



THE CITY OF  
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CALIFORNIA

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# Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

August 16, 2017

## MINUTES

**Present:** Michael Barber  
Joe Farrell  
Beth Radovanovich

**Absent:** Patrick MacLeamy, Vice Chair  
Marshall Balfe, Chair

**Staff:** Steve Marshall, Planning Manager  
Cindy Gnos, Consulting Planner

### CALL TO ORDER / ROLL CALL:

### APPROVAL OF FINAL AGENDA:

**M/s: Farrell/Barber**

Passed: 3-0-2 (Ayes: Barber, Farrell, Radovanovich; Absent: MacLeamy & Balf)

**PUBLIC COMMENT:** None

### CONSENT CALENDAR:

#### **1. APPROVAL OF MINUTES OF AUGUST 2, 2017 (MBAR, JF, PM, BR)**

Commissioner Farrell noted a correction to the minutes – motion for Hamilton Hospital project should reflect “staff is okay to review landscape and lighting changes.”

Commissioner Barber noted a correction to the minutes – comments on Ghany project “36-inch oaks” not “two oaks”

**M/s: Farrell/Barber**

Passed: 3-0-2 (Ayes: Barber, Farrell, Radovanovich; Absent: MacLeamy and Balf)

## **PUBLIC HEARINGS:**

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:** None.

**NEW ITEMS:** None.

## **PROJECT DESIGN WORKSHOP:**

2. **HANNA RANCH MIXED USE (SM/CG)  
P2017-005; DESIGN REVIEW  
APN 153-340-06; Rowland Boulevard at Vintage Way**

**Conduct a design workshop to consider proposed site design and building massing changes to the Hanna Ranch Mixed Use project approved in 2011.**

Planning Manager Marshall and Planning Consultant Gnos presented the staff report.

Brett Wood, representing Pacific Star Capital, made introductory remarks regarding the project.

Member of the Commission asked clarifying questions of staff and the applicant.

### **Public Comment**

Tina McMillian – expressed need for roadway connection between Rowland Boulevard and Hanna Ranch Road and noted concerns about locating fuel center near wetlands. Addition of fuel center warrants further discussion about a second point of egress.

### **Commission Comment**

#### **Commissioner Farrel:**

- Likes revised roadway alignment
- Likes pedestrian pathway connecting to Hanna Ranch Road
- Concern about vehicle queuing at Costco fuel center
- Likes smaller buildings shown in panhandle area – less development intensity is good
- Upper parking lot is a bit weak on trees
- Concern about connecting ramps from upper parking lot to hotel
- Wants final architecture to be better than concept architecture
- Buildings A & B must have four-side architecture; pay attention to trash enclosure location
- 2011 – Building C treated hillside better

- 2017 – Building C is 3 stories right at road and is not pedestrian friendly; perhaps push building back against hill and integrate retaining wall.
- 2017 – Building C does not provide a lot of articulation
- Requested 3D model to provide better visual of project – Building C’s visibility

**Commissioner Barber:**

- Revisions better than expected; buildings nestle into hills
- Should have story poles or 3D renderings to provide better visuals
- Traffic is going to be terrible; can another access point be worked out
- Building C is crammed against sidewalk
- Building C – architecture is a 3-story box with little articulation
- Building C – big stretch to support 57’-6” – work to get building lower
- Recommended more variety in design – architecture seemed repetitive
- Parking is good – holds to standards
- Project is landscaped well, but more landscape fingers needed in parking areas
- Concern about gas station lighting – complaints from people on Olive Avenue
- Lighting will be bright – consider downward directed light and screening plants
- Likes change to road alignment through panhandle

**Commissioner Radovanovich:**

- Roadway reconfiguration makes sense
- Referenced vista down Rowland Boulevard – 2017 project loses paseo feel of 2011 project
- Building C does not fit – building needs to break, skew, or step into hillside
- Building C’s height is concerning
- Locating most intense activities in panhandle makes sense
- Outdoor space seemed to be lost around restaurants – may be opportunity to improve
- Concerned about traffic and fuel center’s impact on wetlands

**GENERAL BUSINESS:** None

**ADJOURNMENT:**

**M/s: Farrell/Barber – Motion to adjourn.**

Passed: 3-0-2 (Ayes: Barber, Farrell, Radovanovich; Absent: MacLeamy and Balf)

Meeting adjourned at 8:35 PM.