



THE CITY OF
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CALIFORNIA

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City Manager
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Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

June 15, 2016

MINUTES

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

Absent: Patrick MacLeamy

Staff: Hans Grunt, Senior Planner

CALL TO ORDER / ROLL CALL:

The meeting was called to order.

APPROVAL OF FINAL AGENDA:

Approved without changes. M/s Farrell/Barber; passed (4-0-1)

PUBLIC COMMENT: None

CONSENT CALENDAR: None

**1. APPROVAL OF DRC MINUTES OF MAY 4, 2016
(MBAR,PM,MBAL,BR) M/s Barber/Balfe; passed (3-0-1-1)**

PUBLIC HEARING:

CONTINUED ITEMS: None

NEW ITEMS:

PROJECT DESIGN WORKSHOP:

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

Following Commissioner feedback provided at a workshop on May 4, 2016, conduct a second design review workshop to review and provide comments on revised 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, 1461 South Novato Blvd.; APN 151-022-09. 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.

Senior Planner Hans Grunt presented the project proposal and gave an overview of the project setting, proposed site and landscape plans, building architecture, and access/circulation improvements and described the applicable city entitlements requested and the pending public review process and hearings.

The applicant Bill Mabry gave a presentation describing the revised project proposal, services offered and the goals of the project. Mr. Mabry and the landscape architect, Pete Warts, gave an overview of the revised architecture, site design, and landscaping elements. Mr. Mabry and Mr. Warts also presented, for the first time at the workshop, additional revised plans based on a meeting they had with Commissioner MacLeamy given his inability to attend tonight's workshop.

Co-applicant/project manager Hannah Daugherty introduced a concept for art element near the primary northeast entry area visible to the public, and indicated they intend to commission artist Archie Held.

Summary of Commissioner Comments:

Commissioner Barber

- Thanked the applicant for providing cross sections that demonstrate the proposals massing and relationship (height, setback etc.) to neighboring uses and homes.
- Suggest applying all hip roofs on west elevation to minimize perceived mass and benefit neighbors; ok with hip roofs on north elevation.
- Likes described location for an art feature near primary entry and visible to public.
- Suggest adding more evergreen landscaping and trees on the easterly/entry side of the project.

- Questioned the utility of the vegetable garden and pet run – seem crowded but could work as demonstrated via the cross sections provided.
- Prefers overall architectural changes reflected in the plans presented this evening following the applicant's meeting with Commissioner MacLeamy.

Commissioner Balfe

- Appreciates the cross sections for informational purposes.
- Prefers overall architectural changes reflected in the plans presented this evening following the applicant's meeting with Commissioner MacLeamy.
- Thinks the shorter cupolas presented are of a more proper scale.
- Supports the design of the outdoor dining area.

Commissioner Farrell

- Asked for clarification regarding shared parking – applicant Mabry confirmed a recorded parking agreement will be recorded.
- Likes overall architectural changes reflected in the plans presented this evening following the applicant's meeting with Commissioner MacLeamy including limited application of belly band, projecting two story elements and concept colors.
- Agrees with introducing a predominance of hip roof elements and thinks the east elevation/entry is greatly improved.
- Consider eliminating gable elements on north elevation and replace with a continuation of the hip roofing.
- Ok with limited integration of gable ends/roofs on the west elevation.
- Agrees that ample evergreen trees and landscaping be provided particularly throughout the westerly/frontage of the project.
- Likes the art concept presented e.g. fountain feature reflective of the project.
- Requested the applicant and his designers be mindful of quality finish elements e.g. eave details/truss work ends include a quality cut/finish.

Commissioner Radovanovich

- Thanked the applicant for providing cross sections – they clarify existing and proposed conditions.
- Likes the "rotation" of the building to more closely parallel Novato Blvd. and provide better separation from homes to the west.
- Agrees with revisions to the west/entry elevation and is supportive of retaining the gable roof elements at the north elevation which has significant separation from opposing development.
- Ensure landscaping selection affords good screening of utility and service facilities on the south elevation.
- Not sure about the preliminary color selection and will ultimately want to confirm colors on actual samples of the various exterior finish materials.
- Supportive of locating an art element within the westerly/entry area affording visibility to it from the public.

The applicant Mr. Mabry again thanked the Commissioners for their feedback and guidance and noted that, based on the Commission's feedback, they are prepared to make final revisions to the proposal's design. Senior Planner Grunt noted that, with the applicant's expressed intent to finalize plans based on workshop feedback afforded, the next step in the entitlement process will be a request of the Design Review Commission at a scheduled hearing for its formal recommendation on the project to Planning Commission and City Council.

ADJOURNMENT: 8:50pm

DRAFT