



THE CITY OF
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CALIFORNIA

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Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

August 3, 2016

MINUTES

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

Absent: Joe Farrell

Staff: Steve Marshall, Planning Manager
Hans Grunt, Senior Planner

CALL TO ORDER / ROLL CALL:

The meeting was called to order by the Chair at 7:35pm

APPROVAL OF FINAL AGENDA:

The agenda was approved without changes M/s Balfe/MacLeamy 4-0-1

PUBLIC COMMENT: None

CONSENT CALENDAR: None

1. APPROVAL OF DRC MINUTES OF JULY 06, 2016
(MBAR,JF,PM,BR)

M/s MacLeamy/Barber 3-0-1-1

PUBLIC HEARING: None

CONTINUED ITEMS: None

NEW ITEMS:

2. **ATHERTON PLACE (SM)**
10702M; MASTER PLAN AMENDMENT
10703P; PRECISE DEVELOPMENT PLAN
10701S; SUBDIVISION TENTATIVE MAP
10711D; DESIGN REVIEW
APN 125-600-51 & -52; 7533 & 7537 REDWOOD BOULEVARD

Conduct a public hearing to consider making a recommendation to the Novato Planning Commission and City Council regarding the site design, building massing, and conceptual architecture proposed for Atherton Place, a commercial and residential mixed used development project featuring 50 townhome units and 1,340 square-feet of street-oriented retail space.

Planning Manager Marshall presented the staff report.

Don Bragg, representing Prado Group, introduced Atherton Place and discussed efforts to work with residents of the Atherton Ranch neighborhood.

Jim Yee, project architect, reviewed the design of Atherton Place.

Colin Blye, project landscape architect, described the landscape theme proposed for Atherton Place.

Commissioner Barber asked for clarification regarding the location of a low-height wall at the townhome units along Redwood Boulevard.

Public Comments

The public comment period was opened.

Wayne McIntosh, representing Concerned Citizens of Atherton Ranch, addressed the Commission and referenced a petition and letter delivered at the hearing. Mr. McIntosh made the following points:

1. Preferred each townhome have driveway parking, noting a lower density of development could support the addition of driveways. Supports staff recommendations regarding parking policies.
2. Increase the width/size of the Atherton Ranch Park.
3. Concerned about ingress and egress at Ranch Drive; widen street instead of just adding a parking bay. Leave dedicated left turn lane to avoid conflicts with traffic into Atherton Ranch and vehicle stacking on to Redwood Boulevard.
4. Add two additional play structures to meet the demands of residents at Atherton Place.
5. Request that Atherton Place pay 100% of the operating costs of the Atherton Ranch Park in exchange for reciprocal use. Otherwise increase Atherton Place's contribution toward parkland to equal the land area of the Atherton Place Park.
6. The townhome units fronting the Atherton Ranch Park should be of a Victorian architectural style to maintain consistency/compatibility with the townhomes at Atherton Ranch.

Joel Brand, representing a subcommittee appointed by the Atherton Ranch Homeowners Association, acknowledged negotiations conducted with Prado Group and the resulting revisions to Atherton Place. He noted several meetings were conducted with residents of Atherton Ranch throughout the subcommittee's discussion with Prado Group. He stated the parties reached a point of agreement and there is now support for the revised project. He made the following points regarding the positions represented by the HOA subcommittee:

1. No widening of Ranch Drive or a desire for on-street parking.
2. Desired driveways for each townhome, but made a concession.
3. Victorian architecture was never an issue raised by residents.

Aldo Ghigliotti commented that Prado Group should have the right to build. However, he noted a need to consider parking recognizing there are existing parking issues in Atherton Ranch.

Joe Kaiser, member of the Atherton Ranch HOA, noted many hours were put into the HOA subcommittee's discussion with Prado Group. He expressed concern that a new group had been formed to seek additional changes to Atherton Place given that much work went into community meetings.

Lee Ann Baxter-Lowe noted she has concerns about parking and questioned whether guest parking was adequate.

The public comment period was closed.

Summary of Commission Comments

Commissioner MacLeamy: complimented Prado Group for working with residents – wished that both Atherton Ranch groups could work out issues. He noted several positive aspects of the revised project:

- Unit count reduced
- Parking increased
- Greater unit setback from Atherton Park
- Preservation of the oak trees
- Rich array of landscaping
- Scale fits well with townhomes at Atherton Ranch
- Site plan works well with constraints and has pedestrian orientation

He indicated no preference for Victorian versus Craftsman architecture, noting the architectural details of the project will return at a later date. He voiced support for the project.

Commissioner Barber: Indicated a gut feeling that parking will be problematic. He liked the evolution of the project's design and the balconies on some units. Appreciated the landscape plan and variety of trees and liked the central pedestrian promenade. He did not like the garage-door to garage-door paving; some thought needs to be given to softening the drive aisle effect.

Commissioner Balfe: Appreciated the reduction in scale of the project and the landscaping plan. He looks forward to a future conversation about Victorian versus Craftsman architecture.

Chair Radovanovich: Noted a "lightness" to the new plan due to the reduction in density. She expressed no preference regarding Victorian or Craftsman architecture, but wants whichever style is selected to be well done.

Motion to Recommend

Motion/Second: MacLeamy/Barber: Recommend approval of Atherton Place to the Planning Commission and City Council based on the findings for Design Review as addressed in the staff report and support for the revised site design, density, mass, and conceptual architecture and landscaping with the understanding that the architectural details of the project will be returned to the Design Review Commission for final review.

Motion passed (4-0-1) – Yah: MacLeamy, Barber, Balfe and Radovanovich; Nay: None; Absent: Farrell

Findings

In accordance with Section 19.42.030.F. of the Novato Municipal Code and on the basis of the discussion in the Commission’s staff report dated August 3, 2016, the Design Review Commission finds that:

- a. The site design, massing/scale, and conceptual architecture of Atherton Place is 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. Atherton Place 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. Atherton Place 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. The Design Review Commission shall review the final details of the site design, architecture, and landscaping for Atherton Place if the project’s entitlements are approved by the Novato City Council. The Design Review Commission’s review of the project’s final design shall include, but is not limited to:
 - a. Architectural detailing (e.g., window/door sizes, siding, trim details, roof pitch, eaves, etc.);
 - b. Exterior building finishes and colors;
 - c. Tree and plant species and planting locations;
 - d. Height, type and style of site lighting; and
 - e. Location and design of a public art component as required by Novato Municipal Code Division 19.21, Art Program.

3. **OAKMONT SENIOR LIVING (HG)**
PROJECT # P2016-010
GENERAL PLAN AMENDMENT
REZONING
MASTER PLAN
PRECISE DEVELOPMENT PLAN
LAND DIVISION
DESIGN REVIEW
APN 151-022-09; 1461 SOUTH NOVATO BLVD.

Conduct a public hearing to consider making a recommendation to the Planning Commission and City Council regarding the site design, building massing and 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.

Senior Planner Hans Grunt presented the project and described the design workshops with the Commission conducted to date an overview of the design revisions the applicant has made in response to design input received at said workshops. Planner Grunt also described the process (hearings with the Planning Commission and final action by the City Council) going forward should the Commission make a positive recommendation this evening.

Applicant Bill Mabry, project architect Robert South, and landscape architect Pete Worts introduced their proposal and described the site, landscape and design changes they have made in response to the Commission's feedback at the two prior workshops.

Commissioner MacLeamy asked for an overview of the cross sections provided to demonstrate the design's proximity and general context with the surrounding homes and structures; Mr. Worts provided an overview.

Commissioner Balfe asked for clarification on the location of the art component and then expressed support for the described location, which is near the primary site entry and balanced in relation to a proposed trellis.

Public Comments

Mr. Michael Kabour who lives on Cambridge asked for clarification on the design and intended use of Johnson St., traffic patterns, noise and the internal dog walk area. The applicant, Mr. Mabry, offered to follow-up with Mr. Kabour to explain project operations.

Summary of Commission Comments

Commissioner Balfe: Feels the architectural revisions made to all four elevations in response to Commission feedback is a significant improvement and adds design interest; the stepped back upper floor at the west elevation works well with gable and hip roof elements.

Commissioner MacLeamy: Very positive about the applicant's design changes in response to the Commissions workshop feedback; appreciates the revised building alignment with S. Novato Blvd.; the revised building elevations afford a better scale in context to surrounding homes/improvements; the balance of gable elements and mid-level trim bands is right; supports the location and concept for an art element; would like to see the final colors and finish details come back to the Commission prior to construction, but is prepared to recommend approval.

Commissioner Barber: Supports hip and gable roof alignments; likes warmer colors presented; appreciates the thoughtful and balanced landscape plan believes it will mature well; prepared to support a recommendation for approval.

Commissioner Radovanovich: Appreciates overall revisions the applicant has made to the site and building design following the prior workshops with the Commission; preference is for cool building colors and will look forward to reviewing final colors prior to construction; prepared to support the project's design.

Motion to Approve

M/s MacLeamy/Barber (4-0-1) The Commission recommends approval of the plans received on July 5, 2016, addressing the site design, building massing, building architecture and landscaping for Oakmont Senior Living, a Residential Care Facility for the Elderly (RCFE) located at 1461 Novato Blvd., APN 151-022-09, based on the findings and conditions as follows:

Motion passed (4-0-1) – Yah: MacLeamy, Barber, Balfé and Radovanovich; Nay: None; Absent: Farrell

Findings

In accordance with Section 19.42.030.F. of the Novato Municipal Code and on the basis of the discussion in the Commission's staff report dated August 3, 2016, in support of the findings, the Design Review Commission finds that:

- a. The site design, massing/scale, and conceptual architecture of the Oakmont Senior Living project is 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 Oakmont Senior Living project 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 Oakmont Senior Living project 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. The Design Review Commission shall review the final details of the site design,

architecture, and landscaping for Oakmont Senior Living if the project's entitlements are approved by the Novato City Council. The Design Review Commission's review of the project's final design shall include, but is not limited to:

- a. Architectural detailing (e.g. windows/door detailing, siding, trim details, etc.);
- b. Exterior colors;
- c. Tree and plant locations, species, size;
- d. Type and style of sight lighting, and
- e. Final design, including materials to construct the public art component pursuant to Novato Municipal Code Division 19.21, Art Program.

PROJECT DESIGN WORKSHOP: None

ADJOURNMENT: 9:50 PM