

Agenda Item 1

DESIGN REVIEW COMMISSION STAFF REPORT

MEETING: October 18, 2017

STAFF: Hans Grunt, Senior Planner
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SUBJECT: **OAKMONT SENIOR LIVING OF NOVATO
CEQA MITIGATED NEGATIVE DECLARATION
P2016-010; DESIGN REVIEW
APN 151-022-09; 1461 SOUTH NOVATO BLVD.**



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REQUESTED ACTION

Conduct a public hearing to review and approve the final site design, architecture, landscaping and art feature for the development of Oakmont Senior Living of Novato, a Residential Care Facility for the Elderly, including 50 senior assisted living units and 28 memory care rooms and supporting facilities approved by the Novato City Council on July 11, 2017.

PROJECT DESCRIPTION

Oakmont Senior Living is proposed on the northern 2.78 acres of vacant land adjacent to Quest Church, 1461 South Novato Blvd.; APN 151-022-09. The project consists of a two-story (approx. 30' 11" at tallest portion of main roof), 72,600sf+/- structure designed to support 50 senior assisted living units and 28 senior memory care units. Additional amenities include: kitchen/dining room, activities room, lobby areas and media room.

Supporting site improvements include: a central open courtyard, community garden, a small dog park, landscaping, parking (exclusive and shared with Quest Church), and on-site vehicle circulation with two driveway access points – one off S. Novato Blvd., and the other a shared drive serving Oakmont Senior Living and Novato Community Methodist Church.

The proposal also includes an eight foot wide concrete public path along the northerly frontage of the project, opposite Novato United Methodist Church, providing a formal connection between S. Novato Blvd. and Johnson St. for pedestrians; said pathway and adjacent driveway improvements will also facilitate emergency vehicle access.

PROJECT SETTING

The project site fronts onto S. Novato Blvd. between Quest Church, 1461 S. Novato Blvd. to the south, and Novato Community Methodist Church, 1473 S. Novato Blvd. to the north. To the west, the site shares a common boundary with the rear yards of five single family homes fronting Cambridge St. To the east, across S. Novato Blvd., are single family homes, Anton Pointe Senior Living, and Montessori School of Novato (see following aerial).



BACKGROUND

Property Owner:	Crossings of Novato
Applicant:	Oakmont Senior Living
Assessor's Parcel No.	151-022-09
Property Size:	3.73 acres of which a 2.78 acre vacant portion is proposed for this project
General Plan Designation:	Medium Density Residential (R10); 10.1 to 20.0 Dwelling Units Per Acre
Current Zoning:	Planned District (PD) with a Master Plan and Precise Development Plan designed for a Residential Care Facility for the Elderly.
Existing Use:	Quest Church
Adjacent Land Use/Zoning/Uses:	
	North- R1/R1-7.5/Novato Methodist Church
	South- R1/R1-7.5/Quest Church and Single Family Homes

East- Novato Blvd; R1/R1-10/Anton Pointe Senior Living and Single Family Homes

West- R1/R1-7.5/Single Family Homes

ENVIRONMENTAL ASSESSMENT

The environmental implications of Oakmont Senior Living of Novato were analyzed in an Initial Study prepared pursuant to the requirements of California Environmental Quality Act (CEQA) and City of Novato Environmental Review Guidelines. Based on the findings of the Initial Study, the City Council adopted a Mitigated Negative Declaration for the project.

The architectural and landscaping elements being considered by the Design Review Commission fall within the scope of the adopted Initial Study/Mitigated Negative Declaration. Accordingly, no further environmental review is required for the Design Review Commission to take action on the final site design, architecture, and landscaping details.

NEED FOR DESIGN REVIEW

Design Review is a mandatory process for any project proposed on a Planned District (PD) zoned property. The Design Review Commission's role in the Planned District process includes hosting a preliminary site design workshop, conducting a public hearing to provide a recommendation to the Planning Commission and City Council, and holding a public hearing to take action on the final design details of a project if approved by the City Council.

The DRC completed its role in the design review of Oakmont Senior Living of Novato on August 3, 2016, including forwarding a favorable recommendation on the projects conceptual site, building and landscape designs to the Planning Commission and City Council. The City Council approved the project entitlements on July 11, 2016. The DRC is now tasked with taking action on the final site design, architecture, landscaping details and art feature of the project, which, if approved, would allow the applicant to begin preparing construction detail drawings and submit a building permit application.

STAFF ANALYSIS

The DRC's formal action regarding the design details of Oakmont Senior Living of Novato must be based on the findings of approval required for Design Review actions as specified in Novato Municipal Code Section 19.42.030.F. With its formal recommendation on August 3, 2016, for the project's conceptual designs, the DRC made the required findings, based on an analysis for each finding contained in staff's 8/3/16 report to the Commission, in conjunction with the requirement that the project's final design details be brought back to the DRC for approval prior to issuance of a building permit. Subsequently, in their actions to approve the project on July 11, 2016, the City Council carried forward the DRC's request, as a condition of approval. The condition reads as follows:

The Project shall return to the Design Review Commission for a final design review action. The additional design review shall address the final details of the Project's site design, landscaping, and architecture, including, but not limited to:

- a. Architectural detailing (e.g. windows/door detailing, siding, trim details, etc.);*
- b. Exterior colors;*

- c. *Tree and plant locations, species, size;*
- d. *Type and style of sight lighting, and*
- e. *Final design, including materials to construct the public art component pursuant to Novato Municipal Code Division 19.21, Art Program.*

To satisfy the condition above, the applicant has prepared revised plans depicting and labeling design details for:

Site improvements, including iron fencing, patio walls of stucco and stone veneer, courtyard amenities, pet park and shade pavilion, and a monument sign are depicted on Sheet 3 for the DRC's review.

Architectural detailing, including siding, trim, windows and roofing are depicted for DRC's review.

Note: the applicant has incorporated seven upper unit decks with iron railing to the south (3) and north (4) sides of the building, and two ground level patios with a stone veneer finish to units on the north elevation. Additionally to balance the main entry, a section of the upper roof has been slightly raised, approximately 18" above the predominant roof ridge, producing a subtle but defining projection in line with the porte cochere (see Sheet A1.1). Additionally, Attachment 3 is an exhibit that depicts a correction to the application of trim around the windows throughout the structure. Staff believes these modifications improve the utility of select units and further enhance the building's overall design.

Building colors - samples of the siding materials and roofing will be brought to the meeting for the DRC's review.

Tree and plant locations, species and sizes have been incorporated into the plans, **Sheet 1A**, for the DRC's review. See Sheets A and A1 for complete landscape information.

Type and style of sight lighting is depicted on Sheet 4 for the DRC's review.

Final design, including materials, for the proposed art component is summarized as follows:

Located off the northeast corner of the building (see Sheet 1), the art piece's final height including a cement plinth will be approximately 16'. The art piece material will be brushed steel. Attachment 2 is an image of the proposed art piece. The artist is Mr. Archie Held. Mr. Held lives in Novato and has a studio in Pt. Richmond. He has been a prominent sculptor since the 1970's. Here is a link to his website <http://www.archieheld.com/>. Mr. Held is expected to attend the final DRC meeting to answer any questions about the art piece.

ALTERNATIVES

1. Approve the final site design, architecture, and landscape details for Hamilton Cottages as proposed.
2. Approve the final site design, architecture, and landscape details for Hamilton Cottages

with modifications.

3. Continue the public hearing with direction to staff and the applicant.

STAFF RECOMMENDATION/COMMISSION ACTION

Staff recommends the Design Review Commission approve the final site design, architecture, landscaping and art feature for the development of Oakmont Senior Living of Novato located at 1461 South Novato Blvd., APN 151-022-09, as proposed pursuant to the plans prepared by Ali Iqbal, Designer, Landesign Group, Landscape Architect, and Mr. Archie Held, Artist, received on October 5, 2017, based on the staff analysis above, the following, required, findings, and subject to the conditions of approval below.

COMMISSION FINDINGS

1. 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 of Oakmont Senior Living 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. Oakmont Senior Living of Novato 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. Oakmont Senior Living of Novato would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

CONDITIONS OF APPROVAL

1. The final Design Review approval for Oakmont Senior Living of Novato shall expire two years from the date of the Design Review Commission's action taken thereon, within which time a building permit must be obtained and remain valid.
2. No deviation from approved plans, including color changes or substitution of materials, shall be made without City approval. Minor alterations may be considered by Planning Division staff. Significant design alterations shall be returned to the Design Review Commission for consideration.
3. The approval granted herein shall not become effective until all appropriate fees billed by the City of Novato to the application account are paid in full in accordance with the City's

Cost Base Fee System. Failure to pay said fees may result in the City withholding issuance of related building permits, certificate of occupancy, recordation of final maps or other entitlements.

4. Indemnity and Time Limitations

- a. The applicant shall defend, indemnify and hold harmless the City, 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 City's decision to approve the application and associated environmental determination at issue herein. This indemnification shall include damages or fees awarded against the City, if any, cost 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.
- b. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees, and attorneys for all costs incurred in additional investigation (such as the environmental determination at issue herein or any subsequently required Environmental Document), if made necessary by said legal action and if 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.
- c. The applicant indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- d. Unless a shorter 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.
- e. 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), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is 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 the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

FURTHER ACTION

No further action will be taken on the final site design, architecture, and landscaping for Hamilton Cottages unless an appeal of the Design Review Commission's decision is filed with the City Clerk.

ATTACHMENTS

1. Project Plans
2. Art piece
3. Window trim correction exhibit *(to be provided at the scheduled hearing or to DRC members sooner via separate email)*

Dimensions: 6' X 8' X 12'

