routine and will be acted on without discussion by a single action of the Commission. However, a Commission member may remove an item(s) from the Consent Calendar for Commission discussion and action.

1. APPROVAL OF DRC MINUTES OF APRIL 6, 2016 (JF,PM,MBAL,BR)

**PLEASE SEE ADDITIONAL PAGE(S) OF AGENDA FOR MORE INFORMATION.*

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at 899-8989. Notification at least 48 hours prior to the meeting will enable the City to make reasonable accommodations to help ensure accessibility to this meeting.

PUBLIC HEARINGS: (CITIZENS)

Interested persons may speak on any of the below-noted CONTINUED or NEW ITEMS up to three minutes per individual; 20 minutes for applicant; 10 minutes per recognized group. Speakers are limited to one opportunity per item, so please be thorough and to the point. Prior to speaking please submit a speaker card to the Meeting Recorder.

CONTINUED ITEMS:

NEW ITEMS:

PROJECT DESIGN WORKSHOP:

- 2. **BAHIA HEIGHTS SUBDIVISION** (MG)
P2015-084; DESIGN REVIEW WORKSHOP
APN 143-272-07; END OF MISTY COURT

Conduct a public workshop to review and provide comments on a conceptual site design, circulation, building massing, and architecture for the development of a 9-lot residential subdivision. The subdivision is of an 8.72 acre unimproved, hillside parcel. The final subdivided residential lots will range from a quarter acre to over an acre in size.

- 3. **OAKMONT SENIOR LIVING** (HG)
P2016-010; DESIGN REVIEW WORKSHOP
APN 151-022-09; 1461 SOUTH NOVATO BLVD

Conduct a public workshop to review and provide comments on draft plans for site design, circulation, building massing, building architecture and landscaping for a proposed two-story (approx. 30'11" at tallest portion of main roof), 72,600sf+/- structure to support 50 senior assisted living units and 28 senior memory care units. Additional accommodations in the structure include: kitchen/dining room, activities room, lobby areas and media room. Supporting site improvements include: a central open courtyard, community garden, a small dog park, parking, circulation and overall landscaping. The proposal is located on the northern 2.78 acres of vacant land adjacent to Quest Church. Project entitlements required include a General Plan Land Use Amendment from R1 to R10, a rezoning from R1-7.5 to a site specific Master Plan and Precise Development Plan, a two lot subdivision and Design Review, which are, collectively, subject to environmental review under CEQA.

GENERAL BUSINESS:

ADJOURNMENT

To appeal a final decision of the Design Review Commission, a written letter of appeal and the required appeal fee must be filed with the Community Development Department within 10 calendar days of the decision. The appeal letter must specifically state the basis for the appeal. Additional information on the appeal process can be found in Division 19.54 of the Novato Municipal Code.

If anyone wishes to challenge a project in court, they may be limited to raising only those issues they or anyone else raised at the public hearing described in this agenda or in written correspondence delivered at the public hearing or to the City offices prior to the public hearing.

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AFFIDAVIT OF POSTING

I, Hans Grunt, certify that on April 28, 2016, I caused to be posted the agenda of the May 4, 2016 meeting of the Design Review Commission of the City of Novato, California, on the City of Novato Community Services Board in the Police Department and on the City's website at www.novato.org.

s/Hans Grunt