



THE CITY OF
NOVATO
CALIFORNIA

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

City Manager
Regan Candelario

Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

February 15, 2017 – 7:30 p.m.
(No new items will be taken up after 11 p.m.)

DESIGN REVIEW COMMISSION MEMBERS
Chair: Marshall Balfe, Vice Chair: Patrick MacLeamy
Michael Barber, Joseph Farrell, Beth Radovanovich
Steven Hall, Alternate Member

AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

APPROVAL OF FINAL AGENDA: (COMMISSION MEMBERS)

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

PUBLIC COMMENT: (CITIZENS)

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

CONSENT CALENDAR: (COMMISSIONERS)

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

1. [APPROVAL OF DRC MINUTES OF NOVEMBER 16, 2016](#) (MBAL, MBAR, JF,PM,BR)

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

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

2. [APPROVAL OF DRC MINUTES OF DECEMBER 21, 2016](#) (MBAR,PM,JF)

PUBLIC HEARINGS: (CITIZENS)

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

CONTINUED ITEMS:

NEW ITEMS:

- 3. [BAHIA HEIGHTS](#) (MG)
CEQA MITIGATED NEGATIVE DECLARATION
P2015-084; DESIGN REVIEW
P2016-096; TENTATIVE MAP
P2016-097; PRECISE DEVELOPMENT PLAN
P2016-098; MASTER PLAN

Consider a recommendation to the Planning Commission and City Council regarding the site plan, architecture, building massing, and preliminary landscaping plan for the development of an 8.6 acre vacant hillside parcel with 9 for-sale single family homes. Homes will be single or two story, between 1,935 to 3,500 square feet in size, and will be between 21 and 31 feet in height. Located in Bahia at the end of Misty Court, Novato, CA 94945, APN: 143-272-07.

PROJECT DESIGN WORKSHOP:

GENERAL BUSINESS:

ADJOURNMENT

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

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

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AFFIDAVIT OF POSTING

I, Hans Grunt, certify that on February 6, 2017, I caused to be posted the agenda of the February 15, 2017 meeting of the Design Review Commission of the City of Novato, California, on the City of Novato.

s/Hans Grunt