DESIGN REVIEW COMMISSION STAFF REPORT

MEETING: July 6, 2016

STAFF: Brian Keefer, Planner II
(415) 899-8941

SUBJECT: **New Hotel at Wood Hollow**
Design Review Workshop #1
File: P2015-091; Design Review
APN 125-202-13 and -14; 7701 Redwood Blvd.

THE CITY OF NOVATO CALIFORNIA

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REQUESTED ACTION

Conduct a public workshop to review and provide comments on conceptual site design, circulation, building massing, and architecture for the development of a 55,350 square foot, 87-95 room hotel on a 4.49 acre undeveloped site at the northeast corner of Redwood Blvd. and Wood Hollow Drive, consisting of 2 parcels - Assessor's Parcel Numbers 125-202-13 and -14. The project includes associated parking, a swimming pool, and site improvements including a vehicular drive, firetruck access, retaining walls, and bio-retention areas.

PROJECT SETTING & SITE DESCRIPTION

The vacant project site is located at the northeast corner of Redwood Blvd. and Wood Hollow Drive (See aerial image below). It is bordered on the east by Redwood Boulevard and US Highway 101 beyond, on the west and north by undeveloped planned district (PD) Business and Professional Office (BPO), and Wood Hollow Drive on the south with developed PD BPO beyond. The site is constrained by a PG&E gas line easement that bisects the eastern portion of the site, by wetlands at the south end, and slopes with native Oak trees at the west, east, and north, with a portion of developable land in the center.

PROJECT DESCRIPTION

The applicant, Navin, LLC, is proposing a 55,350 square foot, 87-95 room hotel to be constructed on the developable portion of the property. The proposed building, which has two and three story portions over a parking garage at the south end, and a four story portion at the north end, is designed to step up with the existing topography of the site. While grading and retaining walls are required to accommodate the structure, outdoor parking, vehicular drive, and firetruck access, they are limited to the developable area to prevent tree removal and limit disturbance of sensitive slopes and wetlands.

In order to avoid the sensitive areas and PG&E easement, and concentrate the development in the more level central portion of the site, the applicant is requesting relief from the building height limit of 35 feet and a reduced wetland setback. The height of the proposed structure steps up from 33 feet 4 inches to 48 feet 6 inches for a tower element. The proposal also includes placing the required bio-retention facilities within the wetland setback.

Development Entitlements

The following city approvals are required for the proposed project:

- Master Plan Amendment: The project requires an amendment to the San Marin Commerce Park Master Plan (aka San Marin Business Park) for compliance with the 1996 General Plan, allowing the development of a hotel.

- Precise Development Plan (PDP): Adopt a PDP addressing the design and operational characteristics of the project.

- Design Review: Request to obtain a recommendation from the Design Review Commission regarding the project's site design, architecture, and landscaping. Design review is required for new development projects proposed on PD (Planned District) zoned parcels.

- Parcel Map: A parcel map will need to be recorded to merge the two parcels making up the project site. For the purpose of this analysis, the site is treated as one parcel.

Site Plan, Building Orientation, and Massing

As mentioned in the Project Description, the building has been proposed for the developable portion of the site, bounded on the east by the PG&E Easement, the south by a wetland, and the west and north by slopes with oak trees. The front of the building faces the east, with a parking lot constructed over the PG&E easement and wrapping around the north side of the structure. A retaining wall to the north and west of the building has been proposed to allow the construction of a firetruck access around the west side of the building. The vehicular access/entry to the building is from the Redwood Boulevard frontage, and drops in elevation to the proposed parking lot. A secondary, emergency-only access is shown at the Wood Hollow Drive frontage as required by the Novato Fire Protection District, and will have removable bollards to prevent public access.

The entry on the east side of the building would have a porte cochère, with a plaza and swimming pool to the south. Just south of the plaza would be a ramp from the parking area down to the

parking garage under the building. A retaining wall adjacent to the ramp is proposed to minimize fill within the wetland setback. The retaining wall is not permitted within a 15-foot setback from the PG&E easement, so the applicant is requesting a localized encroachment within the 20-foot wetland setback for a fill slope to accommodate the ramp in this location.

Staff requests that the Commission provide feedback to the applicant regarding the overall approach taken with the site plan, including: context with the surrounding setting, the location/orientation/massing/architecture of the building, on-site circulation, open and basement parking, and ancillary site improvements.

Landscaping

The landscaping is shown conceptually on the current drawings, and includes trees at the entry from Redwood Boulevard and at the firetruck access form Wood Hollow Drive with drought tolerant landscape planting, trees along the parking lot, and a plaza area with a pool at the front of the hotel. The slopes with Oak trees and the wetland area will remain in a natural state.

While no trees may be planted within the PG&E easement, the plan includes tree planting along the perimeters of the parking lot, as well as adjacent to the entry drive and the firetruck access.

Architecture

In order to concentrate the structure on the developable portion of the site, the applicant is requesting relief from height limits for the structure through design review. The applicant is proposing to place the building in the lower area of the site and step the building up with the natural grade to minimize sky lining the building against the adjacent hilltops, and reduce the perceived height of the structure.

BACKGROUND

Applicant/Owner:	Navin, LLC
Assessor's Parcel No.:	125-202-13 & -14
Property Size:	4.5+/- acres
General Plan Designation:	Business and Professional Office (PBO)
Zoning:	Planned District
Existing Use:	Undeveloped
Proposed:	Hotel
Adjacent Zoning:	West and North – Planned District (PD): Undeveloped
	East – Redwood Blvd right of way and US 101 beyond
	South– Planned District (PD): Office (Fireman's Fund Complex)

ENVIRONMENTAL ASSESSMENT

The hotel project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA). However, an environmental assessment is not required for a preliminary project review, such as a workshop conducted by the Design Review Commission. An assessment of the project will be conducted to determine the level of environmental review required for the project. This review will consider traffic safety, wetland, aesthetics, hazards, etc.

STAFF ANALYSIS

Design Review and Entitlement Process

Design review is a mandatory process for any project proposed on a parcel zoned Planned District (PD). As such, Navin, LLC requests the Design Review Commission provide a recommendation to the Planning Commission and City Council regarding the entirety of the project's design, including site plan, architecture, and landscaping. Therefore, the purpose of this design review workshop is to offer an opportunity for the Design Review Commission and interested members of the public to review and provide feedback to the applicant and staff regarding the project's site design, architecture, and landscaping prior to preparing plans for the Commission's consideration and formal recommendation.

Staff notes that in addition to the need for Design Review approval, the project requires an amendment to the San Marin Commerce Park Master Plan to accommodate the Business and Professional Office (BPO) General Plan designation for the site and allow the development of a hotel, as well as a precise development plan, and a parcel map to merge the two parcels that make up the site. The master plan amendment and precise development plan entitlements require Planning Commission recommendations to the City Council for final action. Thus, for concurrent processing of these entitlements, a pending formal recommendation on the project's complete design from the Design Review Commission will be forwarded to the Planning Commission and ultimately to City Council for final action in conjunction with the Master Plan Amendment and Precise Development Plan.

Neighborhood Meeting: February 11, 2016 at Margaret Todd Senior Center
Attendees: approximately 30 residents

Concerns for Design Review Commission consideration:

- Height and mass of structure
- Wetland buffer reduction
- Trees to screen parking
- Protection of existing Oak trees (Note: No Oak trees are proposed for removal on the site plan revised following the neighborhood meeting.)

Concerns for Planning Commission consideration:

- Traffic
- Social and Economic impacts

Key Issues – In addition to Building Architecture, Staff requests the Commission consider the following key issues:

Height and Mass:
Staff explained to the applicant upon project submittal that the height of the structure would be an item of contention. Residents of the Partridge Knolls neighborhood raised concerns about the height and mass of the structure as it relates to Wood Hollow Drive at the project's neighborhood meeting. In response to this concern, the applicant lowered the south end of the building and stepped the building up to the north with the natural landforms. In addition, the applicant has been working closely with PG&E to accommodate the grading required to construct the access and parking without encroaching on the pipeline, and to grade the pad for the building to an elevation as low as possible. The applicant is proposing to place the building between the natural hills, in the lowest area of the parcel possible and step it up with the natural topography to minimize the perceived height of the structure.

Wetland Buffer Reduction:
The Novato Zoning Code section 19.36.070 requires a minimum setback from wetlands of 50 feet. However, the Review Authority may reduce the wetland buffer if a finding is made that: "*The proposed buffer provides adequate watershed hydrology to support the wetland and protects the resource value of the wetland."*

The applicant has requested a reduced wetland buffer in combination with the increased height in order to fully utilize the developable portion of the property. The applicant has submitted an evaluation from a wetlands biologist (See Attachment 2) that the reduced wetland setback of 20 feet, with a localized encroachment into that buffer for a fill slope adjacent to the PG&E easement to accommodate necessary grading, will not adversely affect the resource values of the wetlands, nor will it affect the watershed hydrology necessary to support the wetlands. In addition, there are proposed encroachments into the proposed buffer to accommodate the bio-retention facilities to treat the stormwater runoff from the developed portion of the site. The Zoning Code allows such facilities within the buffer, and Staff discussed the encroachment with a senior engineer in Public Works who explained that since the purpose of these facilities is to treat the water before releasing it into the existing wetlands, the encroachment for the bio-retention facilities should be acceptable.

Proposed Trees:
There was a concern raised about whether the project has enough trees proposed to sufficiently screen the parking lot. The applicant explained that they cannot excavate to plant trees with roots that may encroach on the PG&E pipeline. While planter boxes for trees at the parking lot were discussed, PG&E does not favor improvements such as this within the easement setback, and prefers perimeter trees. In response to the concern, the applicant included perimeter trees at the parking lot. The Commission may consider additional trees for the balance of the parking area. In addition, Staff requests that the Commission consider the opportunity to shift parking stalls 7 through 10 easterly to create a planter island near the walkway at the building outside of the setback from the PG&E easement.

1996 General Plan

The 1996 Novato General Plan provides a framework of policies that were adopted to coordinate all major components of Novato's physical development over a 20-year period. These policies serve as a basis to assess whether public and private development proposals are consistent with the General Plan. In this instance, the project site in question was called out specifically by General Plan Land Use Policy 1A for hotel development:

LU Policy 1A Visitor Serving Uses. Sites with freeway visibility that are designated for Business and Professional Office (BPO) use on the General Plan Land Use Map include visitor serving hotel/motel and accessory commercial uses. This policy shall apply to the areas in northern Novato at the northwest corner of Redwood Blvd. and Wood Hollow Drive (San Marin Business Park).

The Design Review Commission should consider the Hotel's design concepts in light of the design-related policies of the Novato General Plan listed below.

> EN Policy 27 Scenic Resources. Protect visual values on hillsides, ridgelines, and other scenic resources.
>
> Community Identity Policy 1 Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.
>
> Community Identity Policy 7 Landscaping. Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards.
>
> Community Identity Policy 12 Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible.
>
> Community Identity Policy 14 Open Areas and Landscaping. Require provision of adequate landscaped, open areas in project design.
>
> Community Identity Policy 15 Pedestrian Paths. Provide for maximum feasible pedestrian circulation.
>
> Community Identity Policy 32 Public Art. Promote public art that enhances the cultural life of the community.

Floor Area Ratio:

The project site is assigned the Business and Professional Office (BPO) land use designation of the General Plan. The BPO land use designation permits the development of hotels up to a maximum FAR of 0.40, or 78,272 square feet based on the 4.5 acre hotel site. With the floor area reduction based on the Hillside and Ridgeline Protection Ordinance, the maximum FAR for the project is 47,025 square feet; however, the project, as proposed, qualifies for a 20% FAR bonus

for providing 25% of the parking underground, resulting in a maximum FAR of 56,430 square feet.

San Marin Commerce Park Master Plan

The project site is within the San Marin Commerce Park Master Plan area, adopted by Ordinance No. 878 passed December 4th, 1979, and was previously designated for a retail development. The 1996 Novato General Plan designated the site for Business and Professional Office (BPO), which does not allow retail, with the exception of ancillary retail to the permitted use. The proposal includes an amendment to the San Marin Commerce Park Master Plan to be compliant with the current land use designation of Business Professional Office (BPO) of the General Plan, which allows the development of a hotel, and in fact allocates the project site for the development of a hotel.

Novato Zoning Code & Hillside and Ridgeline Protection Ordinance

The project site is zoned Planned District (PD). This zoning classification allows flexibility to develop project and site specific development and operational standards through the adoption of a precise development plan. A precise development plan may include design and operational elements that deviate from the uniform standards of the Novato Zoning Ordinance. Such deviations are allowed where doing so better addresses a unique site constraint(s) (e.g., steep topography, wetlands, easements, etc.) or would result in a superior project design.

While the PD Zoning District and precise development plan process allows design flexibility there are some uniform standards of the Zoning Ordinance to which new projects are expected to substantially conform. In this instance, there is an expectation that the Hotel project should be designed to substantially comply with the provisions of Novato's Hillside and Ridgeline Protection Ordinance. Staff believes the project can be designed to comply with most of the key provisions of the Hillside Ordinance, including the building intensity reduction factor and hillside design criteria. However, there will be a need for consideration of a building height in excess of 35-feet. There are provisions in the Zoning Ordinance allowing the discretion to deviate from these development standards through design review and the precise development plan process.

Building Height and Neighborhood Compatibility:

The Hillside Ordinance states that the maximum height of a non-residential structure shall not exceed 35-feet. However, additional height may be considered through the City's Planned District (PD) process. The applicant is proposing the height of the proposed structure to step up from 33 feet 4 inches to 48 feet 6 inches for a tower element; however, the drawings represent heights above finish grade. Novato Zoning Code requires heights of buildings to be measured from finish grade adjacent to a building, but the Hillside and Ridgeline Protection Ordinance requires heights of buildings on hillside parcels to be measured from the lower of the existing pre-developed grade or the finished grade. In this case, the lowest existing grade at the tower element of the structure adds approximately 7.25 feet to the height shown on the plans, so the highest point of the proposed structure above existing grade is adjusted to approximately 55 feet 9 inches.

This proposed maximum height of 55 feet 9 inches requires relief from the standard height limits. Staff notes that the proposed height is lower than or comparable to the heights of buildings on

neighboring properties developed prior to the adoption of the Hillside and Ridgeline Protection Ordinance. The Fireman's Fund building across Wood Hollow Drive from the project site has a parapet height that varies from 55 feet 9 inches to 60 feet, with a penthouse roof height of approximately 71 feet above ground level, though the records do not clearly show the previously existing grades at the building. The office building at 100 Wood Hollow Drive to the west of the project site has a parapet height of 54 feet, and a roof height at the equipment penthouse of 60 feet 6 inches above previously existing grade.

In order to avoid buildings extending above ridgelines, the Hillside Project Development Standards subsection J. 1. states, "*Structures shall not be placed so that they are silhouetted against the sky when viewed from a public street*," but provides opportunity for relief with, "*except where the review authority determines that the only feasible building site on an existing lot cannot comply with this standard*." In this case, the applicants have arguably placed the structure on the only feasible building site on the lot.

When the site is viewed from Redwood Boulevard, Mt. Burdell is the dominant ridgeline. The proposed hotel would be partially silhouetted against the sky from locations along Wood Hollow Drive, visually extending above the hills immediately surrounding the structure. While the hills adjacent to the site are subject to preservation under the Hillside and Ridgeline Protection Ordinance, they are not mapped as "Scenic Hills and Ridges" by Scenic Resources EN – Map 3 in the General Plan.

The maximum build-out permitted at the Hotel site is 56,430 square-feet based on a Business and Professional Office (BPO) FAR of 0.40 and the slope area reductions and underground parking bonus specified in the Hillside Ordinance. The hotel's size, proposed at 55,350 square-feet, complies with said standards.

A copy of the Hillside and Ridgeline Protection Ordinance is attached for Design Review Commission reference.

Design Review Findings

The Design Review Commission should consider the proposed Hotel from the perspective of the following uniform design review findings of approval. These are the findings the Design Review Commission will be asked to make when forwarding a recommendation on the Hotel project's site design and massing to the Planning Commission and City Council.

> Design Review Finding No. 1: The design, layout, size, architectural features and general appearance of the proposed project is consistent with the general plan, and any applicable specific plan and with the development standards, design guidelines and all applicable provisions of this code, including this title and any approved master plan and precise development plan.
>
> Design Review Finding No. 2: The proposed 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.

Design Review Finding No. 3: The proposed development 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.

The Hillside Ordinance specifies the following supplemental design review findings for hillside development projects:

A. The design, scale, massing, height and siting of development is compatible with the character and scale of the surrounding, developed neighborhood.

B. The design and site layout of the hillside project is respective of and protects the natural environment to the max imum extent feasible.

C. Site grading has been designed to be as minimal as possible to achieve sensitive hillside design, minimize tree removal, and provide safe site access and required parking.

D. The hillside project is designed and sited to screen development, to the extent feasible, through clustering and/or avoiding of highly visible hillsides, ridgelines, and knolls.

RECOMMENDATION

Conduct a workshop to receive public input and provide Commission comments to the applicant and staff regarding the project's proposed conceptual site design, circulation, building massing, architecture, and conceptual landscaping.

FURTHER ACTION

This project proposal, with further design revisions, will return to the Design Review Commission at a public hearing for a formal recommendation to the Planning Commission and City Council regarding the project's detailed site design, architecture, and landscape plan.

ATTACHMENTS

1. Project Plans – 8 Sheets
2. Wetland Setback Assessment (Zander Associates)
3. Hillside and Ridgeline Protection Ordinance
4. Public Comment Letter (Note: Comments refer to the Phase I Environmental Site Evaluation, which can be made available upon request)

AREA SUMMARY

	HOTEL	PATIO	NOTE
BASEMENT		-	11,843 SF (NOT INCLUDED FOR MAX BUILD-OUT CALCS)
1 FL 2 FL 3 FL 4 FL	17,240 SF 16,140 SF 15,130 SF 6,840 SF	0 SF - - -	
TOTAL	**55,350 SF**	0 SF	
MAX ALLOWED	**56,430 SF**		

MAXIMUM BUILD-OUT UNDER BPO W/HILLSIDE FAR
REDUCTION: 117,564 X 0.4 = 47,025 SF

MAXIMUM BUILD-OUT WITH 20% BONUS FOR 25% OF
PARKING UNDERGROUND: 47,025 X 1.20 = 56,430 SF

PARKING REQUIREMENT

TOTAL ROOM COUNTS: ..... 87 ROOMS
1 CAR/ROOM: ..... 87 CARS REQUIRED.

25% OF UNDERGROUND PARKING: 87 X 25% = 22 CARS (30 CARS PROVIDED)

TOTAL: 87 CARS PROVIDED (16 compact 18%)
BASEMENT: ..... 27 CARS (12 Compact)
SITE: ..... 60 CARS (4 compact)

TOTAL ROOM COUNTS

HOTEL BRAND HAS NOT BEEN CHOSEN YET. THE INFORMATION WILL BE
PROVIDED AS PROJECT DEVELOPS.
IT IS EXPECTED APPROXIMATELY 87 - 95 ROOMS

SUMMARY

TREE LEGEND

(E) TREE ON SITE

(N) PROPOSED TREE WITH
DROUGHT TOLERANT LANDSCAPE

SITE PLAN 1" = 30'-0" 1

GRAPHIC SCALE
0 30 60 90 120

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SITE PLAN

7701 REDWOOD BLVD - NOVATO HOTEL CONCEPT STUDY

A1

GRAPHIC SCALE 0 16 32 48 64

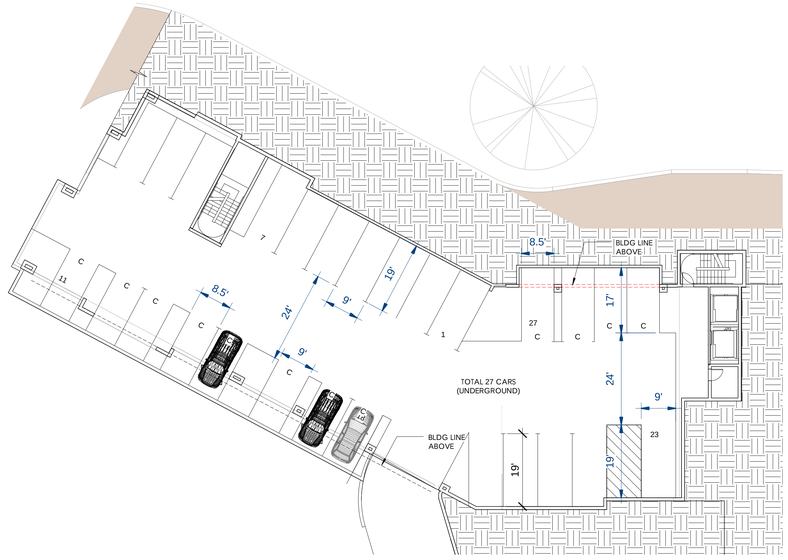
GROUND FLOOR PLAN 1/16" = 1'-0" 1

GRAPHIC SCALE 0 16 32 48 64

LEVEL 2 1/16" = 1'-0" 2

GRAPHIC SCALE 0 16 32 48 64

LEVEL 3 1/16" = 1'-0" 3



GRAPHIC SCALE 0 16 32 48 64

BASEMENT PLAN 1/16" = 1'-0" 4

SUITE COUNT - 1st FLOOR		
Suite Type	Count	KITCHENETTE
K SUITE	3	YES
KAR SUITE	1	YES
KDL SUITE	6	
KS SUITE	4	YES
KS-2 SUITE	1	YES
QQS SUITE	1	YES
	16	

SUITE COUNT - 2nd FLOOR		
Suite Type	Count	KITCHENETTE
K SUITE	6	YES
KAR SUITE	1	YES
KD SUITE	1	-
KDL SUITE	10	
KS SUITE	10	
KS-2 SUITE	1	YES
QQS SUITE	1	YES
	30	

SUITE COUNT - 3rd FLOOR		
Suite Type	Count	KITCHENETTE
K SUITE	5	YES
KAR SUITE	1	YES
KD SUITE	1	-
KDL SUITE	10	
KS SUITE	10	
KS-2 SUITE	2	YES
	29	

SUITE COUNT - 4th FLOOR		
Suite Type	Count	KITCHENETTE
K SUITE	3	YES
KD SUITE	1	-
KDL SUITE	4	-
KS SUITE	4	
	12	

TOTAL ROOM COUNTS: 87 ROOM

GRAPHIC SCALE 0 16 32 48 64

LEVEL 4 1/16" = 1'-0" 5

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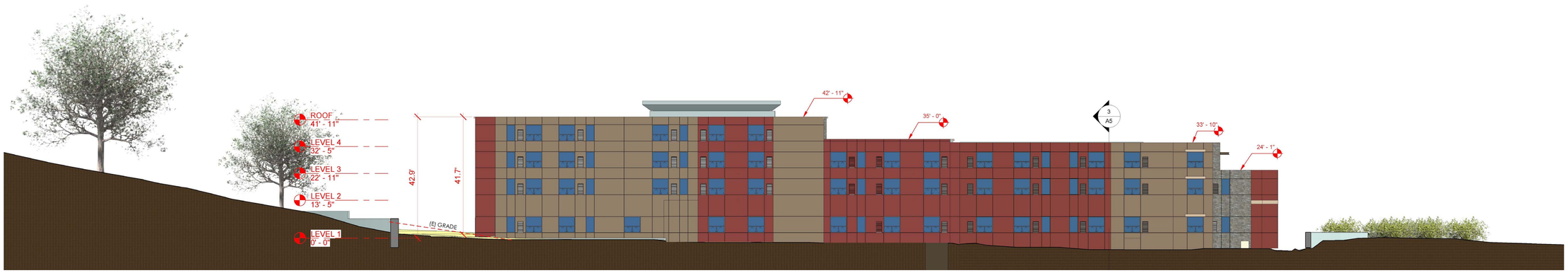
FLOOR PLANS

7701 REDWOOD BLVD - NOVATO HOTEL CONCEPT STUDY

A2

EAST ELEVATION



WEST ELEVATION

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ELEVATIONS

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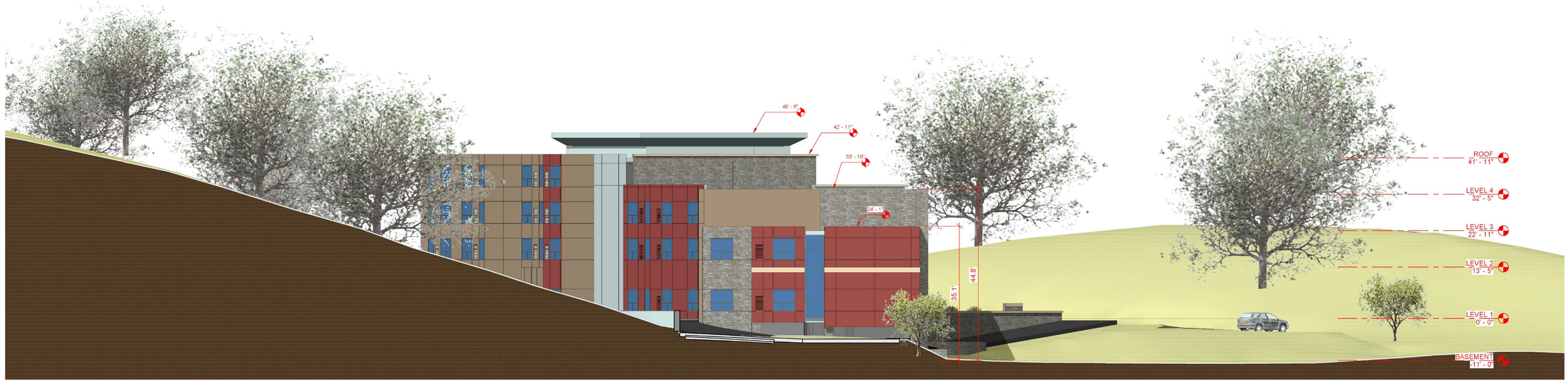
A3

NORTH ELEVATION



SOUTH ELEVATION

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ELEVATIONS

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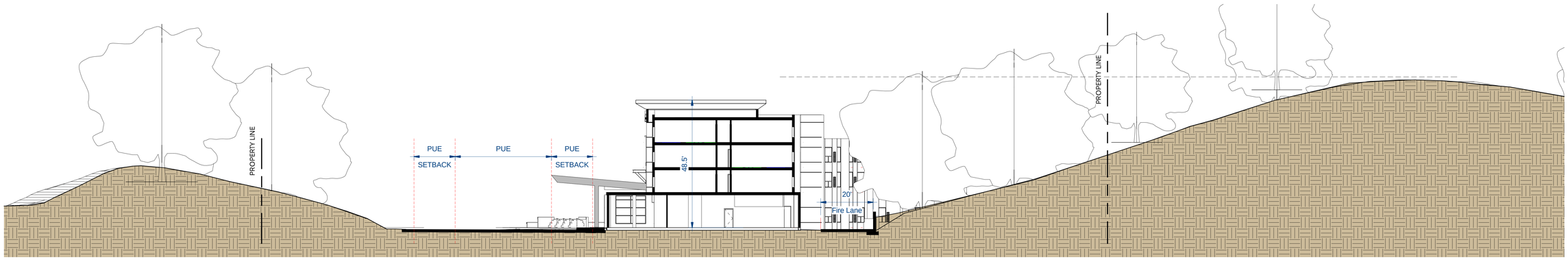
A4

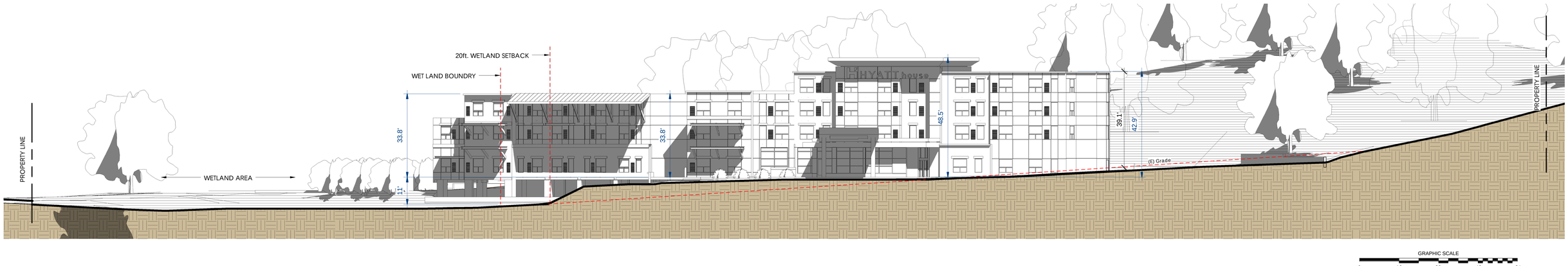


GRAPHIC SCALE
0 16 32 48 64

BUILDING SECTION-1

1/16" = 1'-0"

1



GRAPHIC SCALE
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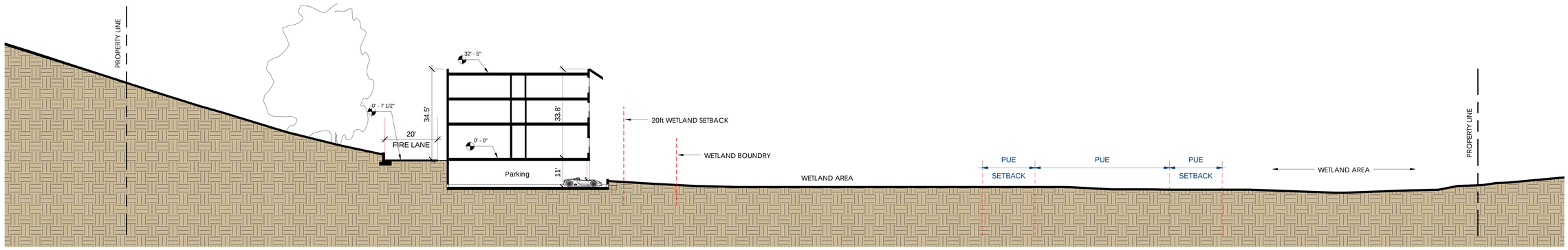
SITE SECTION - THRU ENTRY PLAZA

1/16" = 1'-0"

2



GRAPHIC SCALE
0 16 32 48 64

SITE SECTION - THRU WETLAND

1/16" = 1'-0"

3

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SITE SECTIONS

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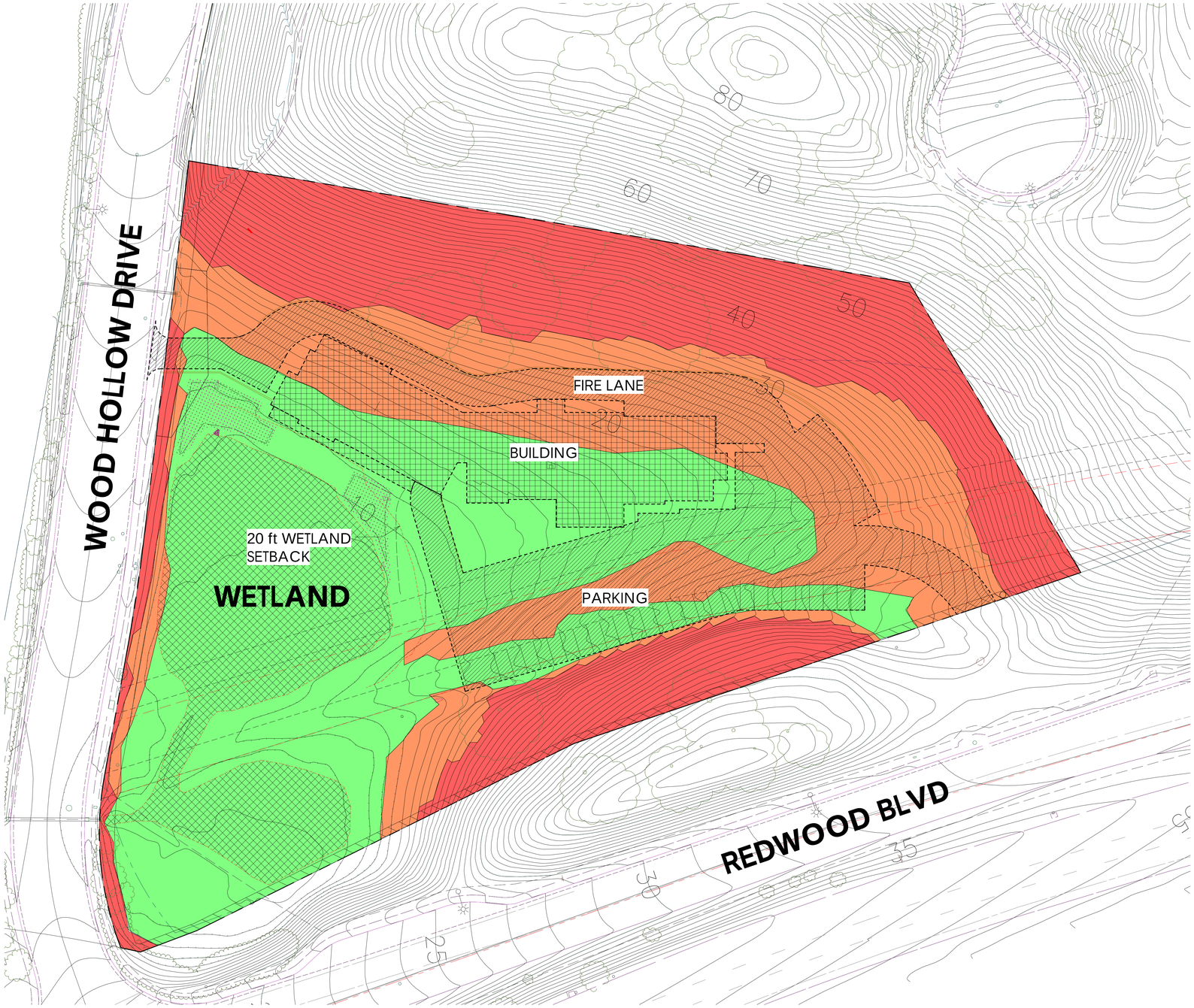
A5



SLOPE ANALYIS LEGEND - AREA C

COLOR	SLOPE	AREA	PERCENT
	0 - 10%	1.94 AC.	43.3%
	10 - 25%	1.33 AC.	29.7%
	> 25%	1.21 AC.	27.0%
	TOTAL	4.48 AC.	100%

SITE PLAN_SLOPE ANALYSIS 1" = 30'-0" 1

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SITE SLOPE ANALYSIS

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A6

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PERSPECTIVE

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A7

05/27/16

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PERSPECTIVE

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A8

18/01/2016

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PERSPECTIVE

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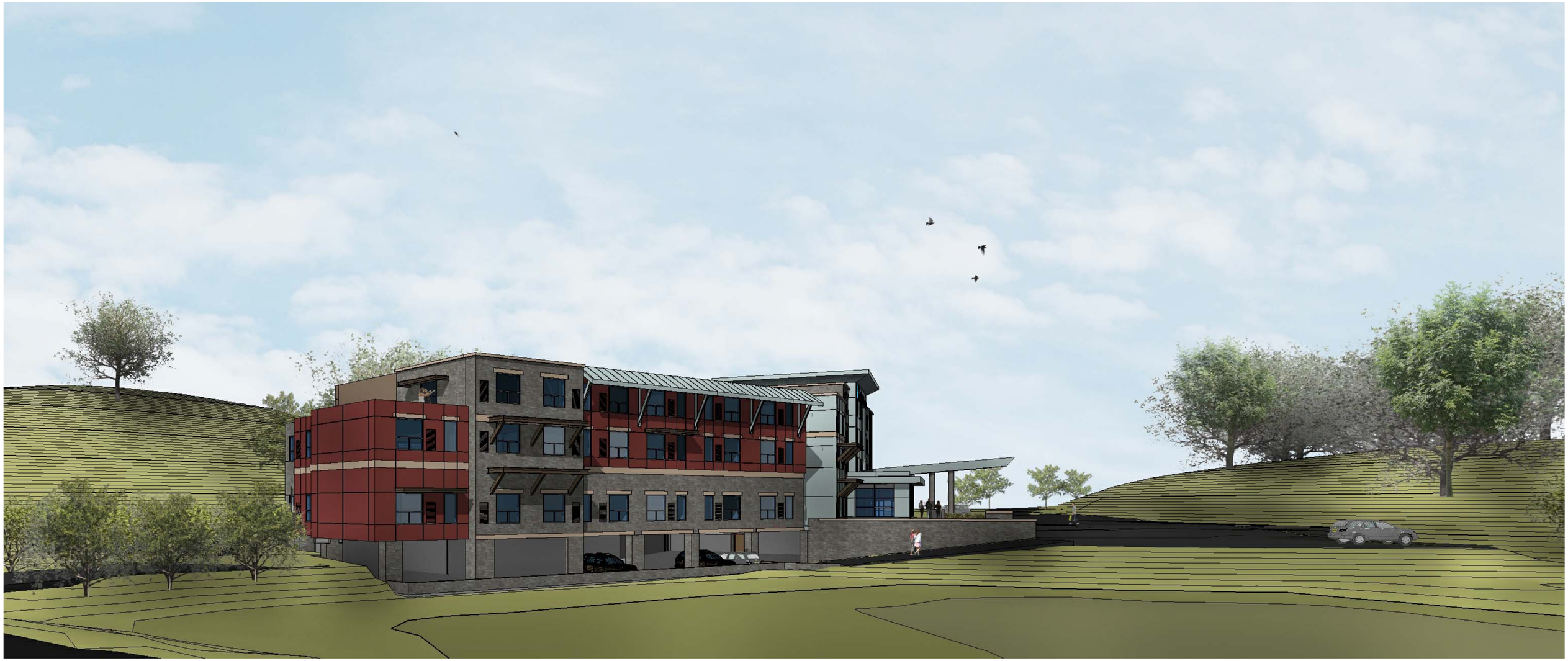
7701 REDWOOD BLVD - NOVATO HOTEL CONCEPT STUDY

A9



05/27/16

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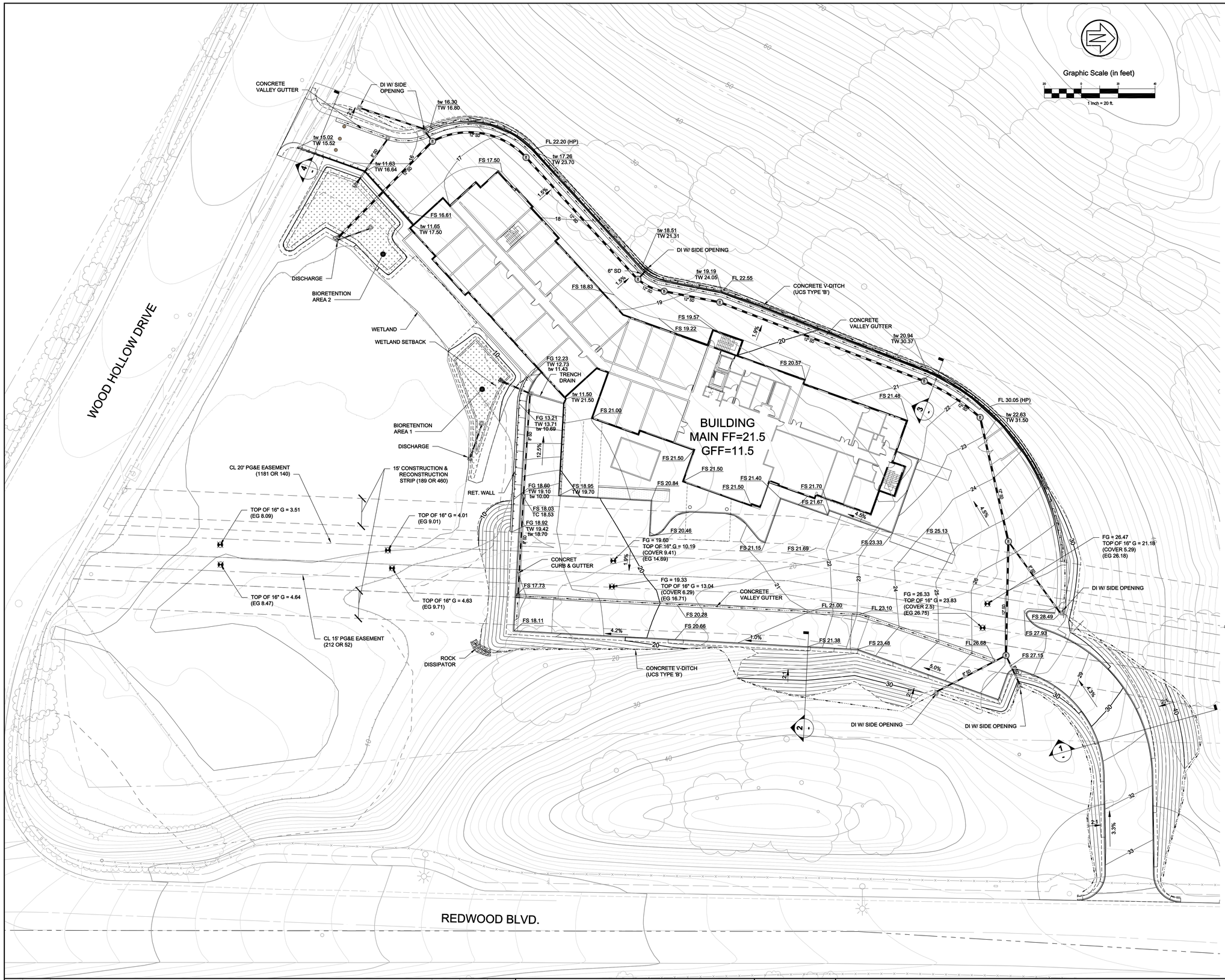
PERSPECTIVE

7701 REDWOOD BLVD - NOVATO HOTEL CONCEPT STUDY

A10



PRELIMINARY GRADING QUANTITIES

CUT: 5,400 CUBIC YARDS
FILL: 4,000 CUBIC YARDS
NET: 1,400 CUBIC YARDS <EXPORT>

1. PROPOSED FINISH GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN.
2. THE EARTHWORK QUANTITIES ABOVE WERE TAKEN FROM THE DIFFERENCE BETWEEN EXISTING GRADING AND FINISHED GRADE. THE ABOVE EARTHWORK QUANTITIES HAVE NOT BEEN ADJUSTED.

SURVEY NOTES

1. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM AN AERIAL SURVEY.
2. ELEVATIONS SHOWN ARE BASED ON THE NGVD 1929 ELEVATION DATUM.

STORMWATER TREATMENT

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIORETENTION AREA 1		
DMA 1	26200	ROOF/PVMT	1.0	26200	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	10533	LANDSCAPE	0.1	1053			
TOTAL >				27253	0.04	1090	1100

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIORETENTION AREA 2		
DMA 2	39351	ROOF/PVMT	1.0	39351	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	LANDSCAPE	0.1	0			
TOTAL >				39351	0.04	15740	1874

SYMBOLS

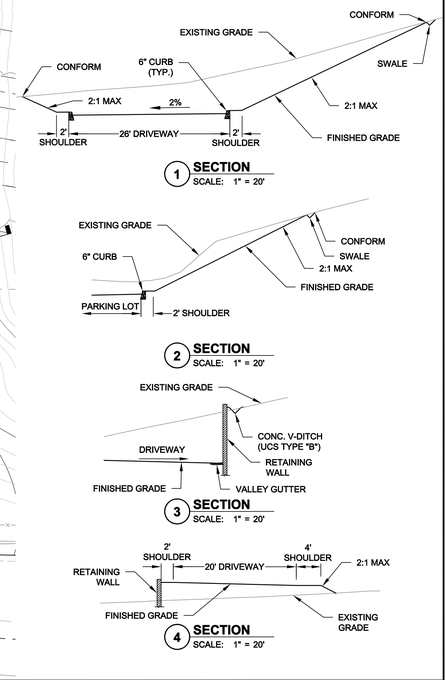
EXISTING		PROPOSED
	TREE / TREE TO BE REMOVED	
	STREETLIGHT	
	STORM DRAINAGE - DROP INLET	
SD	STORM DRAINAGE - MANHOLE	SD

LINETYPES

EXISTING		PROPOSED
	BOUNDARY LINE	
30	CONTOUR - MAJOR	30
	CONTOUR - MINOR	
	SWALE	
N/A	DAYLIGHT	
	RETAINING WALL	
	STORM DRAIN	

ABBREVIATIONS

DI	DROP INLET	FS	FINISH SURFACE	HP	HIGH POINT
DL	DAYLIGHT	G	GAS	SD	STORM DRAIN
FF	FINISH FLOOR	GFF	GARAGE FINISHED FLOOR	TW	TOP OF WALL
FL	FLOWLINE			tw	TOE OF WALL



Rev	Date	Description	Designed	Drawn	Checked
-	06/14/16	AMENDED SITE PLAN & GRADING	JAH	RRB	JAH
-	05/05/16	SUBMITTAL	JAH	JAH	JAH

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
45 Leveroni Court
Novato, CA 94949
tel: 415.883.9850
fax: 415.883.9835
http://www.cswst2.com

City: Novato
County: Marin
State: California

NOVATO HYATT HOUSE

PRELIMINARY GRADING & DRAINAGE PLAN

Prepared Under the Direction of:
JULIA A. HARBERSON No. 78626 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

Sheet: C1
Scale: 1" = 20'
Date: 04/26/2016
Project Number: 5.1448.00
Plan File: D-XXXXXX

P:\2051\1448\DWG\Sheet_Drawings\DESIGN_DEVELOPMENT\C1 PRELIMINARY GRADING & DRAINAGE PLAN.dwg 05/14/2016 02:49 PM lsauf 1:1

ZANDER ASSOCIATES

Environmental Consultants

June 30, 2016

Roshan & Ketal Patel
Navin, LLC.
99 West Main Street
Woodland, CA 95695

Wetlands Setback
Novato Hyatt House
Novato, California

Dear Messrs. Patel:

Zander Associates has completed an assessment of the wetland setback for the proposed Novato Hyatt House to be located at the corner of Redwood Boulevard and Wood Hollow Drive in Novato. The proposed 87 room hotel would be constructed on an approximately 4.5 acre site, situated on a gently sloping hillside and avoiding direct impacts to (i.e. fill in) an adjacent seasonal wetland area. However, the hotel and parking areas would be built within 20 feet of the delineated wetland boundaries, some grading would occur within the 20 foot buffer, and some facilities associated with the hotel (two bio-retention basins) would be located within the 20 foot buffer, directly adjacent to the wetland.

The City of Novato (Section 19.36.070 - Development Standards and Design Criteria, Chapter XIX, Novato Municipal Code) requires a buffer area of a minimum of 50 feet in width to provide for undisturbed habitat adjacent to a wetland and to maintain sufficient watershed to support the wetland. However, the Municipal Code allows for a reduction in the buffer if the proposed buffer provides adequate watershed hydrology to support the wetland and protects the resource value of the wetland. The Code also acknowledges that retention ponds, swales, or water quality control features may be required in setback areas to prevent pollutants in urban runoff from discharging into wetland habitat.

To evaluate the issue of the wetland setback for the proposed hotel, we reviewed the Preliminary Grading and Drainage Plan for the project prepared by CSW Stuber-Stroeh Engineering Group, Inc. dated April 26, 2016 (05/05/16 submittal; 06/14/16 Amended Site Plan & Grading); an exhibit entitled San Marin Business Park, Hydrology Map dated December 19, 2012, and also prepared by CSW Stuber-Stroeh Engineering Group, Inc.; our own files on the original (1999) wetland delineation for the San Marin Business Park site; and other available documents related to the proposed hotel site. In addition we consulted with the project engineers (CSW ST²) and visited the site on November 12, 2015, and again on June 29, 2016.

The wetlands on the site consist of approximately 0.6 acres of seasonally saturated and sometimes (in wet years) ponded areas at the lower (southeast) corner of the property adjacent to the intersection of

1569 Solano Avenue #255 *Telephone: (415) 897-8781*
Berkeley, CA 94707 *Fax: (415) 814-4125*

Redwood Boulevard and Wood Hollow Drive. The original 1999 delineation identified two separate sub basin areas connected by a relatively narrow flowline through higher ground (where the PG&E gas line easement bisects the property). The 1999 delineation was reverified "as is" by the Corps of Engineers in 2013.

The hydrology supporting these wetlands comes from a relatively limited watershed of about 6.6 acres of sloping hillsides to the north and west. Storm water runoff from these hillsides accumulates in the lower basin like area at the southeast corner and, possibly combined with a high water table, creates seasonal wetland conditions in the lower area. During both of our recent site visits, there was abundant evidence of muddy soils "punched up" by cattle and remnants of hydrophytic (moisture tolerant) plants such as brass buttons (*Cotula coronopifolia*), rabbitsfoot grass (*Polypogon monspeliensis*), toad rush (*Juncus bufonius*) and nut sedge (*Cyperus eragrostis*), concentrated primarily toward the most southeasterly corner of the lower delineated wetland basin. Moving westerly of the PG&E easement, the signature of disturbed muddy soils and vegetation within the delineated wetland area weakens with less moisture dependent ("facultative") plants like Mediterranean barley (*Hordeum marinum*), perennial rye grass (*Lolium perenne*), curly dock (*Rumex crispus*) and cocklebur (*Xanthium strumarium*) becoming more dominant.

The proposed hotel would not encroach into the delineated wetlands, but would modify the existing hydrology of the site. Most of the natural runoff from the hillsides above the hotel and parking areas would be collected in a perimeter concrete v-ditch above these site improvements and routed via a 12-inch storm drain line into the adjacent wetlands.[1] The discharge for this background runoff would be located at the westerly end (upper sub basin) of the delineated wetlands. Runoff collected from the improved areas of the site would be routed through two bio-retention areas where it would percolate through filtration media before discharge into an underdrain system. High flows that fill the bio-retention areas during major storm events would overflow into the adjacent wetland areas.

The bio-retention areas would be located directly adjacent to the delineated wetlands but all other elements of the project, except for an approximately 200 square foot area of fill within 10 feet of the wetland perimeter, would be located 20 feet from the wetland boundary. As noted above, the bio-retention areas would be allowable within the wetland buffer zone and could potentially be designed to function as an enhancement to the adjacent seasonal wetlands.

Whether the hotel, parking and small area of fill were set back 10, 20 or 50 feet from the delineated wetlands would not substantially change the project's effects on the wetlands. The functions and values of the wetlands on the site, especially the westerly of two delineated sub basin areas, are not high. They are isolated, seasonally wet areas, heavily used by cattle in the past and dominated by mostly non-native hydrophytes. The wetland characteristics of the westerly of the two sub basins (where the buffer reduction would primarily apply) are far less pronounced than those in the lower (easterly) sub basin and merge more or less seamlessly with the upland grassland habitat characteristics of the adjacent hillside.[2] The issue with preserving and even possibly enhancing the wetlands on the

[1] Some natural runoff from the hillside immediately east of the parking lot will be collected in another concrete v ditch and routed to the south through an energy dissipator toward the wetland area

[2] In fact, a re-delineation in the field may well eliminate some of the area in the westerly sub basin.

site depends more on how the site hydrology is managed than the setback distance of the proposed development.

Based on our initial review and discussion with CSW ST² (Wayne Leach, telephone conversation, 6/28/16), we believe that the drainage plan for the project as described above would preserve the hydrological characteristics of the delineated wetlands on the site and even possibly enhance them. The discharge location for the background (hillside above the project) runoff would be located in what is now a drier part of the delineated wetland area, possibly increasing wetland characteristics in that area. Rather than an energy dissipator at that location, an infiltration gallery might disperse those background flows over a wider area. The bio-retention areas could also be designed with overflow weirs instead of discharge points into the wetlands and the subdrains beneath them could also be routed accordingly.

In summary, we do not believe that a reduced wetland setback for the proposed Novato Hyatt House will adversely affect the resource values of the delineated wetlands on the site nor will the setback distance affect the watershed hydrology necessary to support the wetlands. The drainage plan for the project will not substantially change with an increased setback distance and, possibly with some minor modifications, that plan may well enhance the functions and values of the preserved wetland habitat.

We trust that this assessment will assist you in your review and approval process with the City of Novato. Please contact me by email (mzander@zanderassociates.com) or telephone (415 897-8781) if you have any questions.

Sincerely,

Michael Zander
Principal

DIVISION 19.26 - HILLSIDE AND RIDGELINE PROTECTION

19.26.010 - Purpose of Division.

The standards of this Division are intended to:

A. Protect the City's scenic resources and distinctive environmental setting by preserving ridgelines and scenic vistas in their natural state, limiting development in hillside areas and encouraging retention of natural topographic features and vegetation;
B. Reduce the potential for hazards and environmental degradation related to slope failure, increased erosion, sedimentation, storm water run-off, fire hazards, loss of vegetation, excessive grading, visual intrusion of structures, and potential for traffic hazards;
C. Provide for compatibility of land uses, maintain privacy for property owners where feasible and preserve public views of hillsides, ridgelines, and natural vegetation;
D. Provide for safe, convenient and structurally sound development in hillside areas and minimize risk from natural disasters;
E. Minimize grading and encourage grading practices and design techniques that are appropriate in hillside areas;
F. Provide for proper maintenance and fire management and minimize public expense for long-term maintenance of slope areas and public improvements in hillside areas.

(Ord. No. 1576, § 2 (Exh. A, amd.), 10-23-2012)

19.26.020 - Applicability.

The standards in this Division apply to subdivisions, uses, new structures, additions to existing structures including accessory structures and to all other development on parcels with an average slope of 10 percent or greater. See also Section 19.20.080 (Scenic Resource Protection), and General Plan Exhibit EN - Map 3 in Chapter IV: Environment.

(Ord. No. 1576, § 2 (Exh. A, amd.), 10-23-2012)

19.26.030 - Permit Process and Application Requirements.

Design Review approval shall be required for all development subject to the provisions of this Division, except for new accessory structures, additions to existing residential structures which are less than ten percent of the square footage of the structure to be expanded, retaining walls or other improvements that are determined by the director to be visually insignificant. See also Section 19.42.030 (Design Review). The Design Review application and review process for all hillside development shall include the following procedures and application submittal requirements:

A. As part of the design review process, a Design Review Commission workshop shall be held as described by the procedure in Section 19.42.030 (D)(1) for all hillside development projects. However, applications for individual Single-family homes, minor additions and accessory structures may be exempted from the workshop requirement as determined by the director.
B. When a hillside development project requires multiple land use permit and/or subdivision applications, all such applications shall be filed, processed, reviewed and considered for action concurrently.
C. All Design Review applications for hillside development shall be accompanied by information and materials required by Section 19.40.040 (Application Preparation and Filing), and all additional materials required by the application contents handout provided by the department for hillside development as updated.
D.

A constraint analysis shall be prepared and submitted with a Design Review application for undeveloped hillside sites in compliance with Section 19.40.040 B (Constraints Analysis). The extent of information included in the constraint analysis shall be based on and limited to the known constraints of the site. For example, the constraint analysis need not include special studies and surveys assessing riparian conditions, if such conditions are clearly not present on the site. Regardless, the analysis shall be accompanied by a geotechnical report, which identifies and proposes mitigation measures for any soils or geological conditions that may affect site stability or structural integrity.

E. Three-dimensional building elevations and scaled cross-sections shall be prepared and submitted to demonstrate building planes, heights and massing.

F. A photo montage, computer-generated visual simulations and/or a site model may be required when the director determines that such information is necessary to demonstrate topographic relationships, building mass and scale, site grading, visual impacts or project relationship with the adjacent neighborhood.

G. The installation of story poles is required to demonstrate the location, footprint, massing and height of proposed hillside buildings. The installation of stakes and flags may also be required to demonstrate the location of proposed access roads, driveways and retaining walls. Story poles shall be erected in accordance with the City of Novato Placement of Story Poles Policy and Procedures, which are available at the Community Development Department.

(Ord. No. 1576, § 2 (Exh. A, amd.), 10-23-2012)

19.26.040 - Hillside Development Design Criteria.

Hillside development shall comply with the following design criteria, as deemed applicable by the review authority:

A. *Terrain Alteration.* The project should be designed to fit the terrain rather than altering the terrain to fit the project. Development patterns that require excessive cuts or fill, form visually protruding horizontal bands or steeply cut slopes for roads or lots shall be avoided.

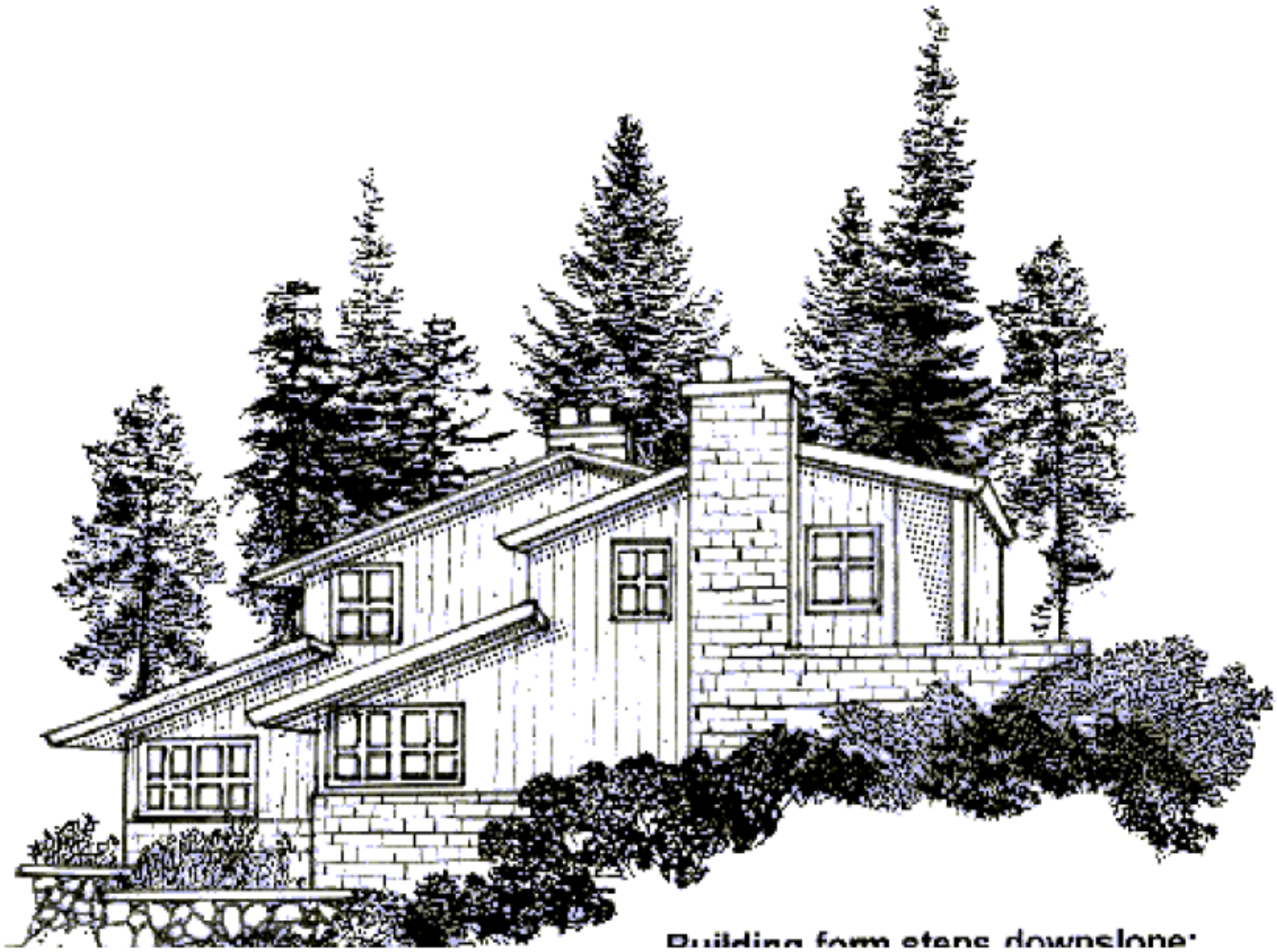
B. *Structure Siting and Design.* Site design shall utilize varying setbacks, structure heights, split-level foundations, and low retaining walls and terraces to blend structures into the terrain. Front building setbacks shall be varied and staggered consistent with natural hillside character.

C. *Location of Structures.* Structures should be located in the most accessible, least visually prominent, and most geologically stable portion or portions of the site. When feasible, place structures so that they will be screened by existing vegetation, rock outcroppings, or depressions in topography. Buildings and improvements should be located to save trees and minimize visual impacts. Additional native plant materials should be added to augment the screening qualities of existing vegetation, where appropriate.

D. *Retaining Walls.* Tall and/or long retaining walls shall be avoided. Retaining walls shall be divided into terraces to reduce the individual heights of walls where practicable, with landscaping to screen them from view. Generally, no retaining wall should be higher than 8 feet. See Figure 3-10.

E. *Exterior Lighting.* Hillside development shall not create an array of bright lights. Lighting shall be properly designed to eliminate direct and off-site glare and the spill of light to surrounding areas. Site and building designs shall incorporate low-intensity exterior lighting. The use of low ground-level fixtures is encouraged, as opposed to the use of fewer, but taller fixtures.

F. *Colors and Materials.* A harmonious mixture of materials, and colors, should be used to blend structures and site improvements with the natural hillside as follows:



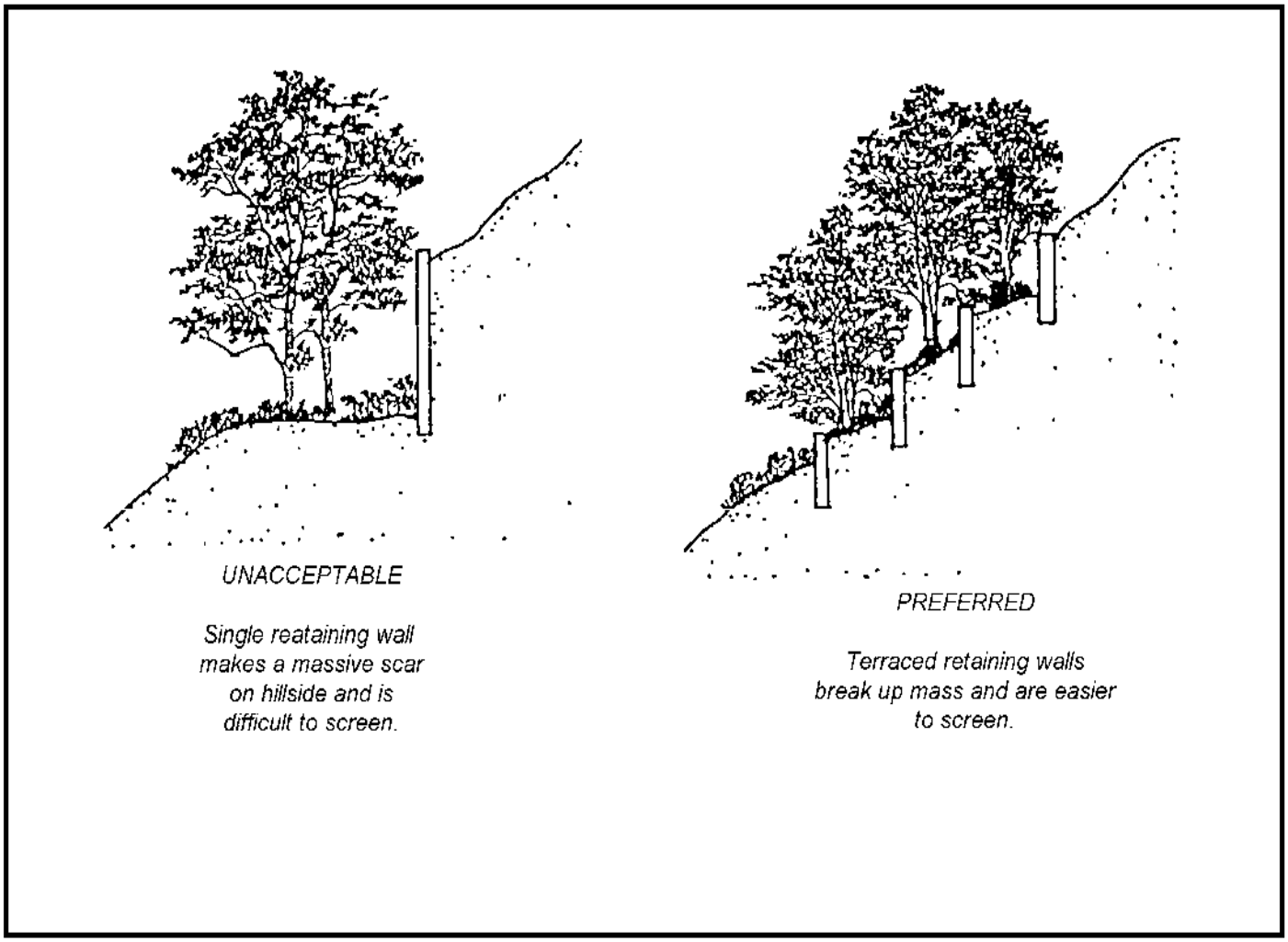
1. Colors that emulate native vegetation and soils shall be used for exterior elevations and roofs. Darker, flat tones, such as, browns, black, greens and terra cotta shall be used for exterior siding and roofs in high-visibility areas. Light or bright colors shall be avoided; and
2. Surface materials and roofs should include a mix of rough textures to blend with the coarseness of landscaping and natural vegetation in hillside areas. Materials including but not limited to stucco, wood, brick, and coarse block are appropriate materials to use.

G. *Architectural Design.* Structures shall be designed as follows:

1. Buildings and improvements shall be scaled to complement the hillsides and to avoid excessively massive forms that dominate views of the hills.
2. Residential development on infill hillside lots shall be of a scale that is compatible with the existing adjacent neighborhood, and shall be designed to locate windows, balconies, and outdoor living areas with consideration for the privacy of adjacent dwellings and yards, to the maximum extent feasible.
3. Building facades shall have varying vertical planes and overhangs shall be used as a means to create changing shadow lines to reduce the visual mass of forms. Building architectural elevations shall be stepped to follow the natural contour of the slope and to minimize building heights. See Section 19.26.050.J for building step back requirements.
4.

Wall surfaces visible from off-site on properties located within an area of Scenic Resource, Section 19.20.080, as designated by the General Plan, shall be minimized in scale through such design features as: the use of single story elements, setbacks, roof pitches, and landscaping.

5. Roof pitches shall generally be designed to follow the angle of the site slope; but variation may be provided to avoid a monotonous appearance. See Figure 3-9.
6. Structures with visible structural underpinnings that extend more than six feet above grade shall be avoided. Integrate structural underpinnings for decks, additions or foundation structures that exceed six feet in height into the design aesthetic of the building.



(Ord. No. 1576, § 2 (Exh. A, amd.), 10-23-2012)

19.26.050 - Hillside Project Development Standards.

A. *Residential Density.* When creating new residential lots or when a single family property is being developed with more than one dwelling unit, residential densities shall be reduced in compliance with Table 3-6. No development potential shall be allowed for areas with average slopes of greater than 25 percent. Each site to be developed shall be mapped to depict the average slope areas, based on the ranges in Table 3-6. The average slope shall be calculated using the contour measurement method as defined in Article 6 (Definitions - Average Slope) of this chapter. The maximum residential density allowed under the General Plan land use designation is then multiplied by the reduction factor defined for each slope area to determine the maximum allowable density for each area. The maximum number of units allowed is then determined by calculating, the combined sum of the area of each slope category, which have been multiplied by the corresponding reduction factor. Resulting fractional unit numbers shall be rounded down to the nearest

whole number. Areas with different General Plan designations or zoning districts must be analyzed as separate site areas to determine the total allowable units. (This section does not apply to the development of one single family dwelling unit or an accessory dwelling unit on an existing, legal lot.)

Table 3-6
Allowable Residential Density
and Building Intensity Floor Area Ratio (FAR) Based on Site Slope

General Plan Land Use Designation	Average Slope Range	Percent Reduction in Allowable Units or FAR/Sq. Ft.	Reduction Factor
RVL	0% to 10%	None	None
	10% to 25%	None	None
	Greater than 25%	100%	0.0
R1, R4, R5, R10, R20	0% to 10%	None	None
	10% to 25%	60%	0.4
	Greater than 25%	100%	0.0
BPO, CN, CF, CI, LIO, MU	0% to 10%	None	None
	10% to 20%	20%	0.8
	Greater than 20%	100%	0.0

B. *Clustered Residential Development.* Clustered residential development is required, where appropriate and to the extent feasible, as a means of preserving the natural appearance of hillside areas. Under this concept, dwelling units would be grouped in the more level portions of the site, while steeper areas would be preserved in a natural state.

C. *[Non-Residential Development.]* For purposes of this chapter, non-residential development shall include development consisting of residential and non-residential uses where the gross square footage area of the non-residential development exceeds that of the residential development.

D. *Non-Residential Building Intensity.* The maximum floor area of nonresidential development shall be reduced for slope areas in compliance with Table 3-6. A building intensity reduction factor of 0.8 shall be applied to that portion of a site with an average slope of 10 to 20 percent. No development potential shall be allowed for slopes greater than 20 percent.

E. *Subfloor Parking for Non-Residential Buildings.* The maximum allowable floor area of non-residential development may be increased up to a maximum of 20 percent when at least 25 percent of the required parking spaces are provided below grade, or subfloor and/or incorporated into the design of the building. The 20 percent increase in allowable floor area shall be applied to the total floor area calculated after the

maximum allowable floor area ratios for the applicable zoning district and building intensity reduction factors in Subsection D of this section are applied to the site areas. In no case shall a project that receives a bonus, exceed the FAR otherwise permitted pursuant to the General Plan Land Use designation.

F. *Street and Driveway Layout.* Streets and driveways shall follow the natural contours of the terrain to reduce grading, where feasible. The following street and driveway designs may be considered subject to the approval of the City Engineer and the Novato Fire Protection District:
   1. Cul-de-sacs, split roads and loop roads, where appropriate to fit the natural topography.
   2. Narrower street sections similar to those defined in the Novato Municipal Code Chapter V (Development Standards) Rural Street Standards, where appropriate to minimize grading, tree removal and visual impacts.

G. *Lot Configuration.* The creation of new lots or the relocation of lot lines shall comply with the following standards:
   1. Lots shall not be created which are impractical for improvement, due to steepness of terrain, geologic hazards, or location of watercourses or drainage.
   2. Lot layout shall be designed to avoid grading or building within 25-vertical feet of the top 5-foot contour of a ridgeline or knoll.
   3. Lots shall not be created with building envelopes which would allow structures to project within 25-feet of the top 5-foot contour of a ridgeline or knoll.
   4. Lots shall not be created where the average slope within the building envelopes would exceed 25 percent for residential sites and 20 percent for non-residential sites.
   5. Lot configurations shall be designed to minimize grading and preserve topographic and geologic features.
   6. Lot configurations shall take into account natural landforms and vegetation to the greatest extent possible.
   7. Lots shall be designed to avoid lot-to-lot drainage. Individual lots shall include the top of slope areas to the extent practicable to help reduce lot-to-lot drainage and facilitate any future slope maintenance.

H. *Placement of Structures.* Structures shall not be placed on average slopes exceeding 25 percent for residential development and 20 percent for non-residential development, to the extent feasible. Encroachment of building envelopes on slopes exceeding these percentages may be permitted by the review authority only where any of the following findings can be made:
   1. It is substantially unfeasible to locate the proposed building inside the maximum percent slope area; or
   2. Where such location would have a substantially more adverse effect on the environment; or
   3. Where such location is deemed appropriate to facilitate clustered development; or
   4. Measures are included that provide adequate mitigation of environmental impacts such as visual, biological and geotechnical impacts.

I. *Single-Family Residential Building Size Limits.* A limitation on home size is required in hillside areas to ensure that the home is compatible with the hillside conditions and the scale of development in the community. Residential building sizes for new homes and additions to existing homes shall be limited by floor area ratio, utilizing a sliding-scale that is based on the average slope of the lot and the lot size. As the average slope of a lot increases by one percent, the allowable floor area ratio is decreased by one percent. The floor area ratio limits are presented in Tables 3-6.1 and 3-6.2. This resulting allowable floor area ratio represents a maximum limit subject to the following conditions and allowances:
   1. The maximum residential building size shall be limited to 4,000 square feet, regardless of the maximum permitted floor area ratio.
   2. A minimum single family residential building size of 2,000 square feet may be permitted, if deemed appropriate by the Review Authority.

3. The allowable floor area ratio does not include a 500 square foot allowance for garage and accessory structures, including accessory dwelling units. The combined square footage of the garage and/or accessory structures area proposed in excess of 500 square feet shall be counted against the maximum allowed floor area ratio.
4. The floor area ratio limits presented in Table 3-6.1 apply to existing lots (existing prior to the enactment of this ordinance) with average slopes in excess of 25 percent. New residential lots created after the enactment of this ordinance (Ordinance No. 1480, enacted 1/13/04) are not permitted in areas where the average slope is in excess of 25 percent.
5. The Review Authority may consider a single family residential building size in excess of the limit established by Tables 3-6.1 and 3-6.2 if any of the following apply:
    a. The subject property contains unique conditions, which permit the building to be secluded and have minimal visibility (upon completion) from off-site public or private property.
    b. It is determined that the proposed design of the residential building is exemplary or unique in innovative architectural design.

Table 3-6.1
Single-Family Residential Building Size Limits for Existing Lots Recorded on or Prior to Enactment of Ordinance No. 1480, Dated 1/13/04

Average Slope of Lot	Maximum Allowable Floor Area Ratio
10%	40%
11%	39%
12%	38%
13%	37%
14%	36%
15%	35%
16%	34%
17%	33%
18%	32%
19%	31%
20%	30%
21%	29%
22%	28%
23%	27%

24%	26%
25%	25%
26%	24%
27%	23%
28%	22%
29%	21%
30%	20%
31%	19%
32%	18%
33%	17%
34%	16%
35%	15%
36%	14%
37%	13%
38%	12%
39%	11%
40% +	10%

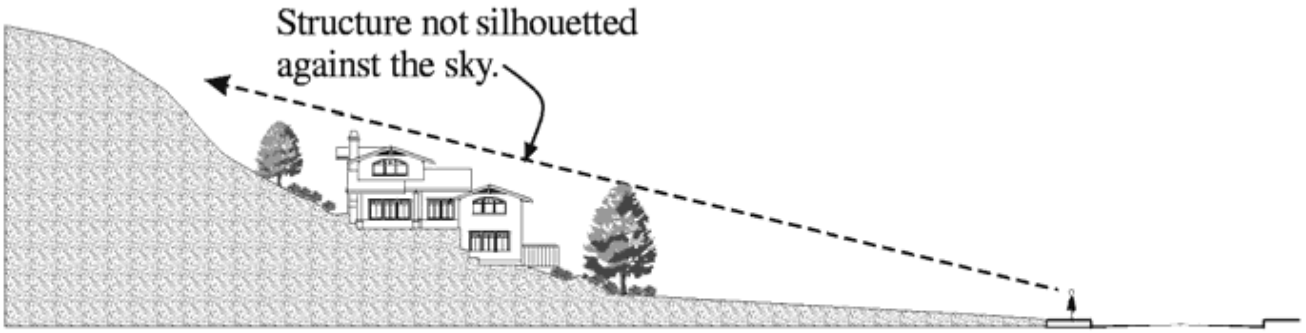
Table 3-6.2
Single-Family Residential Building Size Limits for New Lots
Recorded After Enactment of Ordinance No. 1480, Dated 1/13/04

Average Slope of Lot	Maximum Allowable Floor Area Ratio
10%	40%
11%	39%
12%	38%
13%	37%

14%	36%
15%	35%
16%	34%
17%	33%
18%	32%
19%	31%
20%	30%
21%	29%
22%	28%
23%	27%
24%	26%
25%	25%

J. *Siting and Height Limitations.* Structures that are placed adjacent to ridgelines or knolls shall comply with the following provisions in addition to those required by Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards), and Section 19.20.070 (Height Limits and Exceptions):

1. *Siting Restrictions.* Structures shall not be placed so that they are silhouetted against the sky when viewed from a public street, except where the review authority determines that the only feasible building site on an existing lot cannot comply with this standard. See Figure 3-11.
2. *Placement Below Ridgeline Required.* Structures shall be located so that a vertical separation of at least 25 feet is provided between the top of the structure and the top five-foot contour of the ridge or knoll to maintain the natural appearance of the ridge. See Figure 3-12. Where the review authority determines that a parcel contains no feasible building site other than where a structure will extend above the ridgeline, proposed structures shall not exceed a height of 16 feet above the highest point on the ridgeline or hilltop within 100 feet of the proposed structure.



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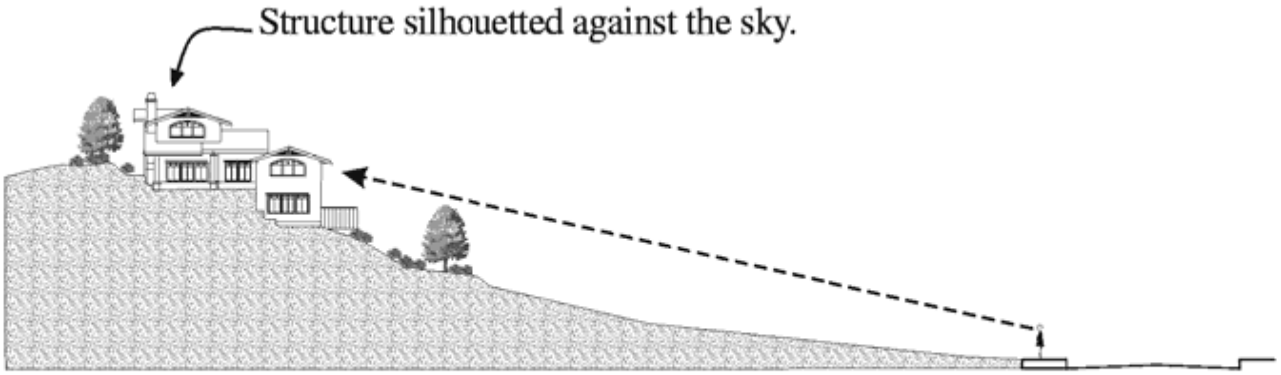
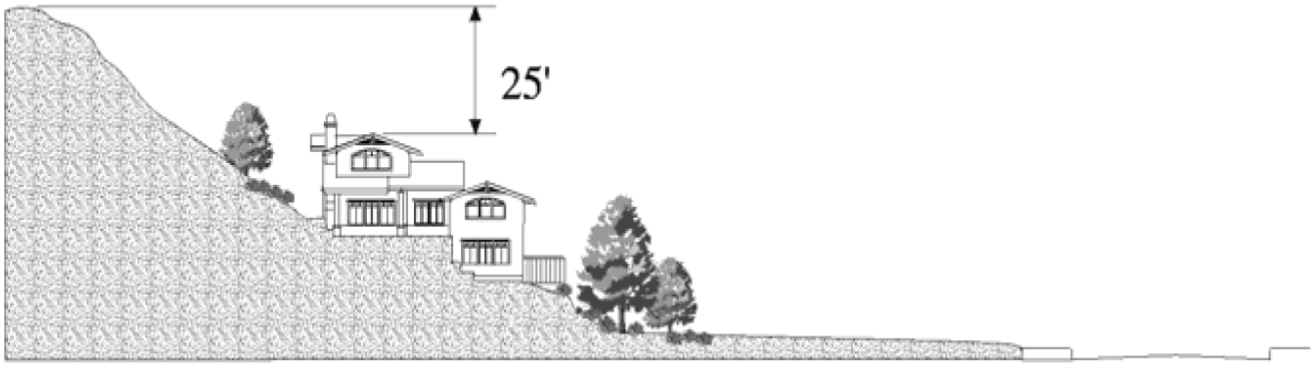


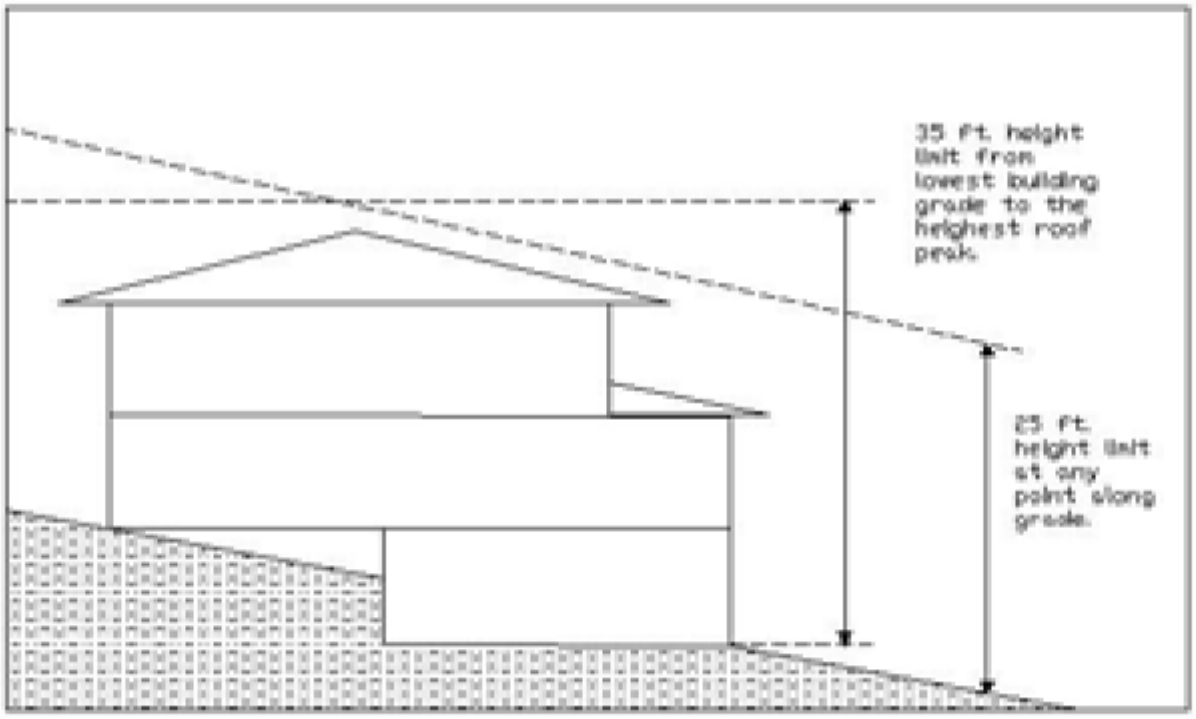
NOT THIS

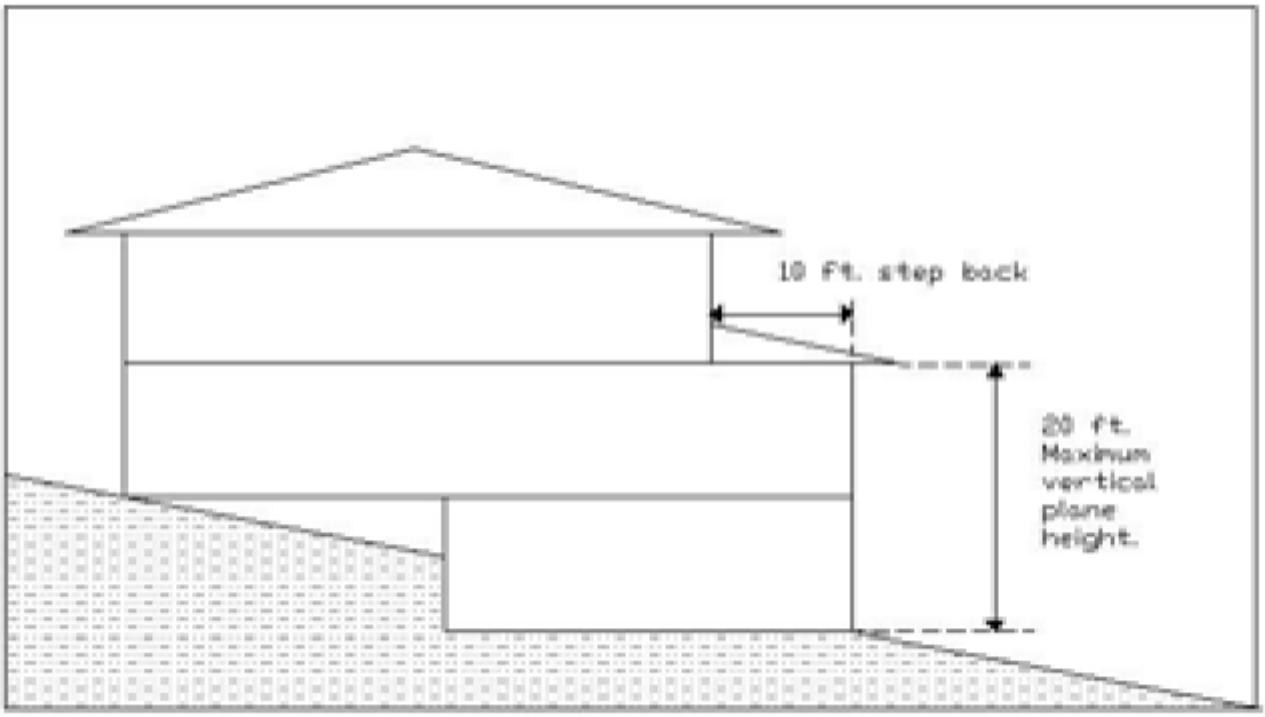


3. *Height Measurement.* The maximum allowable building height shall be measured in compliance with Section 19.20.070 (Height Limits and Exceptions), with the exception that either the existing pre-developed grade, or the finished grade, whichever has the lower elevation, shall be utilized.
4. *Building Height Limit.* The maximum allowable building height shall be 25 feet for residential buildings and 35 feet for non-residential buildings. For residential buildings, the following additional height limits which are intended to reduce building mass are required:

   a.

The height of a residential building measured from the lowest grade along any perimeter building elevation to the peak of the highest roof element shall not exceed 35 feet. See Figure 3-12.1.





b. Building step backs shall be required along the down slope elevation to reduce bulk and mass, and to avoid tall walls in one vertical plane. The height of the tallest vertical plane along down slope building elevations shall not exceed 20 feet measured from grade. Walls extending above this 20-foot limit, shall be stepped back a minimum of 10 feet. See Figure 3-12.2.

5. *Height of Lowest Floor—Cripple Wall Height Limit.* The vertical distance between either the natural or finished grade, whichever is lower, and the lowest finished floor elevation of a structure shall not exceed 10 feet.

K. *Setbacks Between Structures and Toes/Tops of Slopes.* On adjacent lots having a difference in vertical elevation of three feet or more, the required side yard shall be measured from the nearest toe or top of slope to the structure, whichever is closer.

L. *Fire Safety.* Projects shall comply with the fire safety requirements of Chapter V, (Development Standards), Section 5-21 (Fire Safety) of this code.

M. *Grading.* Grading plans shall be prepared in compliance with Chapter V (Development Standards), Section 5-23 (Grading) of this code.

(Ord. No. 1576, § 2 (Exh. A, amd.), 10-23-2012)

19.26.060 - Supplemental Design Review Findings Required for Hillside Development.

Design Review for hillside development may be approved by the review authority only when the required findings have been made. Design Review for hillside development shall be subject to the findings required under Section 19.42.030.F (Design Review) of this code, and the following supplemental hillside development findings:

A. The design, scale, massing, height and siting of development is compatible with the character and scale of the surrounding, developed neighborhood.

B. The design and site layout of the hillside project is respective of and protects the natural environment to the maximum extent feasible.

C. Site grading has been designed to be as minimal as possible to achieve sensitive hillside design, minimize tree removal, and provide safe site access and required parking.

D. The hillside project is designed and sited to screen development, to the extent feasible, through clustering and/or avoiding of highly visible hillsides, ridgelines, and knolls.

(Ord. No. 1576, § 2 (Exh. A, amd.), 10-23-2012)

To the Attention of the Design Review Commissioners,

Re: <u>Public Design Review Workshop, 7/6/16 - Proposed Extended-Stay Hotel, 7701 Redwood Blvd and Wood Hollow Dr.</u>

1. The building footprint is now elongated and moved further north into the hillside but still remains in close proximity to Wood Hollow Dr.
The massing may be somewhat reduced at the southern end. However, this is not what the Partridge Knolls II (PKII) neighborhood meant at the 2/11/16 public Community Meeting by "moving the building further north".

2. The current drawings are misleading in that any development over 3 stories could actually block the view of the oak tree grove and hilltop located on the western portion of the site. The City's Hillside and Ridgeline Protection Ordinance would apply to the Wood Hollow site since development may interfere with views of hillsides from Wood Hollow Drive. (*HE EIR 5.0-5)* The Program EIR prepared for the City Housing Element states that the Wood Hollow (Alternate Site B) has *"potentially significant environmental impacts which include significantly degrading the existing visual character or quality of the site and its surroundings including adverse effect on the scenic vista, oak woodlands and hillsides." (HE EIR 5.0-20)* The HE Program EIR also states that the Wood Hollow site is designated as the worst site in avoiding potential environmental impacts associated with development. *(HE EIR 5.0-24)*

3. Bob Brown stated at the EDC meeting on 3/31/16 that the proposed trees shown on the design plan adjacent to the paved parking area "will disappear."
This may be due to the PG&E gas pipeline easement and their 2014 Pipeline Pathway Project (Community Pipeline Safety Initiative). PG&E will be removing hundreds of trees in Novato on public and private property which are located on or too close to their natural gas pipeline easement. Unfortunately, due to the 65 ft. PG&E easement and Federal protected wetlands delineation, it makes onsite planting of trees for shade and visual screening very difficult. The 2013 Housing Element Program EIR for the Wood Hollow site denied Campus Properties request to allow for removal of the oak trees onsite. However, the proposed design plans will restrict the view of the hills from the street at Wood Hollow Dr. and from the surrounding area. Also, there will be inadequate screening of the outside parking lot, basement parking and the building itself, which overwhelms the small rural character of this site.

4. There are neighborhood concerns regarding safe vehicle access to and from the project via Wood Hollow Dr. The current Hotel Concept Study shows at A1:
***"Fire Truck Access Only (No Guest Entry)".* Please make this a requirement.**

5. There are neighborhood concerns regarding cumulative impacts of traffic due to the proposed hotel project, SMART station, proposed senior housing and future development along the North-North Redwood Blvd. Corridor. Commercial/business development in the corridor allows for reverse traffic during peak hours.
There is less traffic, fewer parking problems, and less noise in the evenings and on weekends.

6. The architectural design of the building has improved since the first set of plans shown to the PKII neighborhood on 2/11/16. However, the height and mass of the building needs to be reduced further

to enhance the beauty of the rural site and allow for further setbacks from the wetlands and the two aging natural gas pipelines (21f & 21G).

7. Lastly - The Phase I Environmental Site Assessment ASTM E1527-13 (attached) prepared for the developer (Roshan Patel) has some flaws. This initial report identifies existing or "potential" contamination liabilities onsite and at any surrounding sites. The report has over 200 pages of data research, regulatory records, Title Report, field reconnaissance, site photographs, maps, owner interviews and questionnaires, etc. However, there is no mention anywhere in the entire report of the two PG&E gas transmission pipelines (21F&21G) which includes a 65 ft. easement that travels through the small target (Hotel) site and the surrounding properties to the north and south. ASTM E1527-13 must include consideration of the "potential" of vapor intrusion pathways, not just past or existing leaks. *"Users seeking to conduct a Phase I ESA at a property are responsible for disclosing information about the property, including that which is commonly known or reasonably ascertainable. The user must take into account any commonly known or reasonably ascertainable information about the property and should disclose this information to the environmental professional for incorporation into the Phase I ESA report."* The developer did not disclose the pipeline easement in the report's interview questionnaires. Perhaps he didn't understand that a land-use restriction and "current and future use" of a property includes gas transmission pipelines easements and transportation of natural gas.

The Phase I ESA does not reference the two natural gas transmission pipelines anywhere in their report, yet there are photo descriptions, site visit observations, and detailed maps showing other utilities, characteristics and information of the site and surrounding sites. (pg 29-31). The PG&E gas pipeline markers are visible in Photo 7 (p. 31) yet the report does not discuss them. It completely disregards the bright orange 4-foot tall marker existing onsite which states in both English & Spanish: *"Warning Gas Pipeline."* The report includes two detailed maps of the target (Hotel) site showing "Pipelines" one mile further west (pg 33 & 54) of the actual location where the gas pipelines exist, which is on the proposed hotel property. Yet both the PG&E and National Pipeline Mapping System is easily accessible online by the average person, let alone a qualified professional environmental engineer.

Thank you for your consideration to the above.

Bertie Freeberg
Partridge Knolls II
PK II Neighborhood Alliance (PKNA) group member