



DESIGN REVIEW COMMISSION STAFF REPORT

MEETING

DATE: October 18, 2017

STAFF: Brett Walker, Senior Planner
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SUBJECT: **PARK A PUP**
FILE: P2017-017; DESIGN REVIEW AND USE PERMIT
APN 143-061-11; 7586 REDWOOD BLVD, SUITE D

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REQUESTED ACTION

Conduct a public hearing and make a recommendation to the Novato Planning Commission regarding site design, massing/scale, building design and architecture, and landscaping for the development of a 12,123-square-foot, two-story building.

SITE DESCRIPTION

The 18,294-square-foot (0.42-acre) project site, 7586 Redwood Blvd, is located on the east side of Redwood Blvd, north of Golden Gate Place. The site is currently improved with two structures that total 7,032 square feet. The SMART train tracks border the site to the east, a recycling facility to the south, and a vacant commercial building to the north. The site is relatively flat, with elevations ranging from 8 to 10 feet.

PROJECT DESCRIPTION

The applicant, Paul Dana, is proposing a 12,123-square-foot, 26-foot tall, two-story building for a dog boarding facility and retail store. Ten off-street parking spaces are proposed on the northern side of the lot, accessed from the Redwood Blvd. local access lane. The existing structures would be demolished to construct the proposed improvements. Additional improvements include an 8-foot wide sidewalk along the frontage, a 9-foot wide landscaping area between the back of the sidewalk and the proposed building, and additional landscaping along the northern and eastern property lines. On-site stormwater drainage is proposed to be collected in a bioretention area near the eastern property line.

BACKGROUND

Applicant: Paul Dana, Park A Pup
Owner: Dana Family Trust; Donald Dana, Trustee
Assessor's Parcel No.: 143-061-11
Property Size: 18,294 square feet (0.42 acres)
General Plan Designation: Commercial Industrial (CI)
Zoning: Commercial Industrial (CI)
Existing Use: Landscaping contractor office

Proposed Use: Dog Boarding Facility with Retail Store
Adjacent Zoning: North: Commercial Industrial (CI)
West: Planned District (PD)
South: Commercial Industrial (CI)
East: Light Industrial/Office (LIO)
Adjacent Use: North: Vacant
West: Redwood Blvd; Vacant (Atherton Place project site)
South: Recycling Center
East: Train Tracks; North Marin Water District

Figure 1. Aerial view of site (property lines approximate)



DEVELOPMENT ENTITLEMENTS

The applicant has submitted design review and use permit applications for the proposed building and dog boarding facility. The proposed dog boarding facility requires approval of a use permit; the project will be considered by the Planning Commission at a public hearing subsequent to a Design Review Commission recommendation.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, *In-fill Development Projects*. The proposed project

is consistent with the General Plan, zoning designation and regulations, is on a site less than 5 acres in size, has no habitat value for endangered, rare, or threatened species, can be adequately served by all required utilities and public services, and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on April 26, 2017, 6:30 PM, at the project site. Three persons attended the meeting. Attendee concerns included noise from barking dogs, impacts on property values, and consistency with the North Redwood Blvd Corridor Plan.

BUILDING DESIGN, LANDSCAPING, SITE PLANNING AND DEVELOPMENT

Site Layout, Setbacks, and Landscaping

The proposed building is a 63-foot wide, two-story building setback 10 feet from the back of sidewalk. The proposed 26-foot tall building is 12,123 square feet, with a 6,232-square-foot ground floor and 5,381-square-foot second floor area. The building is situated along the southern property line, with a zero setback on the south side. The proposed parking lot is situated on the northern side of the lot, accessed from a 24-foot wide driveway connecting to Redwood Blvd. The building entry feature largely shields the parking spaces from Redwood Blvd, except for the 24-foot wide driveway area.

The first floor is 15 feet tall and includes a significant percentage of windows. The front portion of the 1st floor would house a 1,000-square-foot retail area, dog grooming area, offices, employee break room, and restroom. The dog boarding area is located behind (to the east) of the front portion of the building. Building entrances to both the sidewalk and parking lot are provided. The 11-foot tall second floor is stepped back 5 feet from the first floor elevation along Redwood Blvd, and is occupied by kennels and indoor dog play area. Two staircases and an elevator connect the ground and second floors in the dog boarding areas. A total of 103 kennels are proposed over the two floors.

A nine-foot wide landscaped area is proposed in front of the building (with the exception of walkways) and landscaping is also proposed on the north side of the parking lot drive aisle. Additionally, landscaping is proposed at the eastern lot area, adjacent to the railroad tracks. Landscaping along Redwood Blvd and the northern property line consists of grasses, shrubs, groundcover, and crape myrtle trees. The rear property line includes three crape myrtles, along with grasses, shrubs, and groundcover. The landscape plan is included in the attached plan set, Sheet DD-1.

West Elevation

The Redwood Blvd first floor building elevation is predominantly glass, with 10-foot tall windows and doorway. The balance of the first floor frontage is painted cement plaster. A horizontal awning above the windows separates the mostly glazed area of the 1st floor elevation from a 5-foot tall cement plaster area. A gable feature, with a 6:12 slope is proposed above the building entrance. Most of the cement plaster is proposed to be painted a Dark Ruby, with the gable feature painted *Apache Tan*. The second floor elevation is predominantly cement plaster painted *Dark Ruby*. A horizontal awning is located seven feet above the first floor parapet, and an opaque glass feature is centered on the second floor elevation.

South Elevation

The proposed materials for the zero lot line south elevation is proposed split face concrete block (CMU) with two horizontal bands of ground-face concrete block. The location of the horizontal bands are intended as a continuation of the awnings on the west elevation. Due to the zero setback, windows are not proposed on the south elevation.

North Elevation

The proposed materials include split face concrete block and cement plaster. Proposed colors are *Dark Ruby* with *Castlerock* accent colors. Windows are proposed below the accent bands and horizontal awnings. The front portion of the north elevation includes four large windows at the entrance/retail portion of the building. The north elevation faces the parking lot and driveway area.

East Elevation

This elevation faces the railroad tracks and future multi-use path that will be constructed adjacent to the railroad tracks. The portion closest to the tracks is similar to the north elevation, and includes a glass door and windows. The entry portion to the west of the parking lot is mostly glazed and includes concrete plaster, a horizontal awning, and the same gabled entry feature as the west elevation.

STAFF ANALYSIS

The following is an analysis of the project regarding consistency with applicable provisions of the General Plan and Novato Municipal Code (NMC), including Chapter 19, Zoning. The DRC's recommendation regarding this project should be based on affirmative findings required for design review action, as specified in NMC §19.42.030.F. To assist the DRC in making its recommendation to the Planning Commission, the discussion below lists each design review finding and describes the projects conformity thereto.

DESIGN REVIEW FINDINGS

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.

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.

CI 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.

Discussion/Analysis: This proposal represents the first new building along the east side of the North Redwood Blvd. corridor in a number of years. Surrounding buildings are largely dilapidated or more industrial in nature. As the corridor redevelops, more pedestrian-friendly, commercial land uses (i.e. service, office, and retail uses) and designs are anticipated. The proposed two-story building is well-scaled for the 97-foot wide lot fronting the Redwood Blvd. local access lane. The second-story is stepped back to reduce the bulk at the sidewalk and the building is largely fronted with windows.

CI Policy 3 Variety in Design. Discourage sameness and repetitive designs.

Discussion/Analysis: The proposed building includes plaster concrete, windows, and metal awnings, along with CMU on elevations that do not front Redwood Blvd. Staff believes that the project design will introduce variety through building scale, attractive design, including a defined entry, a glass store front, and the application of well-organized finish materials and colors.

CI Policy 7 Landscaping. Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards.

Discussion/Analysis: Extensive landscaping is proposed along the Redwood Blvd frontage, and north and east property lines. Low-maintenance, drought-tolerant plants are proposed.

CI Policy 9 Undergrounding Utilities. Continue to require undergrounding of utilities.

Discussion/Analysis: A use permit condition of approval will require the undergrounding of utilities, consistent with NMC requirements.

CI Policy 12 Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible

Discussion/Analysis: The proposed building shields the parking lot to the extent feasible.

CI Policy 14 Open Areas and Landscaping. Require provision of adequate landscaped, open areas in project design.

Discussion/Analysis: The project includes landscaping, while at the same time maximizing use of an urban, previously disturbed site.

CI Policy 15 Pedestrian Paths. Provide for maximum feasible pedestrian circulation.

Discussion/Analysis: Eight-foot wide sidewalks are proposed along the frontage. Additionally, the applicant has included pedestrian walkways from the building to both the sidewalk and the on-site parking lot.

CI Policy 32 Public Art. Promote public art that enhances the cultural life of the community.

On-site public art, or an in-lieu fee, is required with this project. The applicant intends on providing art on-site, and is requesting that DRC approval be conditioned that the art component be brought back before the DRC upon Planning Commission approval of the project.

Allowable Density Range:

The project site is designated Commercial Industrial (CI) on the General Plan Land Use Map. The CI designation permits a floor area ratio (FAR) of 1.0. The subject parcel is 18,294 square feet. The proposed FAR is 0.67.

Compliance with the Novato Zoning Code

Commercial/Industrial: The CI district is applied to those areas suited for intensive commercial land uses, and the intent of the district is to encourage the maintenance and improvement of existing businesses in this zoning district. The proposed dog boarding facility and ancillary retail use is a conditionally permitted use in the CI zoning district. The Planning Commission will need to approve the proposed use prior to construction and operation of the business.

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.

Discussion/Analysis: The following is a summary of comments regarding design suggestions from the *North Redwood Boulevard Corridor Study* (NRBC). The project site is located in the *East of Redwood North* subarea. Although the NRBC study has not been formally adopted by the City Council, staff believes that due to citizen involvement in crafting the study area guidelines, it is appropriate to use this document regarding community character. The following bullet points are guidelines excerpted directly from the NRBC study.

- Create a retail development composed of small shops and/or larger retailers of 20,000 to 40,000 square feet each.

The proposed 12,000-square-foot building is considered a service use, with a retail component. Given the current state of retail development, it is unlikely that the vision of lifestyle retail for the Redwood corridor will come to fruition in the foreseeable future. However, should demand for retail return, the proposed building floor plate and design could accommodate other retail, service, or office uses with minimal alterations. The proposed building nearly maximizes allowable (40 percent) lot coverage, with a 36.9 percent coverage. Given the smaller lots, unless lot consolidation were to occur, the project site adequately utilizes the project site. Staff believes the project is consistent with this guideline.

- Allow for second and/or third story office or recreational space, if practical.

The two-story design maximized the space, while at the same time, the building is not overly bulky or massive for the project site. The stepped back second floor reduces the bulk/massing at the sidewalk. The project includes a second story that is designed to be adaptable for alternate uses. Staff believes the project is consistent with this guideline.

- Incorporate extensive landscaping with shade trees.

The proposed landscaping is extensive, and includes front yard landscaping that is not required by code; the building could be situated at the front lot line, instead of the proposed 10-foot setback. Two street trees are located along the frontage, spaced at 35-foot intervals. The project meets the minimum codified landscaping requirements and is consistent with this landscaping guideline.

- Provide pedestrian and bicycle connections between retailers to development on the E. Redwood South subarea to the south, to bicycle/pedestrian facilities along the SMART corridor and along Redwood Blvd.

Eight-foot wide sidewalks are proposed along the Redwood Blvd. local access lane. A Class II bicycle lane exists on the north and southbound lanes of Redwood Blvd. On the local access lane, due to the low current and anticipated traffic volumes, striped bicycle lanes are not necessary. As additional development occurs along the corridor, City staff will work with developers to ensure pedestrian and bicycle facility connections to the SMART corridor multi-use pathway, proposed along the west side of the train tracks. City staff anticipates sidewalks on both Golden Gate Place and Rush Creek Place between Redwood Blvd and the future pathway. Staff believes the proposed project is consistent with this guideline.

- Create wide pedestrian sidewalks and a bicycle path along the Redwood Blvd frontage.

An eight-foot wide sidewalk is proposed with the project. See above regarding existing bicycle lanes on Redwood Blvd. Staff believes the proposed project is consistent with this design guideline.

- Locate buildings near the Redwood Blvd frontage, with display windows and/or shop entries where practical facing the street.

Staff believes the project, with an integrated glass storefront, is consistent with this design guideline.

- Minimize views of parking areas from Redwood Blvd, typically by locating parking behind buildings;

Staff believes the limited visibility of the project's parking, which is positioned along the north side of the proposed building, is consistent with this guideline.

- Structures visible from public view corridors and vantage points should incorporate four-sided architecture.

The north, west, and east elevations are well-designed with windows and a variety of materials and colors. The south elevation, which is situated on the property line, is a simpler CMU design due to the zero setback. The site layout is designed to maximize the usability of the site, hence the zero setback line. When the lot to the south is redeveloped, staff anticipates that a building

would be located at the property line to maximize development potential of that lot. When redevelopment of that lot is proposed, design review will be required, allowing planning staff and/or the DRC the opportunity to influence the design. Planning staff considers the south elevation a temporary situation, and that the proposal is consistent with this guideline.

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.

Discussion/Analysis: This project is considered to conform with and advance Design Review Finding No. 3 as follows:

The project plans were referred to public agencies responsible for reviewing and providing services, including Novato Public Works, North Marin Water District, Novato Sanitary District, and Novato Fire Protection District. These agencies have submitted comments and/or conditions addressing matters such as pedestrian and bicycle access, adequacy of drainage facilities, and water and sewer service. While the construction level plans have yet to be prepared and submitted for final approval, none of the responsible agencies identified issues that would require significant changes to the site and/or building design that, less addressed, represent a detriment to public health, safety, or welfare, nor be materially injurious to project occupants, visitors and surrounding properties or improvements in the vicinity.

Public Notice

Notice of the design review hearing was sent to all property owners within 600 feet of the project site as per the noticing requirements of the City of Novato Municipal Code 19.58, and all properties in the Atherton Ranch neighborhood. Said notice was also posted on the City's website on October 5, 2017.

No public comments were received as of the writing of this staff report.

ALTERNATIVES

1. Recommend approval of the site design, massing/scale, architecture, and landscape plan for the project as designed; or
2. Recommend approval of the site design, massing/scale, architecture, and landscape plan for the project with recommended revisions; or
3. Do not recommend approval of the site design, massing/scale, architecture, and landscape plan; or
4. Continue the public hearing with direction to staff and the applicant.

RECOMMENDATION

Staff recommends the Design Review Commission forward a recommendation to approve the site design, massing/scale, architecture, and landscape plan for the project as designed to the Planning Commission.

COMMISSION RECOMMENDATION AND FINDINGS

1. The Design Review Commission recommends approval of the site design, massing/scale, architecture, and preliminary landscape plan for the project as presented on the plans prepared by Daniel Macdonald Architects, dated October 6, 2017, based on the following findings as more specifically discussed in the staff analysis section of this report above and subject to the conditions below.

Findings

2. In accordance with Section 19.42.030.F. of the Novato Municipal Code and on the basis of the discussion in the staff analysis section of this report above, the Design Review Commission finds that:
 - a. The design, layout, size, architectural features and general appearance the 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.
 - b. The 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 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

1. The applicant shall present the proposed art to the DRC, pursuant to NMC § 19.21.060, or pay in-lieu fees pursuant to NMC §19.21.070, prior to issuance of a building permit.
2. The applicant shall submit final details of the site design, architecture, and landscaping to the DRC for review and approval prior to issuance of a building permit. The submittal shall include architectural detailing (i.e. window and door type and trim and/or wall relief), materials and dimensions of awning support elements, exterior colors, and tree and plant species locations and size, and type and style of exterior lighting fixtures.

Indemnity and Time Limitations

3. The applicant and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from

any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the decision at issue herein. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.

4. The applicant and any successor in interest, whether in whole or in part, shall defend, indemnify, and hold harmless the City, its agents, employees, and attorneys for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
5. In the event that a claim, action, or proceeding described in no. 3 or 4 above is brought, the City shall promptly notify the applicant of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to (i) approve the counsel to so defend the City, (ii) approve all significant decisions concerning the manner in which the defense is conducted, and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the applicant in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the applicant has already retained counsel to defend the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the applicant.
6. The applicant and any successor in interest, whether in whole or in part, indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
7. Unless a shorter limitation period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
8. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), the conditions constitute written notice of a statement of the amount of such fees and a description of dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

FURTHER ACTION

This project will be presented to the Planning Commission at a future public hearing for

consideration.

ATTACHMENTS

1. North Redwood Boulevard Corridor Study
2. Project Plans

City of Novato
General Plan 2035 Focus Area



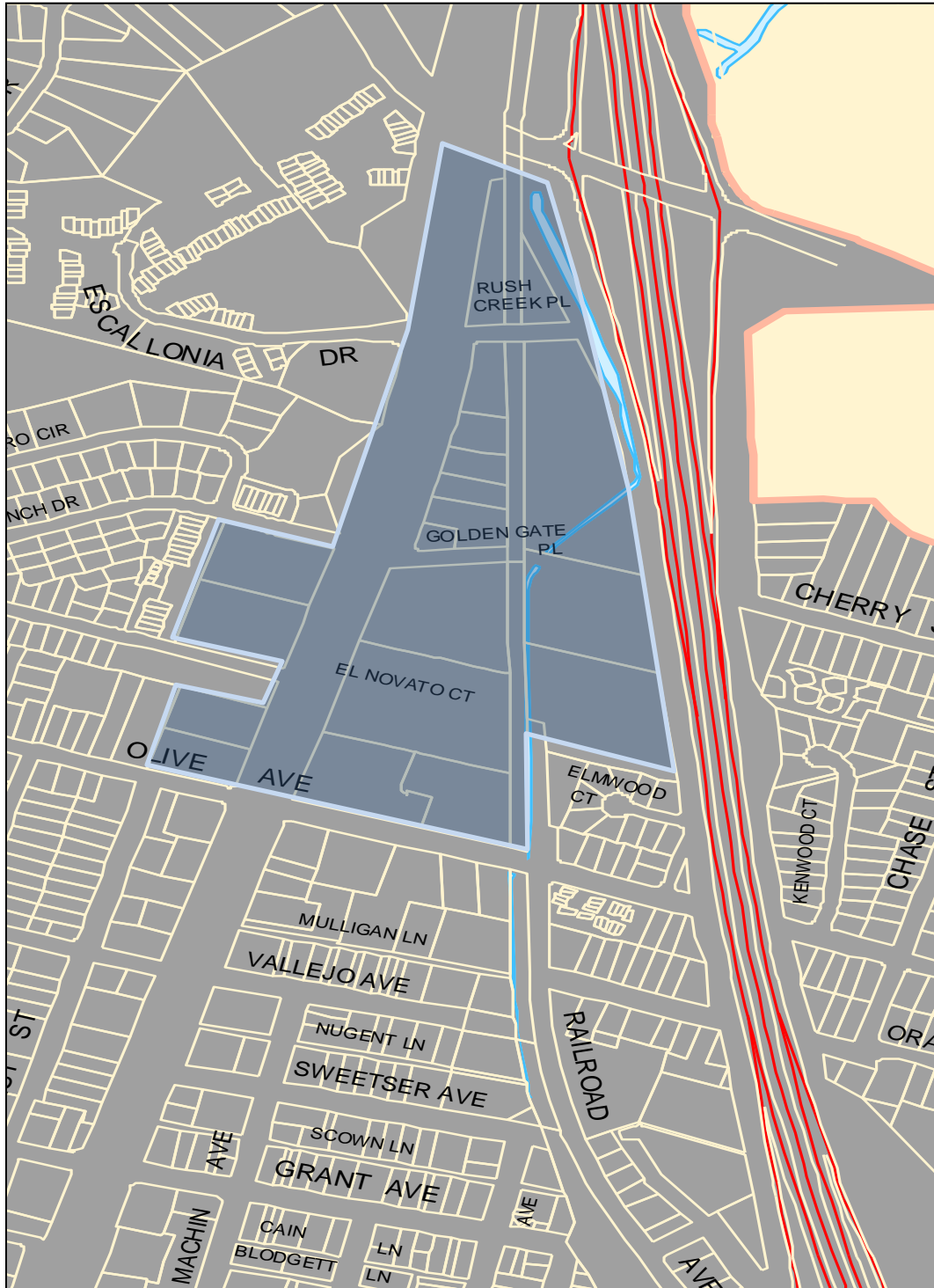
NORTH REDWOOD BOULEVARD CORRIDOR STUDY

January, 2014



The Issue

Determine appropriate land uses and design criteria to achieve coordinated, high-quality, pedestrian-oriented redevelopment of properties in the North Redwood Boulevard corridor.



Background

The North Redwood Boulevard Corridor (NRBC) is considered one of the last major re-developable areas in Marin County, and with its proximity to Highway 101 and a new SMART rail station, the corridor could be very attractive for new investment and revitalization. Two of the major land uses in the corridor, Shamrock Materials and Dairymen's Milling, have generally ceased operations and wish to sell their properties for redevelopment.

2009-2010 Study

The City initiated planning for the NRBC in 2009 as part of an update to the General Plan. An Issues and Options Report was prepared by a consultant in February 2009, and two community workshops were held on March 5 and May 27, 2009. In early 2010 the Chamber of Commerce hosted a forum to examine economic aspects of redevelopment along Redwood Boulevard. The General Plan Update Steering Committee discussed options for the corridor and forwarded its recommendations to the Planning Commission, which held an initial hearing on possible zoning changes on June 21, 2010. At that time, the City Council suspended work on the corridor study to focus efforts on completion of the update to the City's Housing Element.

The following provides a very high-level summary of the 2009 community workshops, the Chamber forum and the June 2010 Planning Commission workshop:

March 2009 Community Workshop

- Make Redwood Blvd. more pedestrian friendly, either by reducing the width of the right-of-way or creating a multiway boulevard.
- Support for a medium-scale "lifestyle center."
- Support for mixed-use development at "suburban" or "village" intensities (15-20 or 20-30 units/acre).
- Housing-only development might be appropriate on the Atherton Ranch site, the site east of Trader Joe's and the existing hotel site.

May 2009 Community Workshop

Most groups favored:

- Narrowing Redwood Boulevard.
- A Corte Madera-style "lifestyle center."
- Townhomes on the Atherton Ranch site.

February 2010 Chamber of Commerce Forum

- Provide for a critical mass of 200,000-250,000 sq. ft. of retail (in the entire Redwood Blvd. corridor from Grant north).
- Mandate that retail occur prior to, or in conjunction with, housing.
- Allow housing, perhaps by providing density bonuses.

- Mandate community amenities such as plazas, medians, public art and pedestrian/bicycle connections to Grant Avenue and the SMART station.

June 2010 Planning Commission Meeting

The Commission endorsed two new land use districts:

- Mixed Use: Retail/Commercial west of the RR tracks allowing 0.4 FAR (floor area ratio) for retail/commercial uses, with additional 0.4 FAR for office or housing.
- Light Industrial/Commercial between the RR tracks and freeway allowing 0.4 FAR for service commercial, light industrial plus local or regional serving retail, hotels and entertainment.

Moratorium

In early 2013 the City received two applications for development on North Redwood Boulevard. The first, submitted by Retail Opportunities Investment Corp. (ROIC), proposed 54,500 square feet of retail space in three buildings surrounding a parking lot on the vacant site located at 7530 N. Redwood Boulevard, adjacent to the Trader Joe's/Starbucks development. The second was a proposal for a Sprouts Market on the Dairymen's site at 7546 N. Redwood.

In response to the submittal of these two applications, the Novato Chamber of Commerce and the Economic Development Advisory Committee recommended the imposition of a moratorium on processing of development applications to allow the completion of the NRBC Study.

At its meeting of May 14, 2013 the City Council adopted an urgency ordinance establishing a development moratorium on the area between Olive Avenue and San Marin Drive and between Redwood Boulevard and U.S. 101. At their meeting of June 18, 2013 the Council extended the moratorium until May, 2014. Councilmembers indicated that their objectives for the NRBC were to achieve coordinated development, pedestrian-oriented development and higher quality retail uses. The City Council lifted the moratorium on January 7, 2014, in conjunction with endorsement of desired land uses and design criteria for the North Redwood Boulevard Corridor for inclusion in the City's General Plan Update.

Study Area

In 2009-2010, the NRBC Study examined Redwood Boulevard from De Long Avenue to San Marin Drive. The current NRBC Study is limited to the area covered by the moratorium plus on the west side of Redwood Boulevard the vacant remaining portion of Atherton Ranch and the two commercially developed parcels at the northwest corner of Olive Avenue and Redwood. The reasons for the more limited Study Area is that these properties have the most immediate redevelopment potential and there was general agreement among participants in the 2009-2010 study for mixed use zoning along the Redwood frontage between the downtown and Olive Avenue.

The 30-acre Study Area is identified in the following diagram.



**PARCEL
SIZES**



**EXISTING
USES**

Study Parameters

As part of the public input process, staff suggested the following parameters be applicable to the NRBC Study:

Study Area

- Properties may be developed incrementally. The Plan should include design criteria for coordinated development.
- Water District and GGHBD bus yard sites available only if the existing uses are relocated within Novato. The Plan should consider these sites as optional.

Economic

- City's Fiscal Sustainability Plan anticipates increase in retail sales and property tax from additional commercial development in Novato.
- The Plan should provide for economically viable uses for the property owners.

Housing

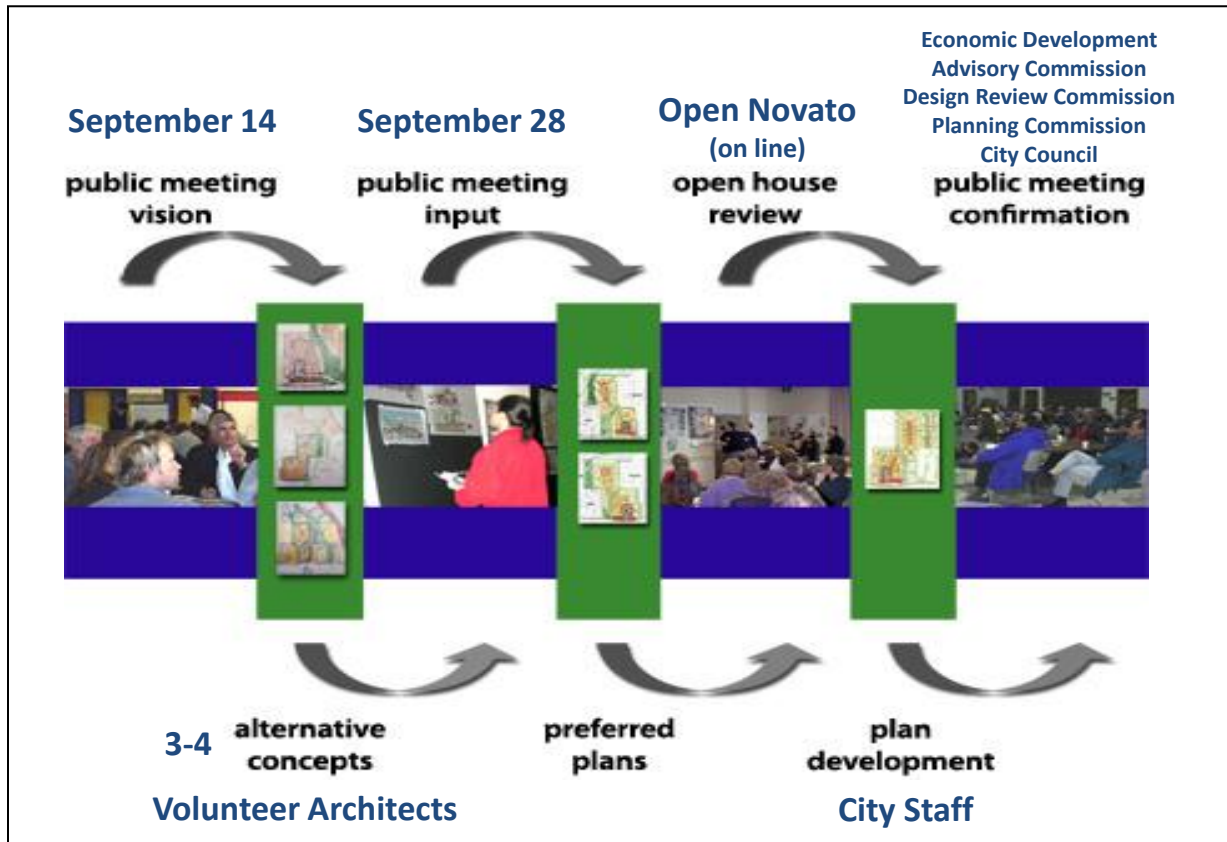
- Draft Housing Element establishes a maximum density of 23 units/acre for condos/apartments and 30 units/acre for senior housing.
- 1.75 acre site behind Trader Joe's is a housing opportunity site, anticipating 40 units, which can be relocated within the Study Area (except the vacant Atherton Ranch site).

Circulation

- The SMART station location is set.
- Redevelopment funding is gone – major changes to Redwood Blvd. would have to be funded by new development and occur incrementally.

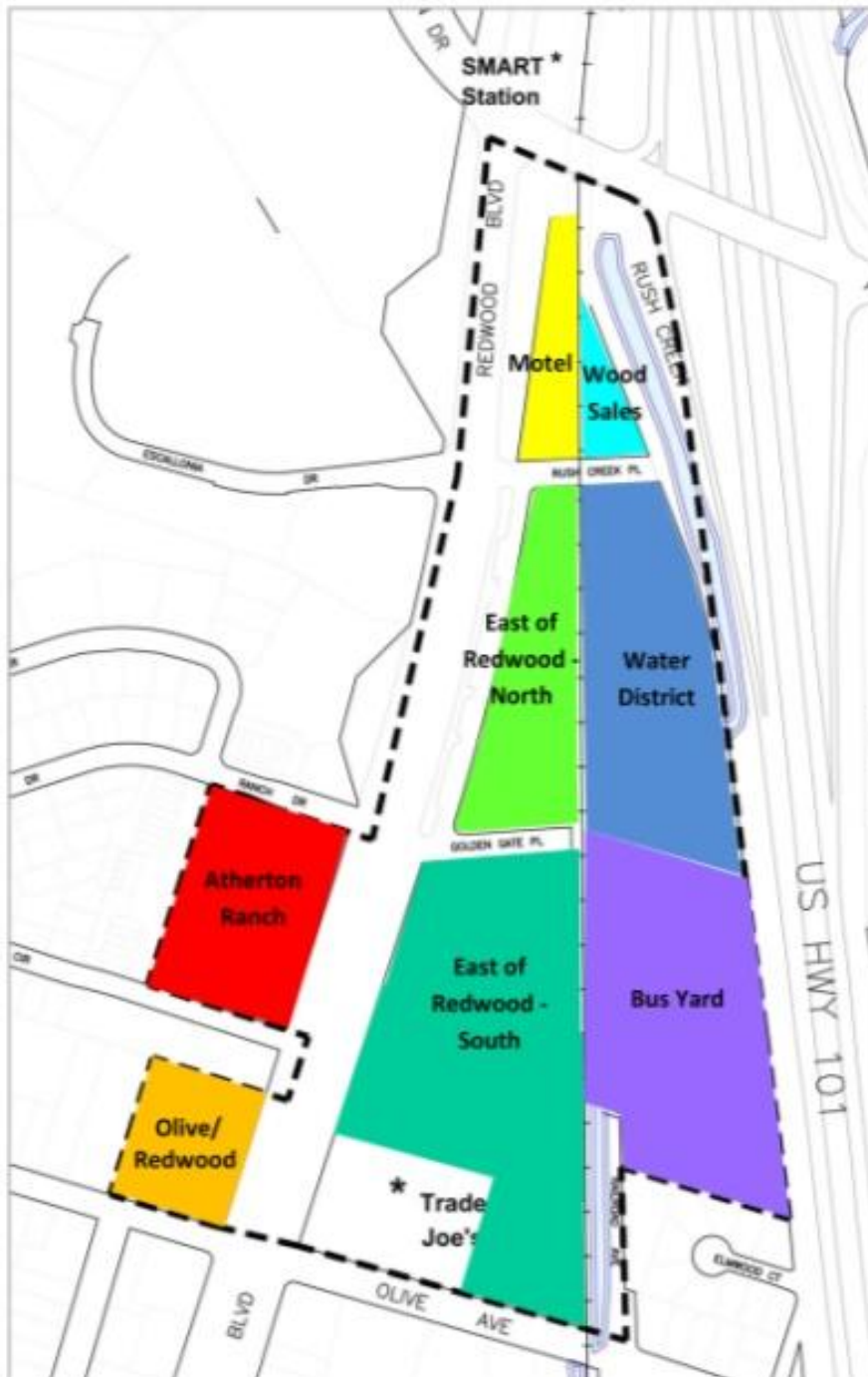
Public Process

To facilitate informed public input into the desired redevelopment of the NRBC two community workshops were held on September 14 and 28, 2013. Approximately 120 persons attended each workshop. The first workshop entailed presentations on the local real estate market, circulation options and definitions of various development “place types” to facilitate discussions in small groups. Attendees then divided into small groups of 10-12 people and discussed desired land uses and design character



for each subarea, ultimately preparing a land use map. This feedback was synthesized into three different land use schemes and design priorities which were provided to fourteen volunteer architects who prepared preliminary sketches. These three design schemes were shared with the public at the September 28 workshop, and were evaluated in small group discussions and through written surveys.

The statistical results of the 94 written surveys received are shown in Appendix 1, but are summarized below for the various subareas:



SUBAREAS

East of Redwood – South (ROIC and Dairymen’s)	73% favored a lifestyle retail center*, with 20% desiring a mixed use development (retail/housing)
East of Redwood – North (Shamrock, recycling, landscape materials)	68% favored either lifestyle retail* or mixed use. Other ideas included residential (12%), medium-box retail (7%) and recreation (5%).
Motel	47% believe the lodging use is appropriate, but wish for an upgraded facility. 32% thought it could be a residential use.
Wood Sales	This parcel is difficult due to its small size and location. 55% felt that a service commercial use is appropriate, and 10% hoped that a feedstore could relocate here.
Water District/Bus Yard	Many believe that it will be difficult to relocate the existing uses in Novato and that the area will remain as is (35%). 43% supported large or medium-box retail and 11% suggested a recreational use. The area was not felt to be a good location for housing.
Atherton Ranch	Most supported housing – 50% indicating apartments/condos and 26% senior housing. 17% recommended mixed use.
Olive/Redwood	A wide range of uses were suggested: mixed use (31%), senior housing (24%), apartments/condos (23%), community commercial (13%) and medium-box retail (7%).

* “Lifestyle Retail” was defined as a mix of retail, restaurant, entertainment and recreational uses with public gathering places and a pedestrian-oriented feel.

The purpose of the three schemes prepared by volunteer architects was to assist the public in evaluating possible redevelopment ideas, and to identify the various aspects of the concepts that were widely supported. None of the schemes was expected to represent the ultimately desired redevelopment, but to help generate and refine public feedback.



The three design schemes and summaries are shown below:

Scheme 1

Lifestyle Retail:	58,000 sf
Medium Box Retail:	67,000 sf
Large Box Retail:	70,000 sf
Mixed Use (retail/office):	50,000 sf
Townhouses:	50-70 units



- A. Retains the Dairymen's building (or portions thereof) as part of a small lifestyle retail center (small artisan shops and restaurants) around a public plaza.
- B. Places medium box retail buildings across from Trader Joes and north of the lifestyle retail.
- C. Includes a larger box retail between the railroad and freeway, such as a home improvement store with garden center.
- D. Adds townhouses on the vacant site west of Redwood Blvd.
- E. Includes a mixed use (office over retail) at the corner of Olive and Redwood.
- F. Narrows Redwood Blvd., adding land to the west to create a wide pedestrian/bicycle promenade.

Scheme 2

Lifestyle and Medium Box Retail: 110,000 sf
Townhouses/Apartments: 160 units



- A. Creates a mix of retail spaces up to 20,000 sf around Trader Joes, with a restaurant/plaza focal point.
- B. Second story recreational use (gym/club).
- C. Adds housing to the north and west.
- D. Includes a roundabout on Redwood Blvd.
- E. Improves the wide median on Redwood Blvd., adding landscaping, seating, pedestrian/bike path, etc.

Scheme 3

Lifestyle and Medium Box Retail:	105,000 sf
Recreational Facility:	40,000 sf
Townhouses:	50-70 units
Senior Housing:	40 units



- A. Retains the Dairymen's building (or portions thereof) as part of a small lifestyle retail center (small artisan shops and restaurants). Retains the structural framework of a portion of Dairymen's for a plaza/entertainment space.
- B. Adds medium box retail buildings around Trader Joes.
- C. Includes a recreational use (club/gym) to the north.
- D. Adds townhomes west of Redwood Blvd.
- E. Adds senior housing at the corner of Olive and Redwood.
- F. Leaves the Water District offices and bus yard as-is.
- G. Narrows Redwood Blvd. median, includes angled parking along retail frontage.

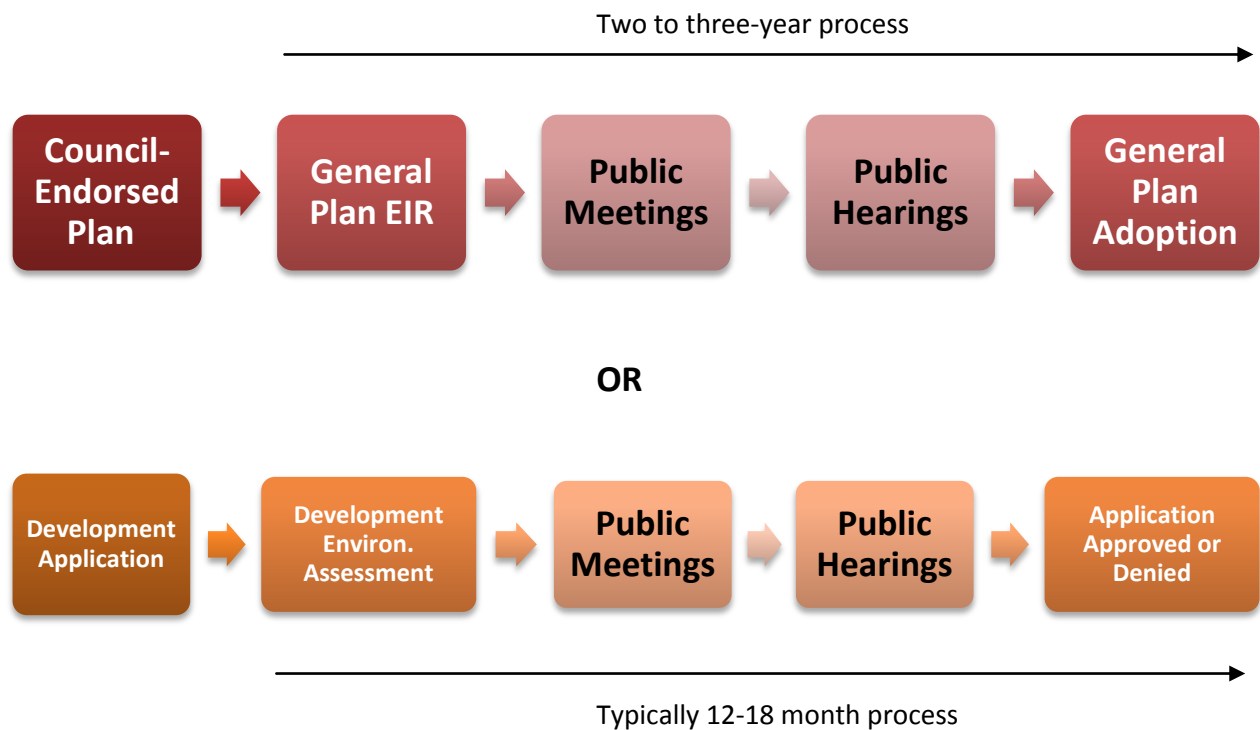
In terms of design character of future development there were clear preferences for:

- Public gathering places, plazas and outdoor dining,
- Substantial landscaping, including large shade trees,
- Location of buildings near the street, with visibility of parking minimized,
- Wide sidewalks and bike paths along Redwood Boulevard,
- Convenient connections to the SMART bike/pedestrian path linking to the downtown and SMART station, and
- Utilizing components or the design character of the Dairymen's Mill building.

In addition to feedback from the workshop, the three design schemes were posted on Open Novato, requesting that viewers provide input into their preferences. The results can be seen at: http://www.ci.novato.ca.us/index.aspx?page=1987#peak_democracy.

Next Steps

The NRBC Study is being conducted as part of the larger update of the 1996 General Plan. Completion of the Draft General Plan and its associated EIR will likely take two to three years, so property owners in the Study Area may choose to file applications for new development and associated environmental review in advance of the adoption of the new General Plan and should be assisted in proposing projects likely to be successful by knowing the public input and City Council direction provided by the NRBC Study. These applications, in advance of the City initiated zoning changes, will likely take the form of individual Planned Development rezonings, which adds a legislative action by the City Council (with recommendations from the Planning Commission, Design Review Commission and Economic Development Advisory Commission) along with the typical design review.



City Council Direction

At its meeting of January 7, 2014 the City Council supported inclusion of the following Vision Statement, Design and Use Guidelines and Zoning Parameters into the Draft General Plan Update and implementing zoning ordinance revisions, and to evaluate these and the Development Forecast in the preparation of an environmental impact report on the Draft General Plan.

Vision Statement

“The North Redwood Corridor provides an opportunity for the City to address its historic retail sales leakage and address community needs by creating a vibrant retail area with a unique sense of place, featuring inviting gathering places with restaurants and entertainment. New commercial development should be pedestrian-oriented with an active street frontage and convenient pedestrian and bicycle connections to the Downtown and the SMART station. New residences are encouraged, both on the remaining Atherton Ranch site and on the vacant site east of Trader Joe’s. Redwood Boulevard should be enhanced with improvements such as landscaping, pedestrian/bicycle paths and wide sidewalks.”

Design and Use Guidelines

<i>Subarea</i>	<i>Design Criteria</i>
E. of Redwood – South	<ul style="list-style-type: none">▪ Create a retail development composed of smaller shops and medium-sized retailers of 20,000-30,000 square feet each along with restaurants and entertainment facilities.▪ Allow for second and/or third story office or recreational space, if practical and if a minimum 0.3 Floor Area Ratio of retail space is provided in this subarea.▪ Provide for public gathering places and ample outdoor seating throughout the area.▪ Incorporate extensive landscaping with shade trees.▪ Provide pedestrian and bicycle connections between retailers and public spaces to the bicycle/pedestrian facilities along the SMART corridor and along Redwood Blvd.▪ Explore incorporating portions or design features of the Dairymen’s Milling building into the retail development.▪ Create wide pedestrian sidewalks and a bicycle path along the Redwood Blvd. frontage.▪ Locate buildings near the Redwood Boulevard frontage, with shop entries and/or display windows facing the street and gathering places.▪ Minimize views of parking areas from Redwood Boulevard, typically by locating parking behind buildings.

E. of Redwood – North	<ul style="list-style-type: none"> ▪ Create a retail development composed of smaller shops and/or larger retailers of 20,000-40,000 square feet each. ▪ Allow for second and/or third story office or recreational space, if practical. ▪ Incorporate extensive landscaping with shade trees. ▪ Provide pedestrian and bicycle connections between retailers, to development on the E. Redwood South subarea to the south, to bicycle/pedestrian facilities along the SMART corridor and along Redwood Blvd. ▪ Create wide pedestrian sidewalks and a bicycle path along the Redwood Blvd. frontage. ▪ Locate buildings near the Redwood Boulevard frontage, with display windows and/or shop entries where practical facing the street. ▪ Minimize views of parking areas from Redwood Boulevard, typically by locating parking behind buildings.
Motel	<ul style="list-style-type: none"> ▪ Allow for continued motel/hotel use, or residential. ▪ If redeveloped, project architecture should reflect the prominence of the site as a gateway or focal point at the northern end of the North Redwood corridor.
Wood Sales	<ul style="list-style-type: none"> ▪ Allow for retail or light industrial/service commercial uses, including a feed store.
Water District/Bus Yard	<ul style="list-style-type: none"> ▪ Allow for larger retail or recreational development in addition to light industrial/service commercial uses. ▪ Provide pedestrian and bicycle connections between retailers, to development on the E. Redwood subareas and to bicycle/pedestrian facilities along the SMART corridor. ▪ Improve the appearance and habitat value of Rush Creek if permissible.
Atherton Ranch	<ul style="list-style-type: none"> ▪ Allow for either residential development or for residential with ground floor commercial space. ▪ Residential units along the Redwood Boulevard frontage should have individual unit entries facing the street, such as individual rowhouses with balconies or stoops at the ground floor level unless commercial space is located on the ground floor. ▪ Incorporate a landscaped view corridor through the new development to the linear park behind. ▪ Housing units adjacent to the linear park should have unit entries facing the park. ▪ Minimize the visibility of parking from Redwood Boulevard and from existing housing which surrounds the site. ▪ New development should provide on-site outdoor areas.
Olive/Redwood	<ul style="list-style-type: none"> ▪ Allow for retail, office, residential or mixed use development. ▪ Minimize the visibility of parking from Redwood Boulevard. ▪ Locate buildings near the Redwood Boulevard and Olive Avenue frontages, with display windows and building entries facing the street to the extent practical.
General Project Design	<ul style="list-style-type: none"> ▪ Structures visible from public view corridors and vantage points should incorporate four-sided architecture.

<p>Circulation/Infrastructure</p>	<ul style="list-style-type: none"> ▪ Carefully plan on-site circulation on the parcels east of Redwood Boulevard to assure that vehicle queuing and turning movements do not negatively affect travel on adjacent roadways or conflict with on-site pedestrian circulation. ▪ Improve Redwood Boulevard in conjunction with redevelopment in the Study Area. If necessary and as permitted by law, initial development may be required to fund full infrastructure improvements with a reimbursement agreement where appropriate for contributions from future development in the Study Area. ▪ Improvements to Redwood Boulevard should either enhance the existing landscaped median with additional landscaping, seating areas and possibly a pedestrian/bicycle path, with retention of existing cork oak trees, or may propose reducing the right-of-way width with land area added to properties on the east side of Redwood Boulevard, with the former right-of-way used for a generous, landscaped pedestrian/bicycle path, wide sidewalks, outdoor seating areas and some retail space. Consideration will need to be given to the location of existing gas distribution lines, and to the value of any vacated right of way. ▪ Facilitate safe and convenient access across Redwood Boulevard for vehicles, pedestrians and bicyclists. ▪ Install the SMART bicycle/pedestrian path in conjunction with redevelopment in the Study Area, if these improvements are not in place or scheduled to be installed by SMART in a reasonable time frame to coincide with new development. If necessary and as permitted by law, initial development may be required to fund the full infrastructure improvements with a reimbursement agreement, where appropriate, for contributions from future development in the Study Area or from SMART. The City should also pursue possible grant funding for path installation. ▪ The City may consider allowing diagonal parking along the east side of Redwood Boulevard in the public right-of-way or permitting the use of a portion of the existing right-of-way for redevelopment. Consideration will need to be given to design, safety, value of any vacated right of way and costs associated with any bicycle and pedestrian improvements along the Redwood frontage, SMART right-of-way or for improvements to the Redwood Boulevard median. ▪ The City should explore and implement, where feasible and as opportunities arise over time, additional pedestrian/bicycle connections to downtown, such as connection of Machin Avenue to Olive Avenue. ▪ If feasible, consider relocation of high-voltage overhead utility lines along the Redwood Boulevard frontage. ▪ Incorporate, where feasible, electric vehicle charging stations.
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Zoning Parameters

Subarea	Acres	Existing Zoning				Draft Proposed Zoning			
		Zoning Dist.	FAR	Coverage	Height	Allowable Uses	Floor Area Ratio	Coverage	Height
E. of Redwood – South	6	CG & AHO	0.4	40%	35'	Retail, office, housing (on AHO site), recreation, entertainment, restaurants, hotel (maximum 25,000 sq. ft. for grocery sales)	0.4 for commercial + 0.2 for office/recreational mixed use on upper floors Min. 0.3 FAR of retail/entertainment/restaurant prior to office or recreational uses	40%	35' (except for modifications to Dairymen's building – 53')
	3	CI	1.0	40%	35'				
E. of Redwood – North	3	CI	1.0	40%	35'	Retail (except grocery sales), office, recreation, entertainment, restaurants, hotel	0.4 for commercial + 0.2 for office/recreational mixed use on upper floors	40%	35'
Motel	1	CI	1.0	40%	35'	Hotel, housing, office	1.0	40%	35'
Wood Sales	0.5	CI	1.0	40%	35'	Light industrial/service commercial	0.4	40%	35'
Water District/Bus Yard	11.5	LIO	0.4	60%	35'	Light industrial/service commercial, retail, office, recreation	0.4	40%	35'
Atherton Ranch	3.5	PD Mixed Use	0.45	25%	45'	Housing or mixed use	n/a (if housing)	40%	35'
Olive/Redwood	2	CG	0.4	40%	35'	Retail, office, restaurant, housing	0.4 for commercial + 0.2 for residential/office mixed use	40%	35'

Development Forecasts (for analysis in the General Plan EIR)

Subarea	Estimated Likely Near-Term Development Potential from Proposed Zoning	
	Without Water District and Bus Yard Redev.	With Water District and Bus Yard Redev.
E. of Redwood – South	130,000 sf retail	130,000 sf retail
E. of Redwood – North	45,000 sf retail	45,000 sf retail
Motel	n/a	n/a
Wood Sales	n/a	n/a
Water District/Bus Yard	n/a	100,000 sf retail
Atherton Ranch	70 du	70 du
Olive/Redwood	17,000 sf retail 15 du	17,000 sf retail 15 du
TOTAL	192,000 sf retail 85 du	292,000 sf retail 85 du

APPENDIX 1: SEPTEMBER 28, 2014 PARTICIPANT SURVEY FORM

NORTH REDWOOD CORRIDOR COMMUNITY CHARRETTE



Participant Survey Form

Please take a few moments to identify your preferences or ideas. We'll collect these sheets at the end of the charrette.

Subareas	Is there a development type that you think is most appropriate for this subarea?	Is there a particular sketch that you like for this subarea?		
		Team 1	Team 2	Team 3
East side of Redwood:				
1 East of Redwood – South (ROIC, Dairymen's)	<input type="checkbox"/> Lifestyle retail <input type="checkbox"/> Mixed use (ground floor retail/housing above) <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Other: _____			
2 East of Redwood – North (Shamrock, recycling, landscape materials)	<input type="checkbox"/> Lifestyle retail <input type="checkbox"/> Mixed use (ground floor retail/housing above) <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Other: _____			
3 Motel	<input type="checkbox"/> Motel/Hotel <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Other: _____			
Between the Railroad and Freeway:				
4 Wood Sales	<input type="checkbox"/> Light industrial <input type="checkbox"/> Other: _____			
5 Water District	<input type="checkbox"/> Leave as-is (or light industrial) <input type="checkbox"/> Medium box retail <input type="checkbox"/> Larger box retail <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Recreation <input type="checkbox"/> Other: _____			
6 Bus Yard	<input type="checkbox"/> Leave as-is (or light industrial) <input type="checkbox"/> Medium box retail <input type="checkbox"/> Larger box retail <input type="checkbox"/> Apartments/condos <input type="checkbox"/> Recreation <input type="checkbox"/> Other: _____			
West side of Redwood:				
7 Atherton Ranch site	<input type="checkbox"/> Apartments/condos <input type="checkbox"/> Senior housing <input type="checkbox"/> Mixed use (retail/housing) <input type="checkbox"/> Other: _____			
8 Olive/Redwood	<input type="checkbox"/> Apartments/condos <input type="checkbox"/> Senior housing <input type="checkbox"/> Mixed use (retail/housing) <input type="checkbox"/> Community commercial <input type="checkbox"/> Medium box retail <input type="checkbox"/> Other: _____			

Were there ideas from the sketches that you particularly like?

Continue survey on the other side, please

Are there aspects of the sketches that concern you? _____

Workshop Evaluation

- Did you enjoy the workshop (charrette) process? Yes No
- Do you feel like you had an opportunity to express your ideas? Yes No
- Do you feel like your ideas are reflected in the sketches prepared? Yes No
- Will you continue to participate in the General Plan Update process? Yes No

What aspects of the workshops did you like?

What aspects of the workshops did you not like?

Any suggestions to improve future workshops?

Again, many thanks for your participation!

Keep informed at: www.novato.org/generalplan

APPENDIX 2: SURVEY RESULTS FROM 9/28/13 COMMUNITY CHARRETTE

(94 responses)

East of Redwood South (ROIC & Dairymen's)

Lifestyle Retail	67	73%
Mixed Use	18	20%
Apartments/Condos	4	4%
Small Scale Retail	2	2%
Health Club	1	1%

Preference for Design Scheme:

Team 1	49	58%
Team 2	16	19%
Team 3	20	24%

East of Redwood North (Shamrock, recycling, landscape materials)

Lifestyle Retail	35	38%
Mixed Use	28	30%
Apartments/Condos	11	12%
Medium Box Retail	6	7%
Recreation	5	5%
Community Retail	3	3%
Entertainment	2	2%
Light Industrial/Service Commercial	2	2%

Preference for Design Scheme:

Team 1	38	58%
Team 2	14	22%
Team 3	13	20%

Motel

Motel	29	47%
Apartments/Condos	20	32%
Office	3	5%
Recreation	3	5%
Light Industrial/Service Commercial	2	3%
Medium Box	2	3%
Self Storage	1	2%
Parking	1	2%
Chamber of Commerce	1	2%

Wood Sales Lot

Light Industrial/Service Commercial	21	44%
Feedstore	5	10%
Retail	4	8%
Chamber of Commerce	4	8%
Recreation	3	6%
Park	3	6%
Apartments/Condos	3	6%
Office	4	8%
Medium Box Retail	1	2%

Water District/Bus Yard

As Is/Light Industrial/Service Commercial	41	35%
Larger Box	28	24%
Medium Box	22	19%
Recreation	13	11%
Apartments/Condos	7	6%
Office/Biotech	3	3%
Parking	3	3%
Lifestyle Retail	1	1%

Atherton Ranch Vacant Parcel

Apartments/Condos	54	50%
Senior Housing	28	26%
Mixed Use	18	17%
Plaza/Park	5	5%
Amphitheatre	1	1%
Hotel	1	1%
Retail	1	1%

Olive/Redwood

Mixed Use	34	31%
Apartments/Condos	25	23%
Senior Housing	27	24%
Community Commercial	14	13%
Medium Box Retail	8	7%
Hotel	1	1%
Community Center	1	1%
Live/Work	1	1%

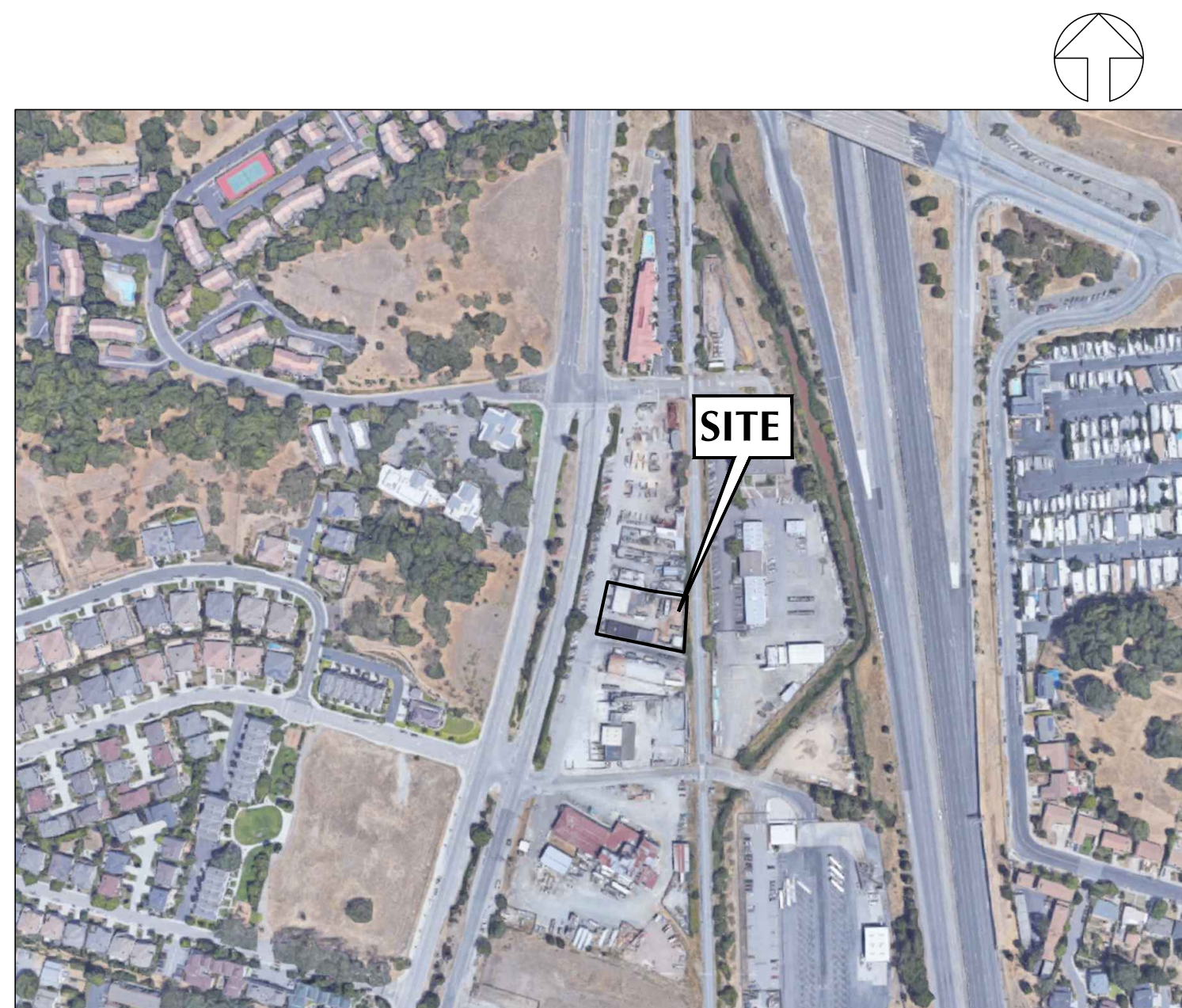
Workshop Evaluation

	<i>Yes</i>	<i>Somewhat</i>	<i>No</i>
Did you enjoy the workshop process?	95%	2%	3%
Do you feel like you had an opportunity to express your ideas?	95%	2%	3%
Do you feel like your ideas are reflected in the sketches prepared?	78%	5%	17%
Will you continue to participate in the General Plan Update process?	100%		

Proposed Park-A-Pup

7586 Redwood Dr.
Novato, California 94945

Location Map



Project Information

PROJECT SCOPE:

- 1) Demolition of Existing Structures
- 2) New proposed two-story Building
- 3) New site and landscape improvements, including on-site accessible parking.

BUILDING TYPE

USE: Retail Sales, Office, Dog Boarding
TYPE: VN
OCCUPANCY: B
FULLY SPRINKLERED: Yes

PARCEL SUMMARY

APN# 143-061-11
SITE AREA: 18,294 SF
ZONING : CI (Commercial Industrial)

SITE COVERAGE - (40% ALLOWABLE)
18,294 sqft - Site Area
6,742 sqft - Building Footprint

36.9% - Proposed Coverage

FLOOR AREA RATIO/FAR - (1.0 ALLOWABLE)

Existing Structure: To be Demolished
First Floor - 6,232 SF
Second Floor - 800 SF
Total 7,032 SF
Existing FAR 0.38%

Proposed Structure:
First Floor - 6,742 SF
Second Floor - 5,381 SF
Total 12,123 SF
Proposed FAR 0.67%

PARKING SUMMARY

Required Parking = 1 space per 500 SF of main function
Plus 1 space for 1,000 SF of boarding function

Kennel Area (not including dog play area)
First Floor - 2,084 SF
Second Floor - 2,413 SF
Total 4,497 SF = 4.5 Spaces

Main Function - 2,142 SF / 500 = 4.3 Spaces
Total Spaces Required = 8.8 / 9 Spaces

Parking Spaces Provided = 10

DOG BOARDING

First Floor - 44 Kennels
Second Floor - 59 Kennels
Total 103 Kennels

Project Team

OWNER

PAUL & JEN DANA
58 Gary Place
San Rafael, CA 94901
PH: (415) 453-5243
FX: (415) 453-2411

ARCHITECT

DANIEL MACDONALD AIA ARCHITECTS, INC.
1595 Grant Avenue, Suite 200
Novato, CA 94945
PH: (415) 899-0050
FX: (415) 899-0055
CONTACT: Daniel Macdonald AIA

CIVIL ENGINEER

Atterbury & Associates, Inc.
16109 Healdsburg Ave, Suite D
Healdsburg, CA 95448
PH: (707) 433-0134
FX: (707) 433-0135
CONTACT: Matthew Machi

LANDSCAPE ARCHITECT

PEDERSEN ASSOCIATES
24 H Street,
San Rafael, CA 94901
PH: (415) 456-2070
FX: (415) 456-2086
CONTACT: PETE PEDERSEN

LANDSCAPE SURVEYOR

MICHAEL FORD
2300 Bethards Dr,
Santa Rosa, CA 95405
PH: (707) 542-8513
FX: (707) 542-1825
CONTACT: Michael Ford
www.michaelfordinc.com

List of Drawings

ARCHITECTURAL DRAWINGS

- | | |
|------|------------------------------|
| A0.0 | COVER SHEET |
| A1.0 | SITE PLAN |
| A2.0 | PROPOSED FIRST FLOOR PLAN |
| A2.1 | PROPOSED SECOND FLOOR PLAN |
| A2.2 | PROPOSED ROOF PLAN |
| A3.0 | PROPOSED EXTERIOR ELEVATIONS |
| A3.1 | PROPOSED BUILDING SECTIONS |

CIVIL DRAWINGS

- | | |
|----|---|
| C1 | SITE PLAN |
| C2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C3 | GRADING PLAN |
| C4 | SECTIONS |
| C5 | UTILITY PLAN |
| C6 | STORM WATER CONTROL PLAN |

LANDSCAPE DRAWINGS

- | | |
|------|----------------|
| DD-1 | LANDSCAPE PLAN |
|------|----------------|

SURVEY

- | | |
|---|-----------------|
| 1 | TOPOGRAPHIC MAP |
|---|-----------------|



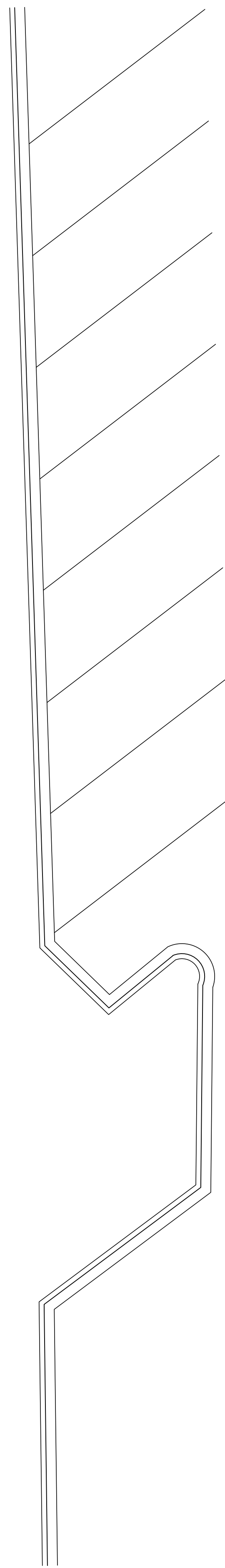
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NOVATO, CA 94945
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INFO@PARKAPUP.COM

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PROJECT #: 17024
DATE: OCT. 06, 2017

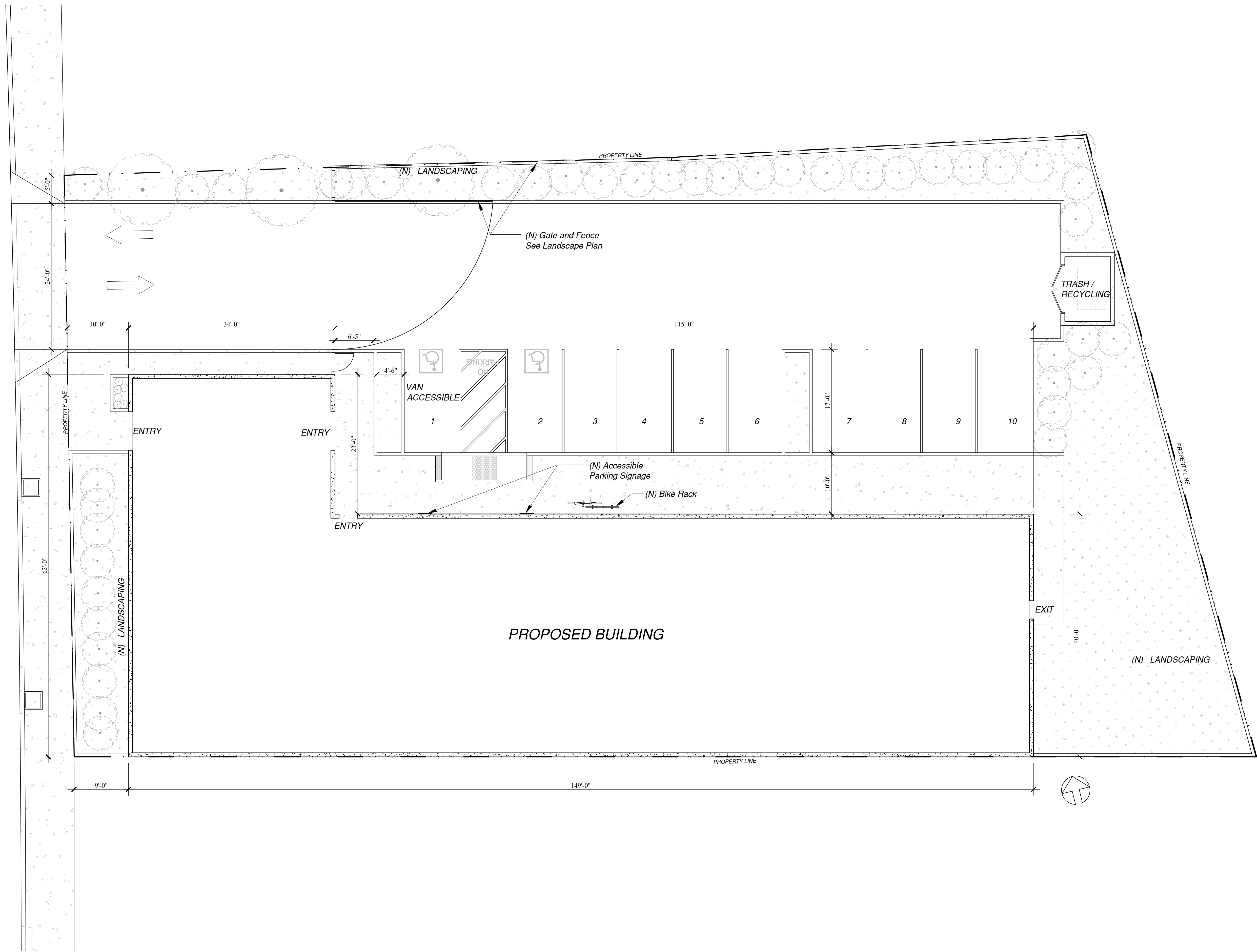
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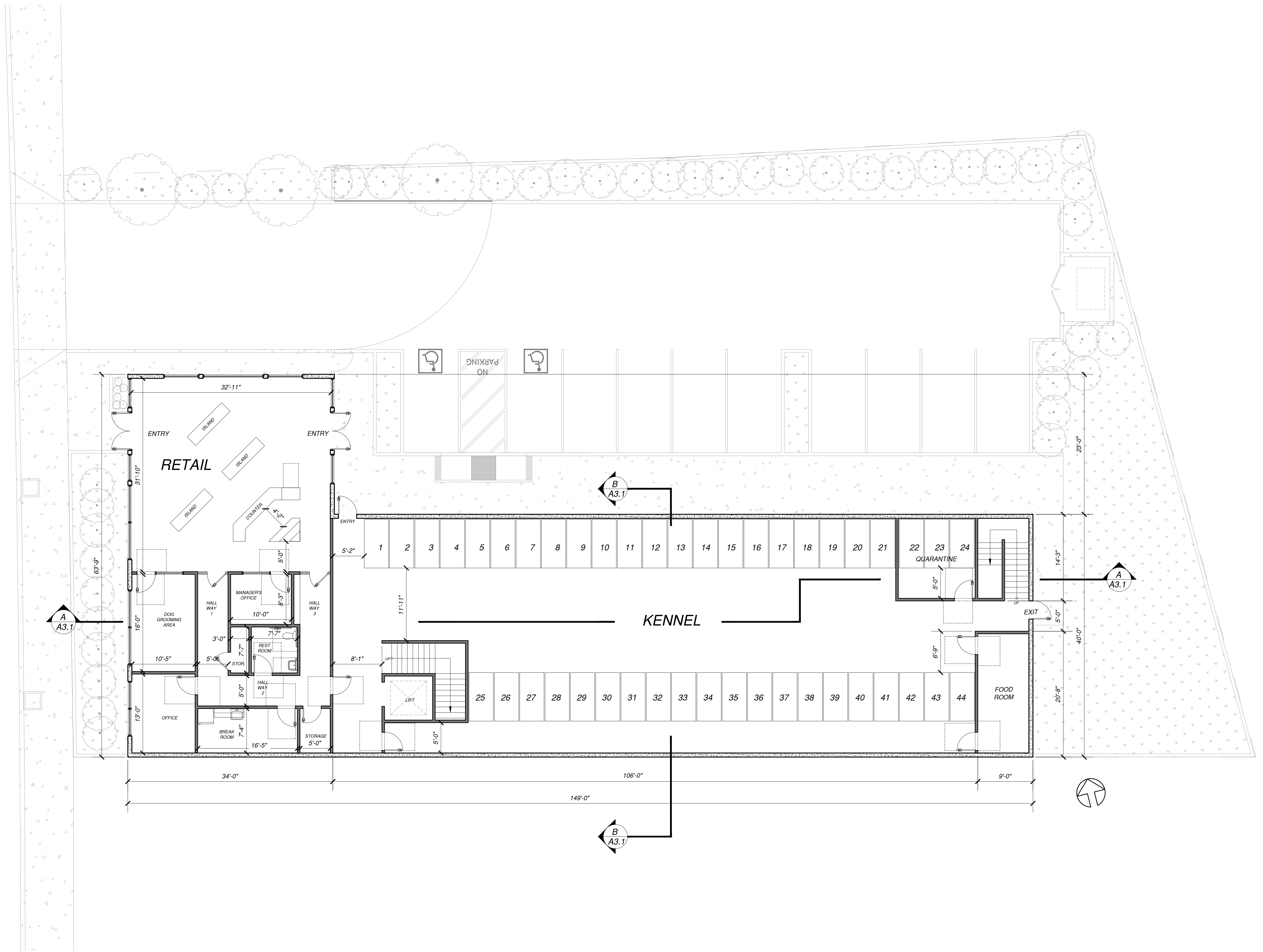
PROPOSED SITE PLAN

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Redwood Dr.



PROPOSED FIRST FLOOR PLAN



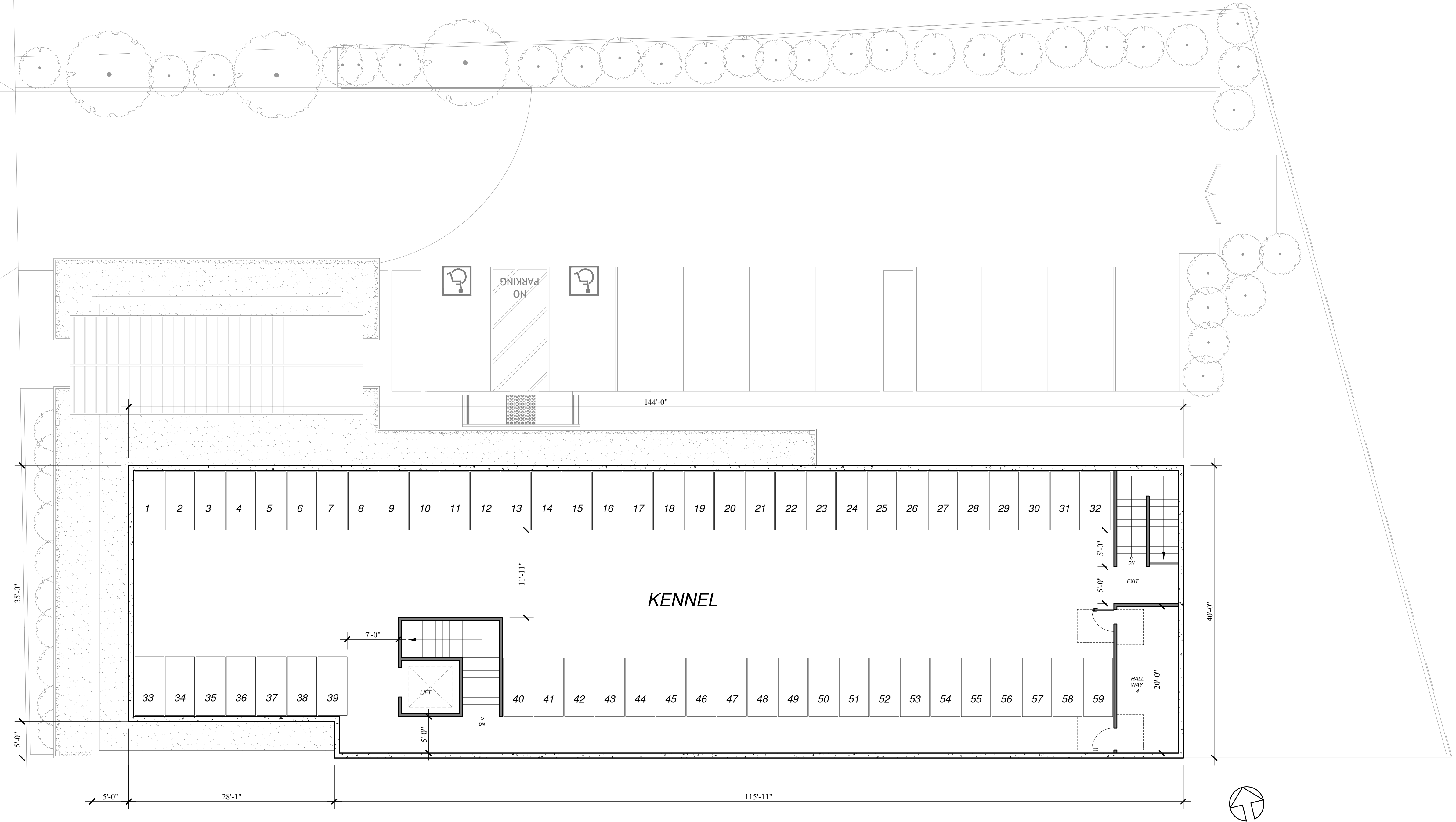
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Redwood Dr.



PROPOSED SECOND FLOOR PLAN



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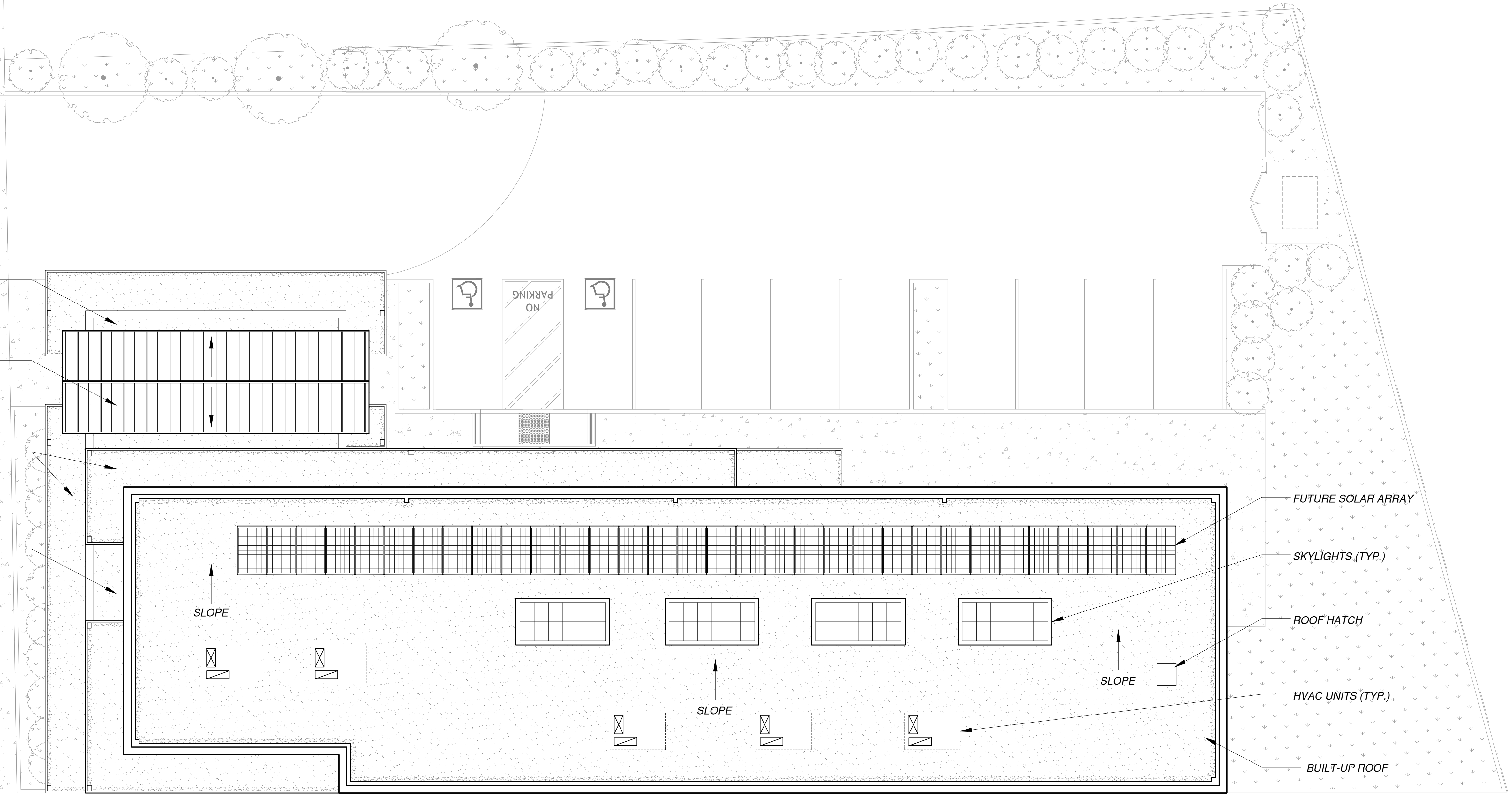
Redwood Dr.

BUILT-UP ROOF

STANDING SEAM METAL ROOF

METAL AWNING

BUILT-UP ROOF



FUTURE SOLAR ARRAY

SKYLIGHTS (TYP.)

ROOF HATCH

HVAC UNITS (TYP.)

BUILT-UP ROOF

SLOPE

SLOPE

SLOPE

PROPOSED ROOF PLAN

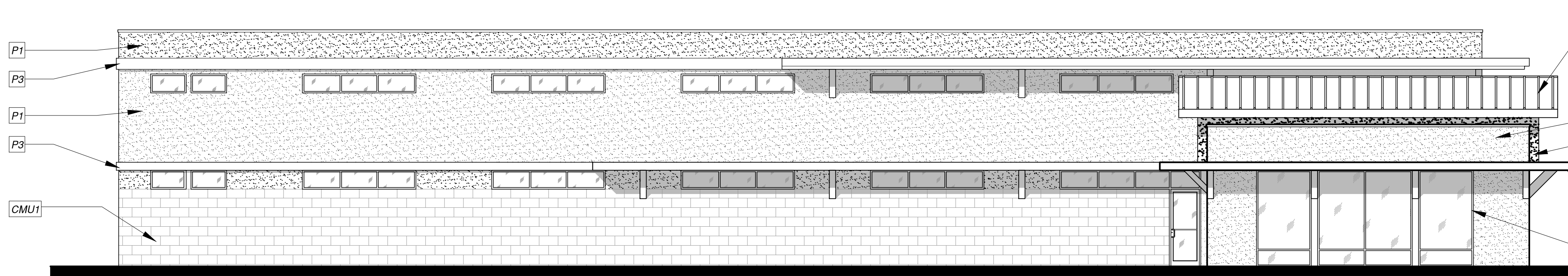


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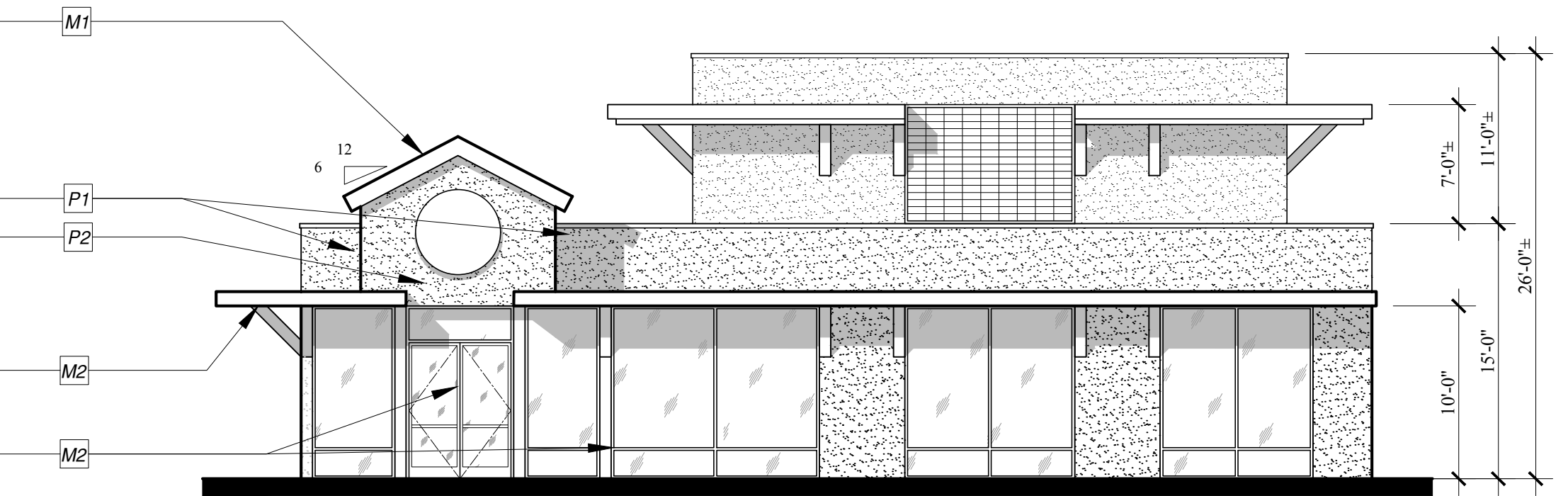
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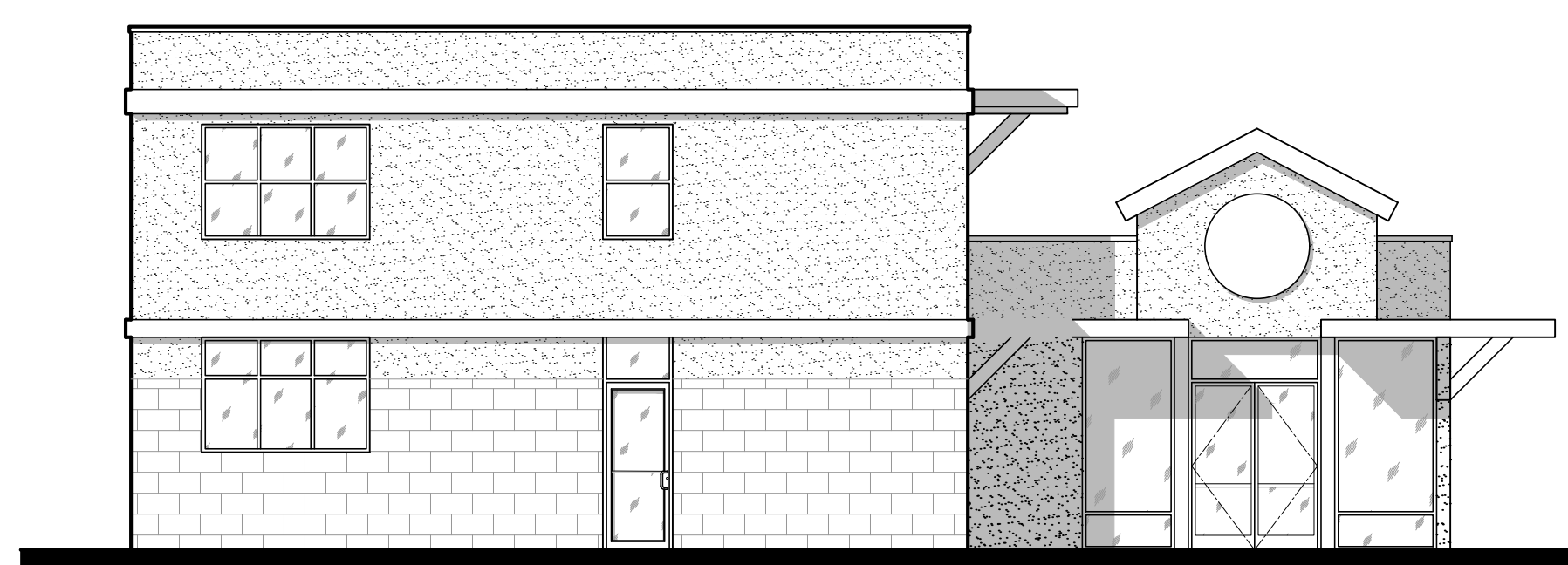
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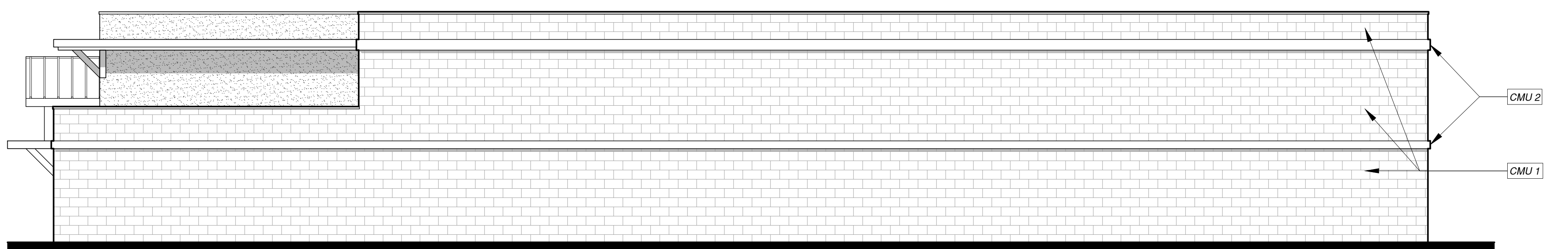
2 WEST ELEVATION

SCALE: 1/8"=1'-0"



3 EAST ELEVATION

SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

Finishes			
WALLS - EXTERIOR			
P1	DUNN-EDWARDS Dark Ruby -DE6028 - OVER CEMENT PLASTER	M1	STANDING SEAM METAL ROOF
P2	DUNN-EDWARDS Apache Tan -DEC746 - OVER CEMENT PLASTER	M2	STORE-FRONTS, DOORS, WINDOWS AND AWNINGS
P3	DUNN-EDWARDS Castlerock -DE6375 - OVER CEMENT PLASTER		
CMU 1	SPLIT-FACE CONCRETE BLOCK		
CMU 2	GROUND-FACE CONCRETE BLOCK		

PROPOSED EXTERIOR ELEVATIONS

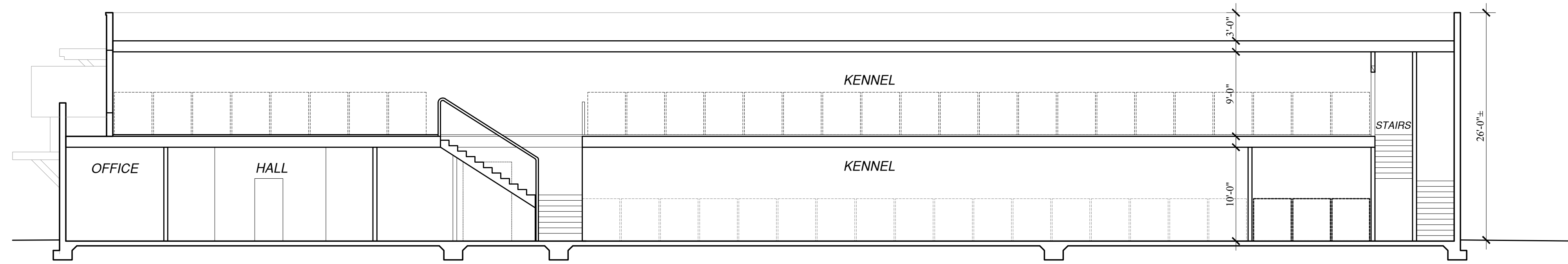


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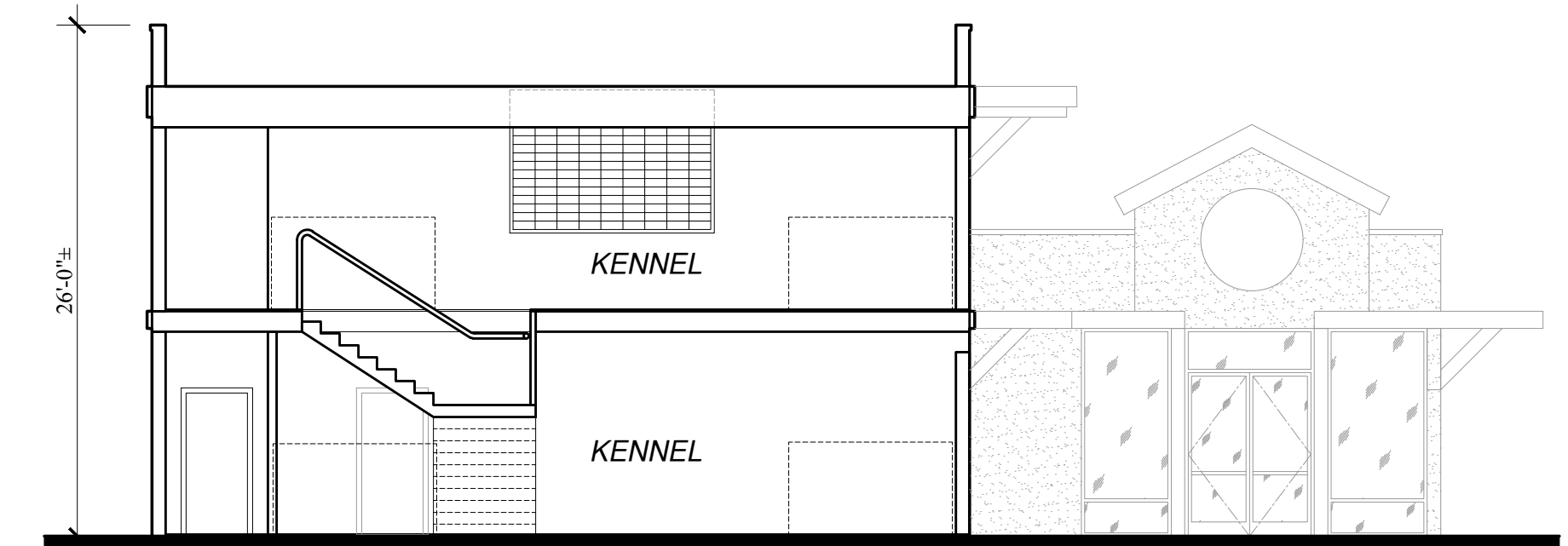
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(415) 899-0050 • Fax (415) 899-0055

A3.0



1 SECTION A

SCALE: 1/8"=1'-0"



2 SECTION B

SCALE: 1/8"=1'-0"



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PROPOSED BUILDING SECTIONS

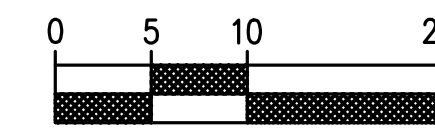
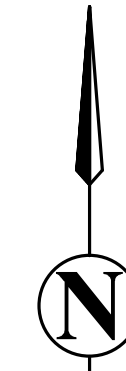
A3.1

SCALE: 1/8"=1'-0"
 PROJECT #: 17024
 DATE: OCT. 06, 2017

Daniel Macdonald AIA Architects, Inc.
 1595 Grant Avenue • Suite 200
 Novato • California • 94945
 (415) 899-0050 • Fax (415) 899-0055



Know what's below.
Call before you dig.



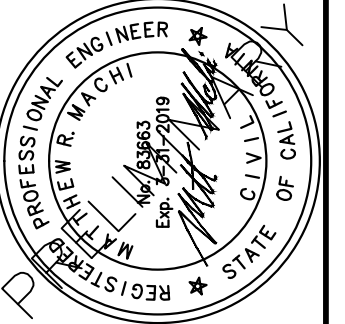
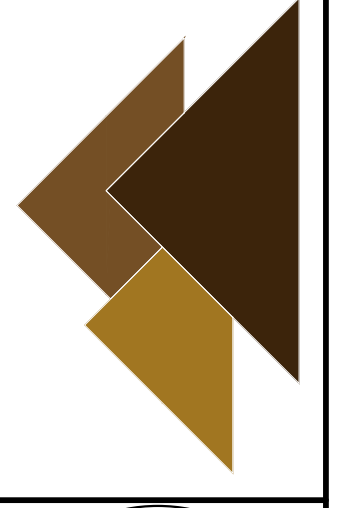
PAVING LEGEND

- ASPHALT
- CONCRETE
- LANDSCAPING

- NOTES:
- NO TREES OF TRUNK DIAMETER SIX INCHES OR GREATER EXIST ON-SITE.
 - FLOOD ZONE: ZONE X (SHADED) 0.2% ANNUAL CHANCE OF FLOOD HAZARD
 - SEE ARCHITECTURAL PLANS FOR PLANNING INFORMATION.

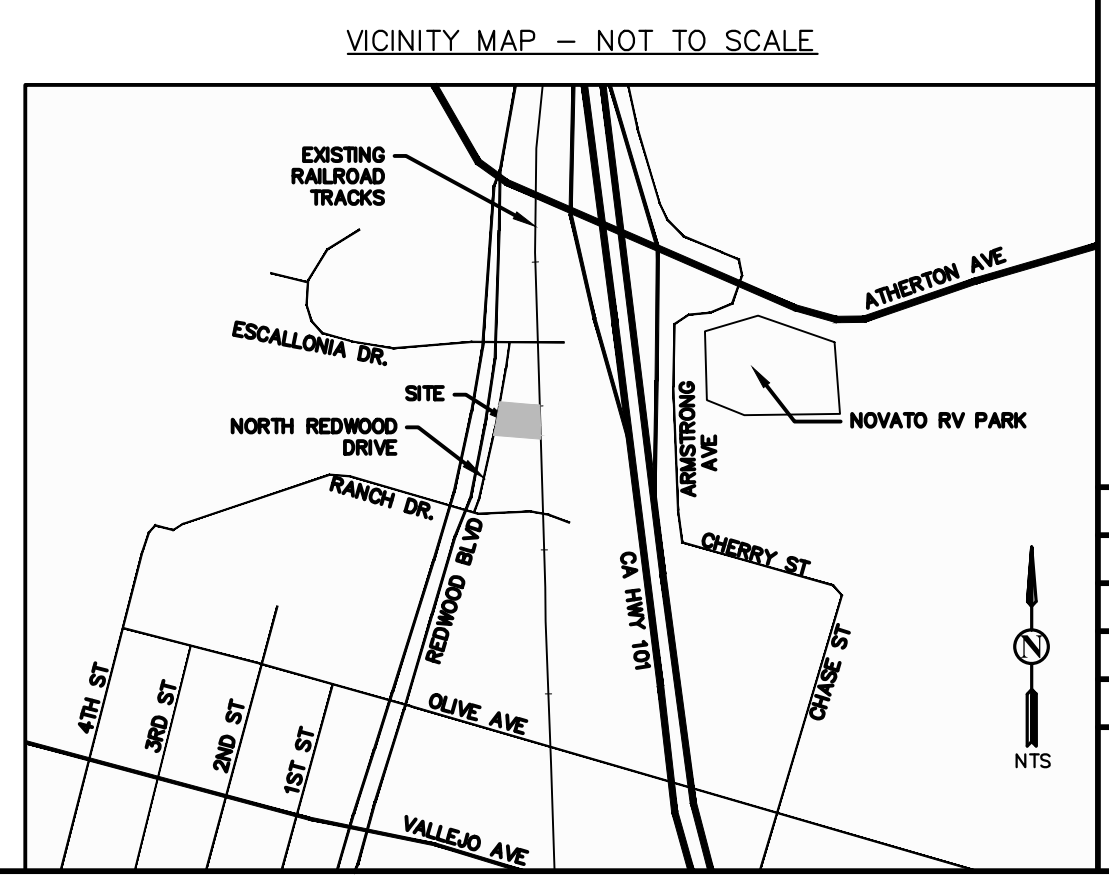
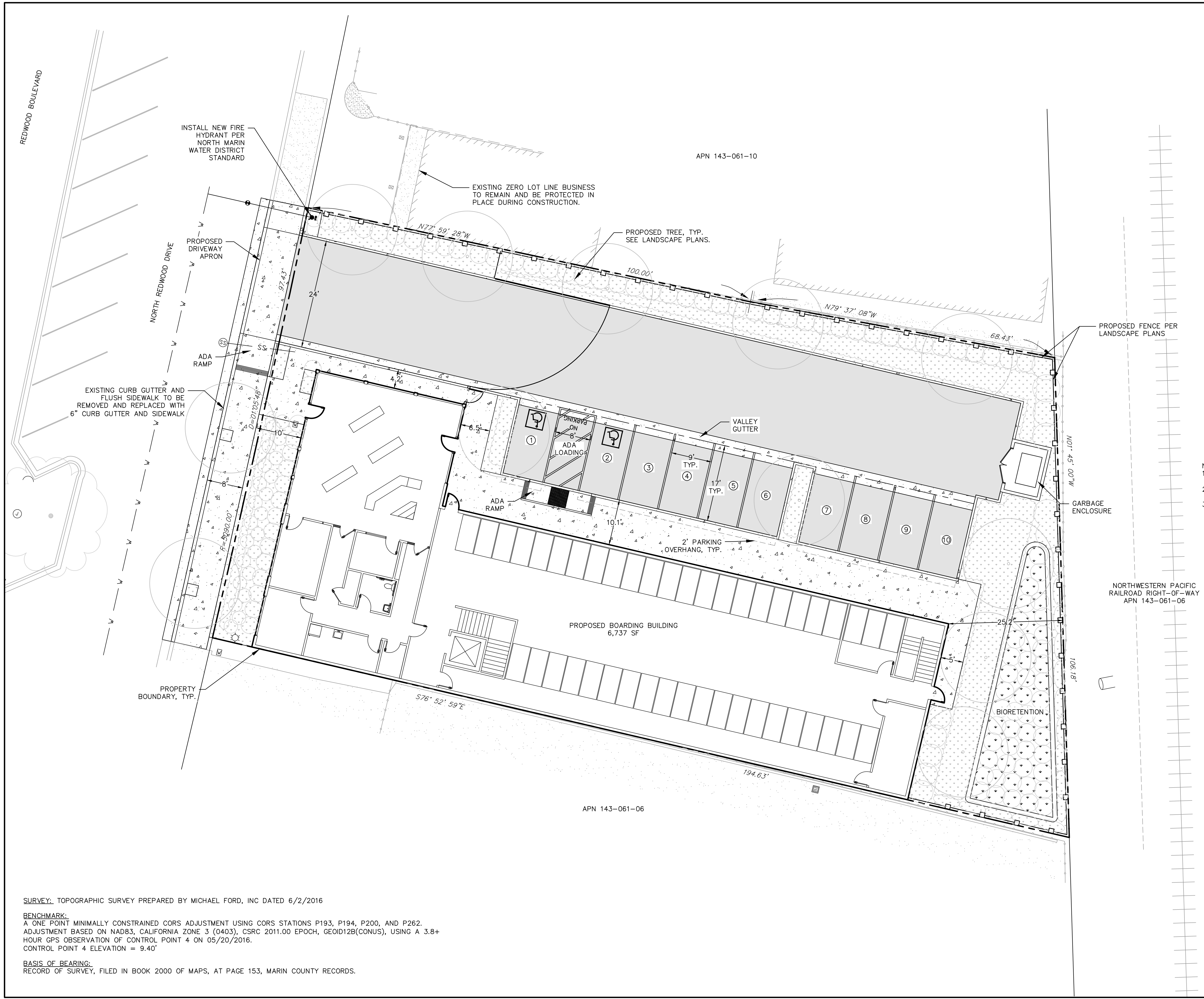
REVISION	DESCRIPTION	BY	DATE

Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0136



SITE PLAN
PARK-A-PUP NOVATO
7586 N. REDWOOD DRIVE
NOVATO, CA 94945

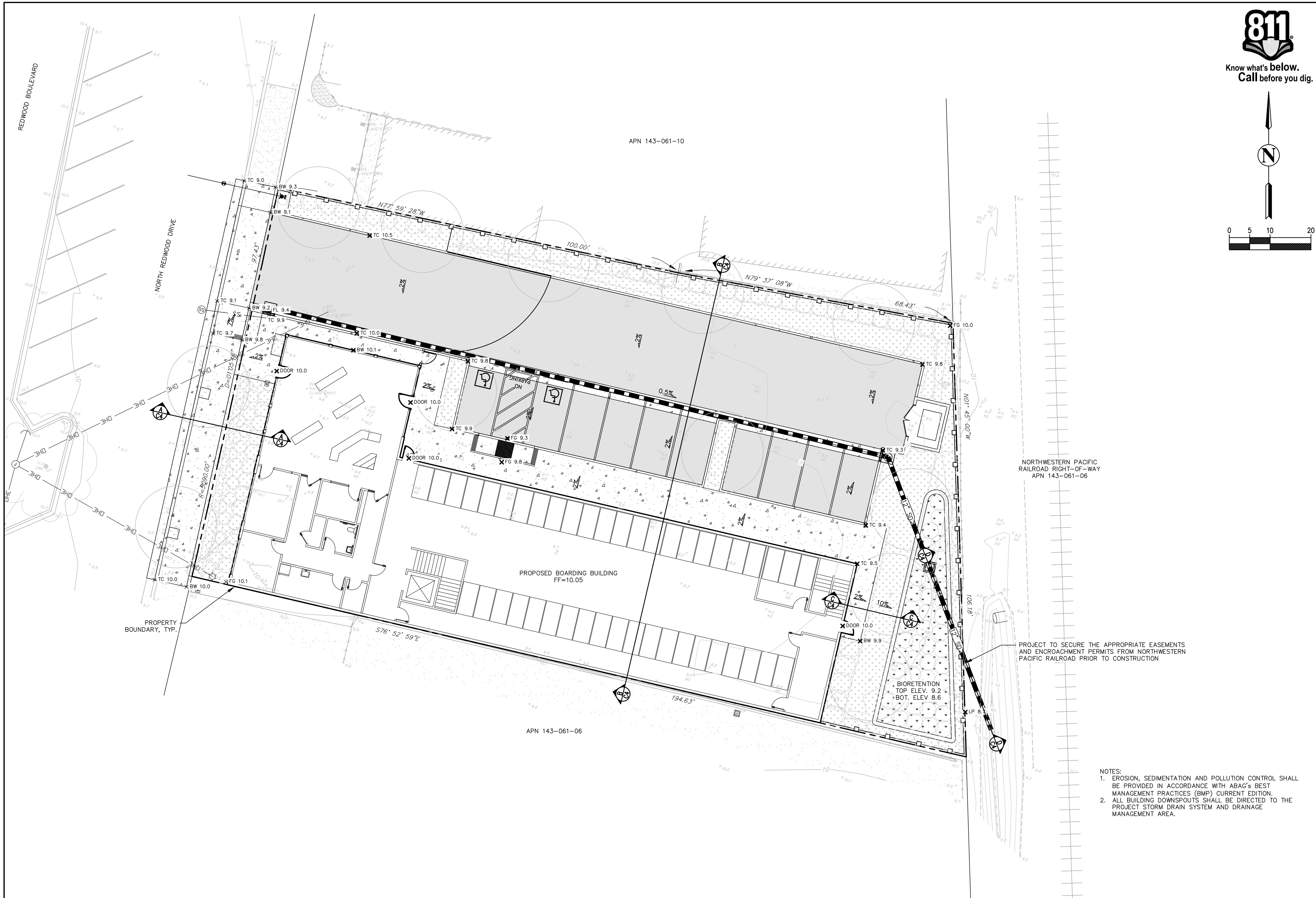
Date:	10/06/2017
Scale:	1" = 10'
Drawn:	MRM
APN:	143-061-11
Job:	16-95
Sheet:	C1



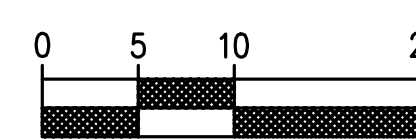
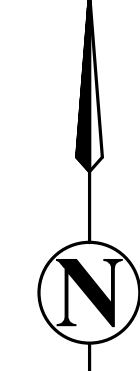
SURVEY: TOPOGRAPHIC SURVEY PREPARED BY MICHAEL FORD, INC DATED 6/2/2016

BENCHMARK:
A ONE POINT MINIMALLY CONSTRAINED CORS ADJUSTMENT USING CORS STATIONS P193, P194, P200, AND P262. ADJUSTMENT BASED ON NAD83, CALIFORNIA ZONE 3 (0403), CSRC 2011.00 EPOCH, GEOD12B(CONUS), USING A 3.8+ HOUR GPS OBSERVATION OF CONTROL POINT 4 ON 05/20/2016. CONTROL POINT 4 ELEVATION = 9.40'

BASIS OF BEARING:
RECORD OF SURVEY, FILED IN BOOK 2000 OF MAPS, AT PAGE 153, MARIN COUNTY RECORDS.



Know what's below.
Call before you dig.



APN 143-061-10

NORTHWESTERN PACIFIC
RAILROAD RIGHT-OF-WAY
APN 143-061-06

APN 143-061-06

PROJECT TO SECURE THE APPROPRIATE EASEMENTS
AND ENCROACHMENT PERMITS FROM NORTHWESTERN
PACIFIC RAILROAD PRIOR TO CONSTRUCTION

- NOTES:
1. EROSION, SEDIMENTATION AND POLLUTION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ABAG'S BEST MANAGEMENT PRACTICES (BMP) CURRENT EDITION.
 2. ALL BUILDING DOWNSPOUTS SHALL BE DIRECTED TO THE PROJECT STORM DRAIN SYSTEM AND DRAINAGE MANAGEMENT AREA.

REVISION	DESCRIPTION	BY	DATE

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Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0136

<p>GRADING PLAN PARK-A-PUP NOVATO 7586 N. REDWOOD DRIVE NOVATO, CA 94945</p>	<p>Date: 10/06/2017 Scale: 1" = 10' Drawn: MRM APN: 143-061-11 Job: 16-95 Sheet: C3</p>
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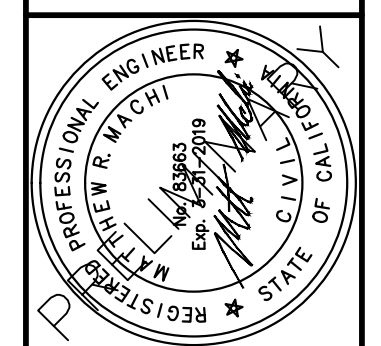
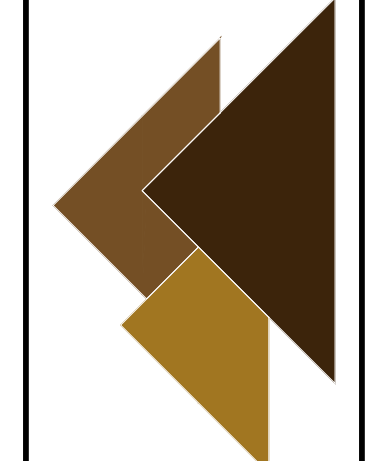
L:\16-95\Plan Development\16-95-PD.dwg 10/6/2017 12:48pm



Know what's below.
Call before you dig.

REVISION	DESCRIPTION	BY	DATE

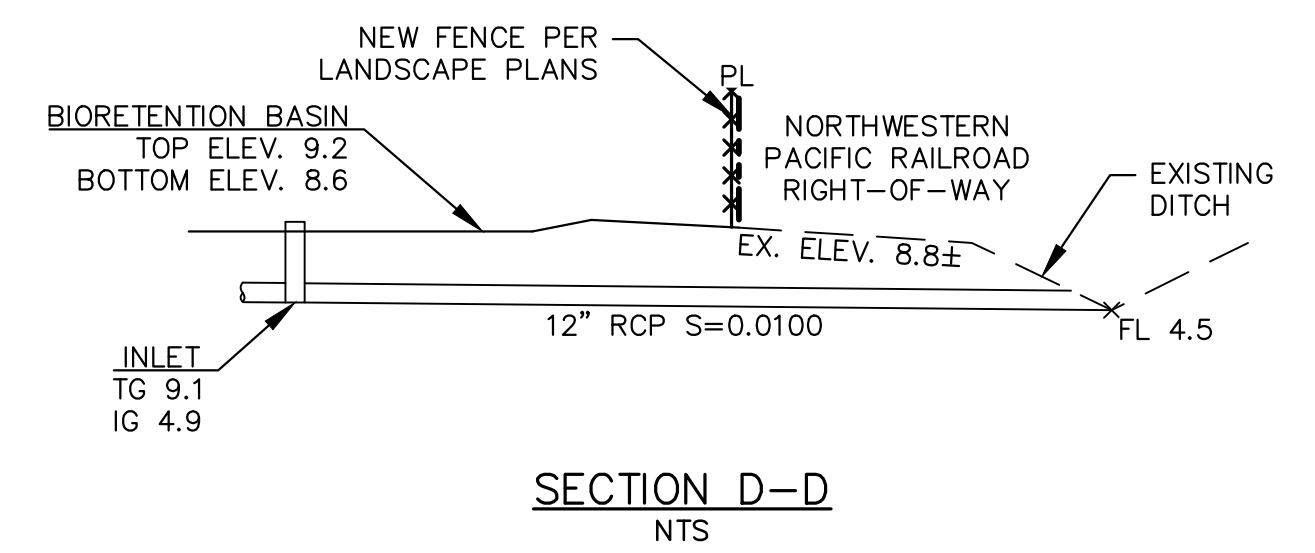
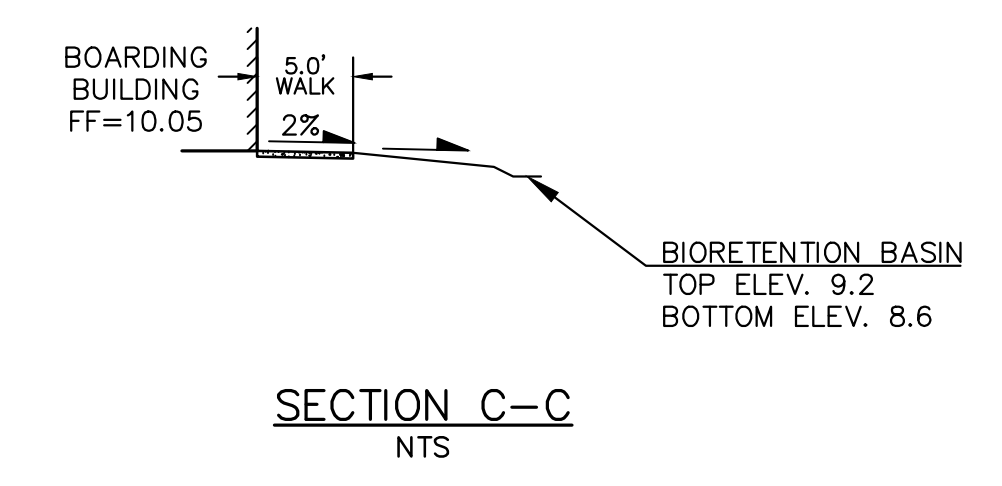
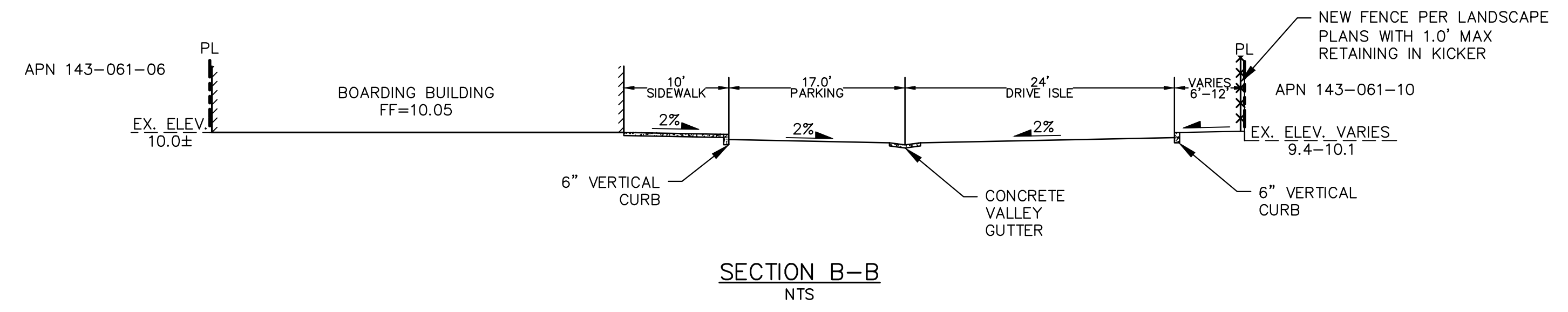
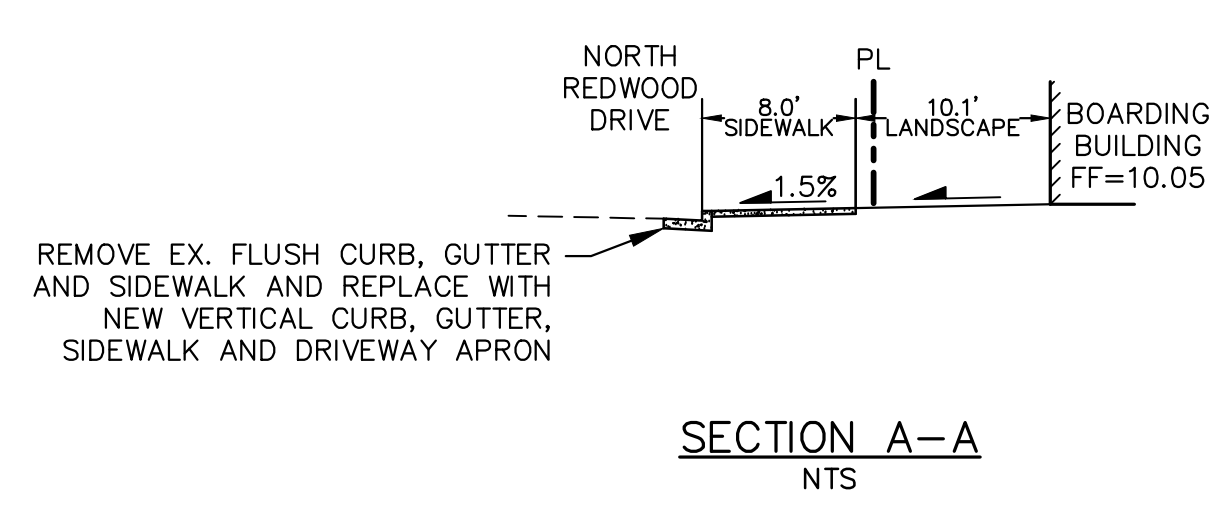
Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 435-0134; Fax: (707) 435-0136

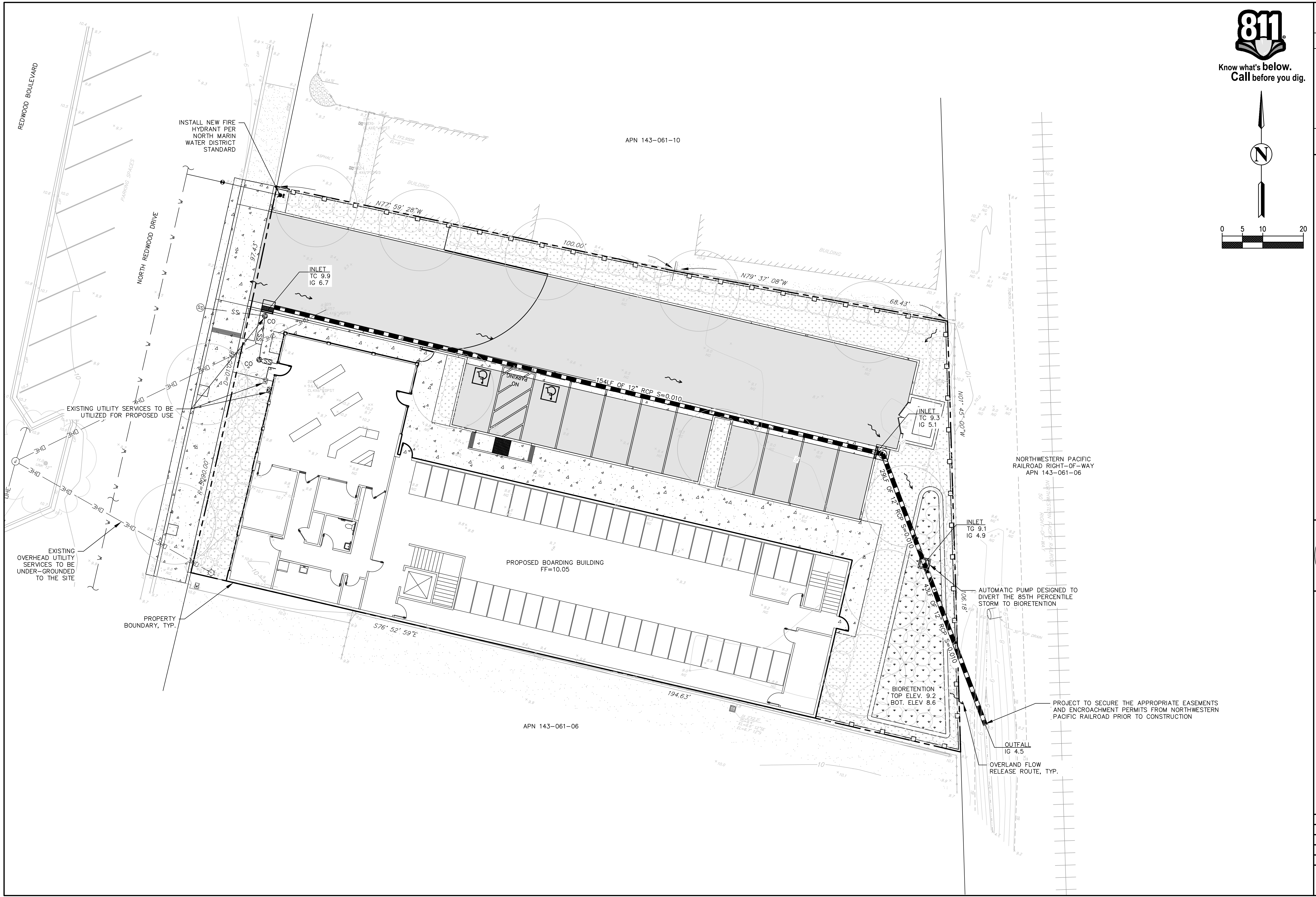


SECTIONS
PARK-A-PUP NOVATO
7586 N. REDWOOD DRIVE
NOVATO, CA 94945

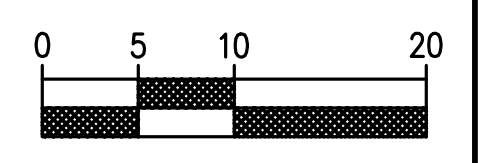
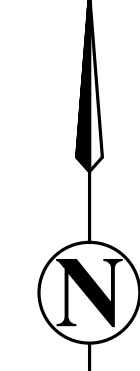
Date: 10/06/2017
Scale: 1" = 10'
Drawn: MRM
APN: 143-061-11
Job: 16-95
Sheet: C4

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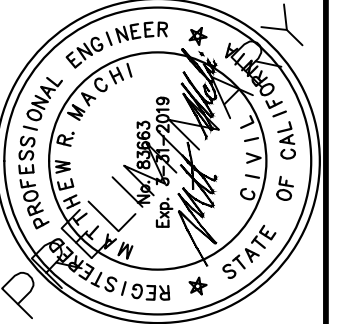


Know what's below.
Call before you dig.



REVISION	DESCRIPTION	BY	DATE

Atterbury & Associates, Inc.
Civil Engineering - Land Planning
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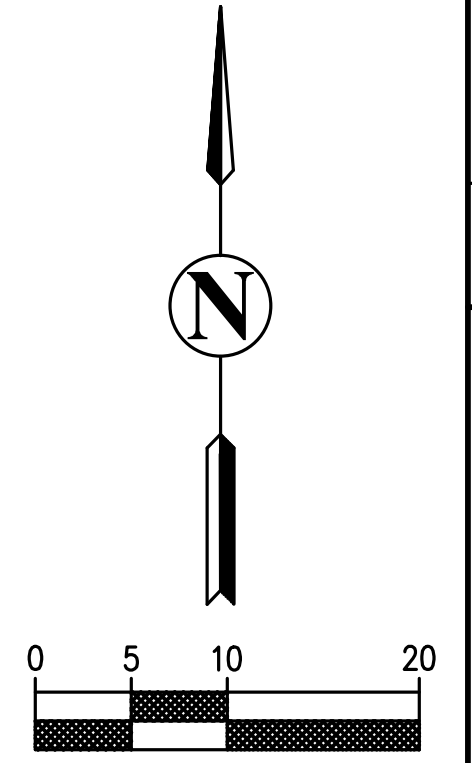
UTILITY PLAN
PARK-A-PUP NOVATO
7586 N. REDWOOD DRIVE
NOVATO, CA 94945

Date:	10/06/2017
Scale:	1" = 10'
Drawn:	MRM
APN:	143-061-11
Job:	16-95
Sheet:	C5

L:\16-95\Plan Development\16-95-PD.dwg 10/6/2017 12:48pm

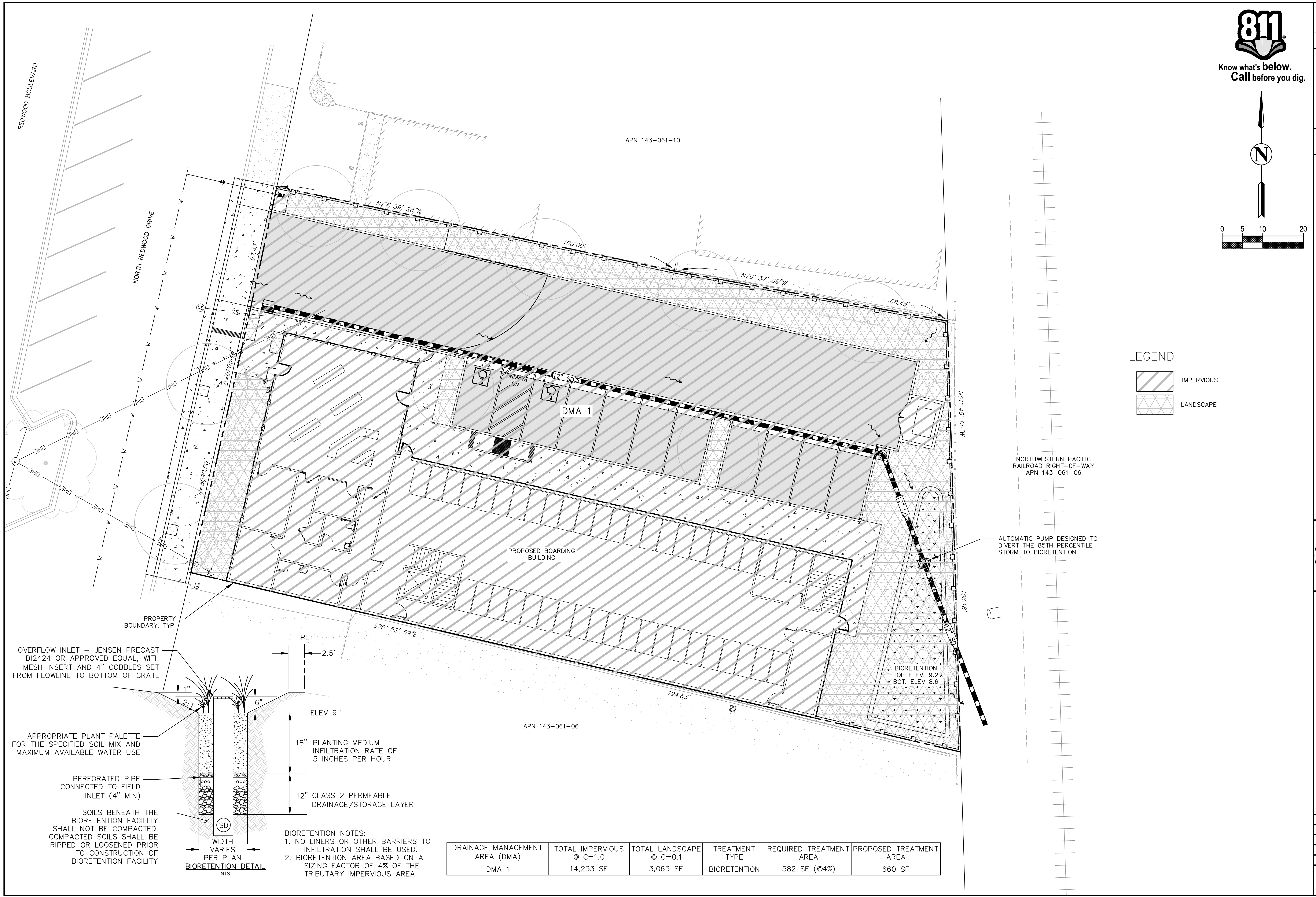


Know what's below.
Call before you dig.



LEGEND

- IMPERVIOUS
- LANDSCAPE



NORTHWESTERN PACIFIC
RAILROAD RIGHT-OF-WAY
APN 143-061-06

AUTOMATIC PUMP DESIGNED TO
DIVERT THE 85TH PERCENTILE
STORM TO BIORETENTION

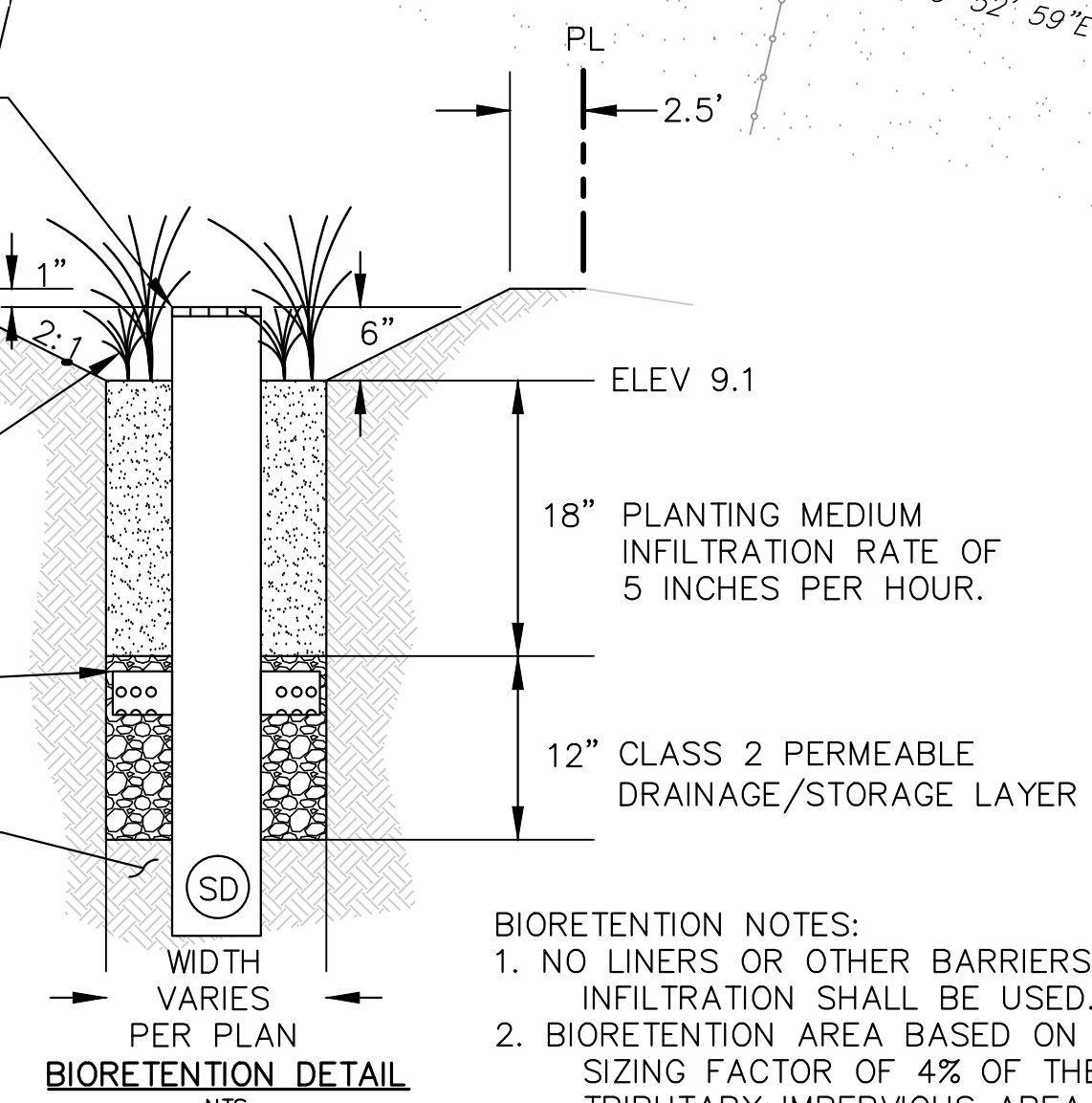
BIORETENTION
TOP ELEV. 9.2
BOT. ELEV. 8.6

OVERFLOW INLET - JENSEN PRECAST
D12424 OR APPROVED EQUAL, WITH
MESH INSERT AND 4" COBBLES SET
FROM FLOWLINE TO BOTTOM OF GRATE

APPROPRIATE PLANT PALETTE
FOR THE SPECIFIED SOIL MIX AND
MAXIMUM AVAILABLE WATER USE

PERFORATED PIPE
CONNECTED TO FIELD
INLET (4" MIN)

SOILS BENEATH THE
BIORETENTION FACILITY
SHALL NOT BE COMPACTED.
COMPACTED SOILS SHALL BE
RIPPED OR LOOSENEED PRIOR
TO CONSTRUCTION OF
BIORETENTION FACILITY



- BIORETENTION NOTES:
1. NO LINERS OR OTHER BARRIERS TO INFILTRATION SHALL BE USED.
 2. BIORETENTION AREA BASED ON A SIZING FACTOR OF 4% OF THE TRIBUTARY IMPERVIOUS AREA.

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL IMPERVIOUS @ C=1.0	TOTAL LANDSCAPE @ C=0.1	TREATMENT TYPE	REQUIRED TREATMENT AREA	PROPOSED TREATMENT AREA
DMA 1	14,233 SF	3,063 SF	BIORETENTION	582 SF (@4%)	660 SF

REVISION BY DATE

DESCRIPTION

APN: 143-061-11

Job: 16-95

Sheet: **C6**

Date: 10/06/2017

Scale: 1" = 10'

Drawn: MRM

APN: 143-061-11

Job: 16-95

Sheet: C6

STORM WATER CONTROL PLAN

PARK-A-PUP NOVATO
7586 N. REDWOOD DRIVE
NOVATO, CA 94945

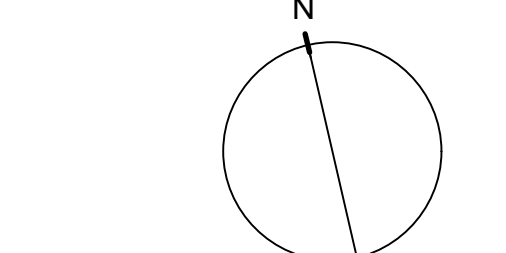
Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0136

PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION

10/04/17	PW COMMENTS	2
08/11/17	DESIGN REVIEW SUB.	1
DATE	ISSUES & REVISIONS	NO.



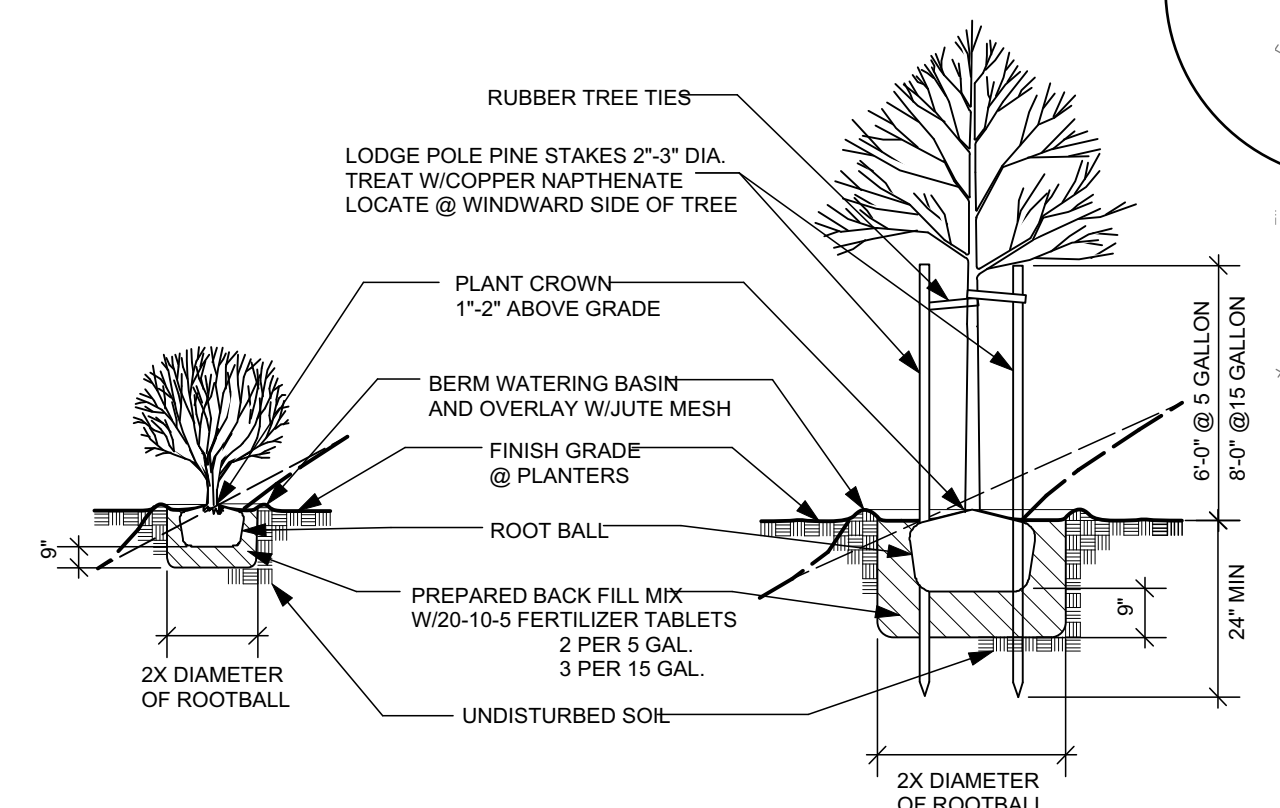
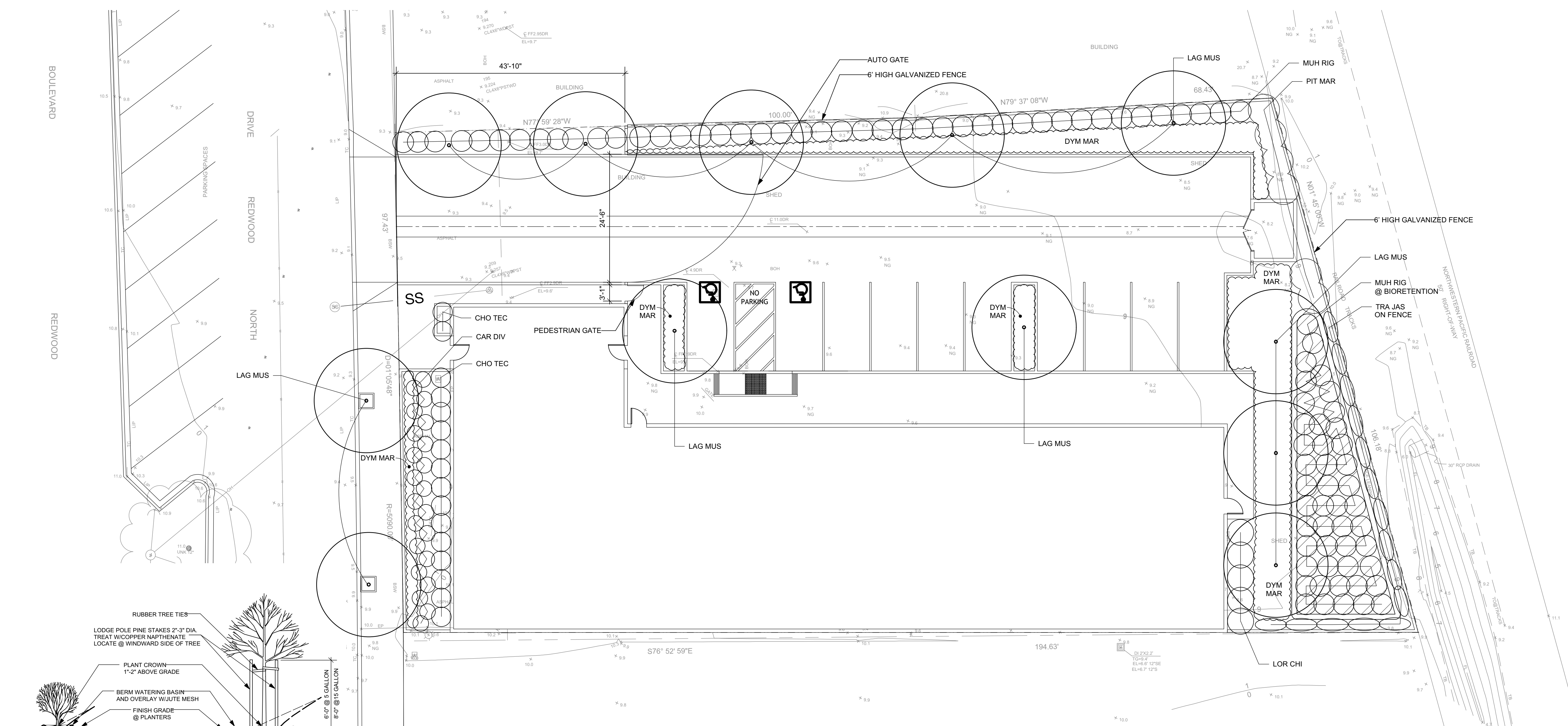
PROJECT# 1657 DRAWN BY: TK
 ORIGINAL DRAWING SIZE: 24" X 36"
 SCALE: 1" = 10' - 0"



DD
LANDSCAPE PLAN
 SHEET #

DD-1

All written material appearing herein constitutes original unpublished work of the landscape architect and may not be duplicated, used or disclosed without the written consent of the landscape architect.



TREE & SHRUB PLANTING
 NO SCALE

PLANTING NOTES

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.
 PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
 STAKE OR GUY TREES PER DETAILS.
 CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSPLANTED.
 PLANTING HOLES TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8". COMPACTED SOILS SHALL BE RIPPED TO 10" DEPTH AND GRADED SMOOTH TO TRANSITION TO SURROUNDING AREAS.
 SOIL TESTS (THERE SHALL BE A MINIMUM OF 6) SHALL BE PERFORMED ON THE EXISTING SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:
 SOIL PERMEABILITY RATE IN INCHES PER HOUR
 SOIL TEXTURE TEST
 CATION EXCHANGE CAPACITY
 SOIL FERTILITY (including tests for nitrogen, potassium, phosphorous, pH, organic matter and electrical conductivity)
 RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL
 SHEET MULCH ALL PLANTING AREAS; AMEND PER THE RECOMMENDATIONS OF THE SOILS REPORT.
 CULTIVATE INTO THE TOP 8" OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST, AND OSMOCOTE PLUS® 16-8-12 FERTILIZER AT A RATE OF 25 LBS. PER 1,000 S.F.
 FURNISH AND INSTALL A 3" LAYER OF MULCH, PLUS A 2" LAYER OF COMPOST OVER TWO PLYS OF RECYCLED CARDBOARD IN ALL PLANTING AREAS. MULCH TO BE "BLACK MINI" OR "#5 RECYCLED CHIP" MULCH FROM UNITED FOREST PRODUCTS OR "BLACK MULCH" FROM AMERICAN SOIL & STONE. TRANSITION MULCHES TO 1" DEPTH AT ALL PLANT ROOT CROWNS. PLANT ALL MATERIALS 2" MINIMUM ABOVE EXISTING SOIL LEVELS.
 THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.
 THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.
 IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC, LOW GALLONAGE DRIP SYSTEM WITH COMPLETE WATER PROTECTION. TREE, SHRUB, AND GROUND COVER AREAS TO RECEIVE DRIP EMITTER TYPE IRRIGATION.



PLANT IMAGES

PLANTING LEGEND

Symbol	Latin Name	Common Name	Quantity	Size	Mature Size (H X W)	Water Use Rating VL, L, M, H	Native Plant Yes(Y) or No(N)	Fire Resistant Yes(Y) or No(N)	Remarks
Trees									
LAG MUS	Lagerstroemia 'Muskogee' - Standard	Crape Myrtle	12	24" Box	20' x 15'	L	N	Y	Standard
Shrubs									
LOR CHI	Loropetalum chinense	Loropetalum	5	5 Gal.	4' x 5'	L	N	N	
PIT MAR	Pittosporum tenuifolium 'Marjorie Channon'	Variegated Kohuhu	6	5 Gal.	Growth Habit	M	N	N	
Perennials									
Ferns									
Grasses									
CAR DIV	Carex divulsa	Berkeley Sedge	22	1 Gal.	1'-6" x 3'-0"	L	N	N	
CHO TEC	Chondropetalum tectorum	Cape Rush	16	5 Gal.	3' x 4'	L	N	Y	
MUH RIG	Muhlenbergia rigens	Deer Grass	89	1 Gal.	4' x 4'	L	Y	N	
Vines									
TRA JAS	Trachelospermum jasminoides espalier	Star Jasmine	15	15 Gal.	6' x 6'	M	N	N	
Bulbs									
Groundcovers									
DYM MAR	Dymondia margaretae	Dymondia	465	1 Gal.	2" x 18"	L	N	Y	12" O.C.

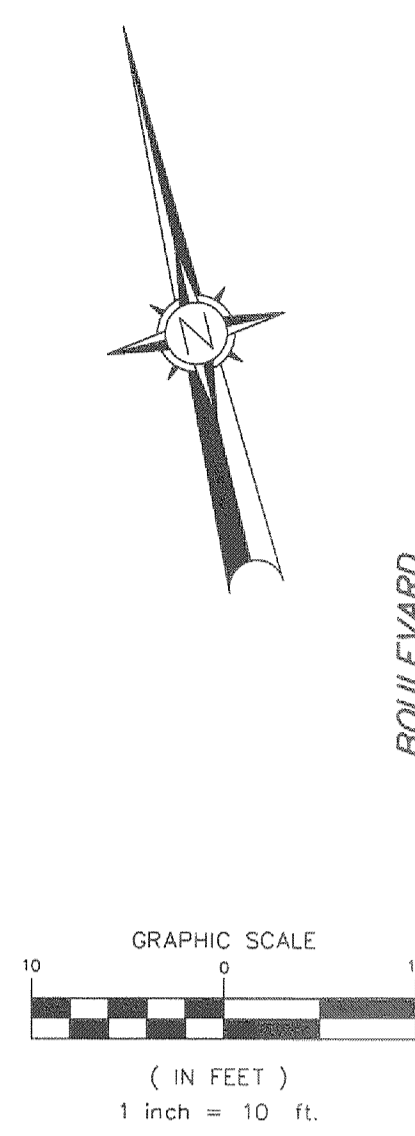


MATERIAL IMAGE
 GALVANIZED FENCE & GATE



REVISIONS:

DATE:	06/02/16
DRAWN BY:	DC
CHECKED BY:	MEF
SCALE:	1" = 10'
JOB NUMBER	162871
DWG. FILE	2871-TP
SHEET	



LEGEND

- | | | | |
|--|------------------------|----------|-----------------------------|
| | CHAIN LINK FENCE | | CONCRETE FOOTING, 0.9' WIDE |
| | WOOD FENCE | + 100.00 | SPOT ELEVATION |
| | CONCRETE | | OVERHEAD POWER & TELEPHONE |
| | DRAIN INLET | | TREE SYMBOL & DRIP LINE |
| | SANITARY SEWER MANHOLE | UNK | UNKNOWN SPECIES |
| | WATER VALVE | TC | TOP OF CURB |
| | HOSE BIB | FL | FLOWLINE |
| | WATER METER | BSW | BACK OF SIDEWALK |
| | GAS METER | NG | NATURAL GROUND |
| | JOINT UTILITY POLE | FF | FINISHED FLOOR |
| | ELECTRIC METER | LIP | LIP OF GUTTER |
| | 3" STEEL BOLLARD | TB | TOP OF BANK |
| | SIGN | EP | EDGE PAVING |
| | GUY WIRE | BOH | BUILDING OVERHANG |
| | 4" X 6" WOOD POST | TO | TOE OF BANK |
| | STREET LIGHT | BSL | BUILDING SETBACK LINE |
| | ROOF DRAIN | RCP | REINFORCED CONCRETE PIPE |

BENCHMARK:
 A ONE POINT MINIMALLY CONSTRAINED CORS ADJUSTMENT USING CORS STATIONS P193, P194, P200, AND P262. ADJUSTMENT BASED ON NAD83, CALIFORNIA ZONE 3 (0403), CSRC 2011.00 EPOCH, GEOID12B(CONUS), USING A 3.8+ HOUR GPS OBSERVATION OF CONTROL POINT 4 ON 05/20/2016. CONTROL POINT 4 ELEVATION = 9.40'

NOTE:
 PARCEL INFORMATION SHOWN HEREON TAKEN FROM RECORD OF SURVEY, 2000 MAPS 153, M.C.R. AND THE ASSESSOR'S PARCEL MAP AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.

BASIS OF BEARING:
 RECORD OF SURVEY, FILED IN BOOK 2000 OF MAPS, AT PAGE 153, MARIN COUNTY RECORDS.



1 NORTH ELEVATION

SCALE: 1/8"=1'-0"



2 WEST ELEVATION

SCALE: 1/8"=1'-0"



3 EAST ELEVATION

SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

7586 N REDWOOD DR.
 NOVATO, CA 94945
 PHONE: 415-453-5234
 INFO@PARKAPUP.COM

PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/8"=1'-0"
 PROJECT #: 17024
 DATE: OCT. 06, 2017

A3.0

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