



THE CITY OF
NOVATO
CALIFORNIA

922 Machin Ave
Novato, CA 94945
415/899-8900
FAX 415/899-8213
www.novato.org

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

City Manager
Cathy Capriola

SPECIAL Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

August 25, 2016

MINUTES

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

Absent: Patrick MacLeamy
Michael Barber

Staff: Hans Grunt, Senior Planner

CALL TO ORDER / ROLL CALL: 6:35 PM

APPROVAL OF FINAL AGENDA:

M/s Farrell/Balfe, approved without change, 3-0-2

PUBLIC COMMENT: None

CONSENT CALENDAR: None

PUBLIC HEARING: None

CONTINUED ITEMS: None

NEW ITEMS:

- 1. EXTERIOR BUILDING MODIFICATIONS (HG)
PROJECT # P2016-046
DESIGN REVIEW
1620 GRANT AVE., APN 141-251-12**

Conduct a public hearing to consider and approve proposed architectural modifications to the building's exterior, including storefronts and entry doors, storefront canopies over the sidewalk and at the central entry/lobby to the second

floor, addition of windows and a canopy to the second floor elevation fronting Seventh St., code upgrades to second floor exterior stair and stucco porticos to “frame” four service doors at the rear of the building, a raised roof parapet to accent the main entry, two clearstory natural light roof structures, a new perimeter roof screen system, exterior lighting, tenant sign locations and design, and exterior colors.

Senior Planner, Hans Grunt, provided a summary of the project pursuant to the Commission’s staff report and staff’s recommendation.

Applicant/Owner Dean Moser introduced the project and spoke about the building’s history.

Architect, Dan Macdonald, described the proposed façade revisions and described how the revisions/upgrades are intended to “work” with the base existing composition of the building, which he believes is good. Mr. Macdonald also noted that the façade improvements proposed will also address needed ADA access improvements.

Public Comment None

Summary of Commission Comments

Commissioner Radovanovich: Questioned if the storefront and office glass is to be colored (Mr. Macdonald noted it will be clear to avoid reflective issues); asked for clarification on insulating values/design of windows (Mr. Macdonald provided structural design approach to be taken); questioned if elevator will be installed (Mr. Macdonald explained that no elevator is proposed).

Commissioner Balfe: Questioned depth of new metal canopies (Mr. Macdonald indicated they will be similar to existing fabric awning depth); expressed support for the new canopy design and scale.

Commissioner Farrell: Asked for clarification on existing siding material (Mr. Macdonald explained that the siding was a concrete brick); very pleased with the overall façade enhancements – they are a straight forward approach to enhancing the base form of the building and prepared to approve the project.

Motion to Approve

M/s Farrell/Balfe (3-0-2) The Design Review Commission herein approves the plans received on June 21, 2016, prepared by Daniel Mcdonald AIA Architects, Inc. for exterior modifications to the existing commercial building located at 1620 Grant Ave., APN 141-251-12, based on the findings, including the discussion in support of said findings in the analysis section of staff’s report to the Commission dated August 25, 2016, and subject to the conditions of approval listed below.

FINDINGS OF APPROVAL

1. CEQA Finding The proposal is exempt from the Requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15302.

2. Design Review Findings: In accordance with Section 19.42.030.F. of the Novato Municipal Code and on the basis of the discussion above in support of the findings in the

staff analysis section of this report, the Design Review Commission finds that:

- a. The façade improvements proposed for the commercial building are consistent with the General Plan and with the applicable development standards and design guidelines of the Master Plan and Precise Development Plan, and applicable provisions of the Novato Zoning Ordinance.
- b. The façade improvements proposed for the commercial building would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.
- c. The façade improvements proposed for the commercial building would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

CONDITIONS OF APPROVAL

1. Design Review shall expire two (2) years from the date of approval unless a building permit has been issued and remains valid.
2. The approval granted herein shall not become effective until all appropriate fees billed by the City of Novato to the application account are paid in full in accordance with the City's cost Base Fee System. Failure to pay said fees may result in the City withholding issuance of related building permit, certificate of occupancy, recordation of final maps or other entitlements.
3. All construction activities shall comply with the noise and construction hours specified in section 19.22.070 of the Novato Zoning Ordinance.
4. The applicant shall comply with the procedures and requirements of Novato Municipal Code Division 19.21, *Art Program*, by either proposing the on-site installation of an art piece or the payment of a fee in-lieu of providing art with the proposed project, subject to approval by the Director of Parks, Recreation, and Community Services. Compliance with the provisions of the Art Program shall be achieved prior to issuance of a building permit for the proposed project.
5. Prior to completion of the permitted façade improvements, the applicant shall submit a master sign plan in compliance with Division 19.32.030 C of the Zoning Ordinance for the Community Development Director's review and approval.
6. A subcommittee of one or two Design Review Commission members shall approve a sample of final building color(s), on site, prior to issuance of a certificate of occupancy and/or City sign-off on the completion of project building permit(s).
7. **Indemnity and Time Limitations**

- a. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees, to attack set aside, void or annul the City's decision to approve the application and associated environmental determination at issue herein. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.
- b. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees, and attorneys for all costs incurred in additional investigation (such as the environmental determination at issue herein or any subsequently required Environmental Document), if made necessary by said legal action and if the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.
- c. The applicant indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- d. Unless a shorter period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- e. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

PROJECT DESIGN WORKSHOP: None

ADJOURNMENT: 7:00 PM