

PLANNING COMMISSION STAFF REPORT

MEETING

DATE: December 4, 2017

TO: Planning Commission

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SUBJECT: **PARK A PUP USE PERMIT/DESIGN REVIEW
CEQA – CATEGORICALLY EXEMPT- SECTION 15332
P2017-017; USE PERMIT AND DESIGN REVIEW
APN 143-061-11; 7586 REDWOOD BLVD, UNIT D**

REQUEST

Conduct a public hearing to consider and adopt a resolution granting a use permit and approving design review allowing the construction and operation of a dog boarding facility, including dog grooming and retail store, in a proposed 12,123-square-foot, two-story building.

EXECUTIVE SUMMARY

The applicant, Paul Dana, is proposing a 12,123-square-foot, 26-foot tall, two-story building for a dog boarding facility, including dog grooming and a pet product retail store. Ten off-street parking spaces are proposed on the northern side of the lot, accessed from a frontage road adjacent to Redwood Boulevard. Additional improvements include an 8-foot wide sidewalk along the street 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. The existing structures at the project site would be demolished to construct the proposed improvements. Project information may be downloaded at: www.novato.org/parkapup

Dog boarding and grooming facilities are allowed in the Commercial/Industrial (CI) Zoning District with an approved use permit. The proposal also includes a 1,000-square-foot retail store within the building. The dog boarding and grooming facility is completely indoors; no outdoor play areas or kennels are proposed. The applicant has designed the building to attenuate noise from barking dogs and control odors, including treating dog play areas and kennels with a deodorizing agent and installing floor drains directly plumbed to the sanitary sewer system.

The proposed building, site improvements, and uses are considered to be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – *In-fill Development Project*; this section exempts projects that are consistent with general plan and zoning regulations, that are within city limits on sites under 5 acres in size, can be served by all required utilities, do not have any habitat value, and do not result in any significant

effects relating to traffic, noise, air quality, or water quality. The project and its site meet these criteria.

Staff is recommending the Planning Commission approve the use permit and the site design aspects of the proposed development, subject to recommended conditions of approval.

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's Office
Proposed Use:	Dog Boarding and Grooming Facility with Retail Store
Adjacent Zoning/Use:	North: Commercial Industrial (CI); Vacant Industrial Property West: Planned District (PD); Redwood Boulevard/Offices South: Commercial Industrial (CI); Recycling Center East: Light Industrial/Office (LIO); SMART Line/Offices

SITE AND PROJECT DESCRIPTION

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



Site Description

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

Project Description

The applicant is proposing a 12,123-square-foot, 26-foot tall, two-story building for a dog boarding and grooming facility, including a retail space. Ten off-street parking spaces are proposed on the northern side of the lot with access taken from a frontage road adjacent to Redwood Boulevard. 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. The existing structures on the project site would be demolished to construct the proposed improvements. The project plans are provided as attachment no. 6.

Operational Components

- 9,981-square-foot (103 kennel) dog boarding facility for daycare and overnight boarding (dog hotel), and indoor dog play area;
- 1,000-square-foot retail store, 166-square-foot dog grooming area, plus employee office space (2,142 square feet total);
- Dog grooming and training;
- Open hours: 7:30 AM – 8:00 PM Monday – Friday; 8:00 AM – 8:00 PM Saturday – Sunday;
- Completely indoor facility; no outdoor play areas.

The applicant prepared an extensive operational statement regarding the project, which is provided for Planning Commissioner reference as attachment no. 4.

NEED FOR PLANNING COMMISSION ACTION

Novato Municipal Code (NMC) Section 19.42.050.G establishes the Zoning Administrator as the review authority to act on use permits. However, the Zoning Administrator may refer an application to the Planning Commission for review and decision. For this project, the Zoning Administrator decided to refer the matter to the Planning Commission due to the project's location in the North Redwood Boulevard Corridor Study area.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, *In-fill Development Projects*. CEQA Guidelines Section 15332 exempts projects that are consistent with the General Plan and zoning designation and regulations, are on a site less than 5 acres in size and having 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. The project as discussed further herein is consistent with applicable policies of the General Plan, meets all applicable zoning regulations, is located on a site of less than five acres that is current developed and features no wildlife habitat, and is of use type, scale, and intensity that would not result in traffic, noise, air quality, or water quality impacts.

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 Study*.

DRC MEETING AND RECOMMENDATION

The Design Review Commission (DRC) held a public hearing for the project on October 18, 2017. One person spoke during the public comment period. The commenter, representing the neighboring property owner, was concerned with odors, noise, and the proposed project's consistency with the *North Redwood Boulevard Corridor Study*.

The DRC was supportive of the site design and architecture, and commended the applicant for investing in the area. The DRC unanimously voted (3-0-2), with two members absent, to recommend that the Planning Commission approve the site design and architecture, as presented along with a condition of approval requiring the project to return to the DRC for a final review of architectural and landscaping details.

The DRC staff report and meeting minutes, included as attachments no. 2 and no. 3, includes an analysis of the project's conformance with the *North Redwood Boulevard Corridor Study*. The DRC staff report also includes an analysis of the required findings for design review actions.

STAFF ANALYSIS

General Plan Consistency

The project site is designated Commercial/Industrial (CI) on the General Plan Land Use Map (LU 1). The CI land use designation is intended to accommodate a wide range of commercial and industrial uses, including retail and service uses. The CI designation permits a floor area ratio (FAR) of up to 1.0. The subject parcel is 18,294 square feet; the proposed FAR is 0.67.

Land Use Chapter

LU Policy 1 Implementation of the Land Use Map. Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use definitions, densities and intensities indicated in LU Table 2. Ensure consistency between the General Plan, the Zoning Ordinance, and other land use regulations.

Discussion/Analysis: The proposed dog boarding and grooming facility is permitted upon approval of a use permit in the Commercial/Industrial (CI) zoning district. The CI zoning district is intended to implement the Commercial/Industrial General Plan Land Use designation. The proposed use is consistent with this policy.

LU Policy 2 Development Consistent with General Plan. Allow development at any density within the range shown by the Land Use Designations Map provided applicable objectives, policies and programs of all chapters of the General Plan are met. Maximum densities (top of stated density range applied to total gross acreage) may in some cases be achieved, but there is no guarantee of achieving the maximum density.

Discussion/Analysis: The CI Land Use designation allows a Floor Area Ratio (FAR) of up to 1.0. The proposed project has an FAR of 0.67. The proposed project is consistent with this policy.

Transportation Chapter

TR Policy 22 Pedestrian Facilities. Promote, provide, and maintain a safe and convenient pedestrian system.

Discussion/Analysis: The existing sidewalk fronting the project site will be demolished and rebuilt as a raise sidewalk with a six inch high curb. The sidewalk will have a depth of 8-feet. Pedestrian safety adjacent to the project site will be improved with this project.

Environmental Chapter

EN Policy 26 Trees in New Development. Require that the site planning, construction and maintenance of development preserve existing healthy trees and native vegetation on site to the maximum extent feasible. Replace trees and vegetation not able to be saved.

Discussion/Analysis: The site is currently devoid of vegetation. Two street trees, spaced at approximately 35-feet, will be placed in the sidewalk right-of-way. Additionally, the applicant has proposed 10 trees on the project site, for a total of 12 trees. Grasses, groundcover, and shrubs are also proposed; the proposed landscape plan is included in the attached plan set on Sheet DD-1.

Safety and Noise Chapter

SF Policy 16 Fire Risk in New Development. Review all development proposals for fire risk, and require mitigation measures to reduce the probability of fire.

Discussion/Analysis: Application materials were provided to the Novato Fire Protection District for review and comment. The District has requested a number of conditions of approval to ensure compliance with fire safety regulations. The District's requested conditions of approval are included in the adopting resolution accompanying this report.

SF Policy 37 Noise and Land Use Compatibility Standards. Encourage the maintenance of the noise and land use compatibility standards indicated in SF Table 3. The normally acceptable standards for outdoor noise are summarized below [noise measurements in Ldn]:

Residential Development	up to 60 dB
Transient Lodging: Motel and Hotel	up to 60 dB
Office Building, Business, Commercial & Professional	up to 70 dB
Industrial, Manufacturing, Utilities	up to 70 dB

Discussion/Analysis: The applicant hired a qualified professional to complete an environmental noise assessment. The noise assessment was completed based on the original site plan design submitted to the Planning Division, which included an outdoor dog play area. The noise assessment concluded that, even with an outdoor play area, the project is consistent with the acceptable noise levels prescribed in the General Plan and Zoning Ordinance as listed in the table above.

Since completing the noise assessment, the applicant has revised the project design to eliminate the outdoor dog play area. The current design includes an indoor play area, and the building has been designed with concrete block walls to minimize noise from barking dogs. The applicant had the noise consultant review the revised plans and the consultant concluded the anticipated noise levels remain below the maximums allowed in the General Plan and Zoning Code. Specifically, noise levels with the dog boarding facility are anticipated to be below the noise threshold applied to residential uses of 60 dB versus the commercial standard of 70 dB that applies to the project. The updated environmental noise assessment memo, dated November 2, 2017, is included as attachment No. 5.

Economic Development & Fiscal Vitality Chapter

EC Policy 2 Commercial Lands. The City should encourage the development of commercial lands primarily for economic activities that contribute to local employment and income.

Discussion/Analysis: The proposed project includes service uses and retail sales, and it is anticipated the project will employ 6 full-time and 4 part-time persons. Sales tax revenue will be generated from the retail sales and redevelopment of the property would result in reassessment at a higher value, which would contribute to supporting local municipal services.

EC Policy 10 Small and Locally Owned Businesses. Encourage the establishment of small and locally-owned businesses, and give this sector of the local economy a high priority.

Discussion/Analysis: The applicant is a Marin County resident, who currently operates a dog boarding facility in the City of San Rafael. The proposed project would be the second location for

Park A Pup; the applicant owns the property and will own and operate the facility.

EC Policy 21 Compatible Retail and Commercial Uses. Promote compatible retail and commercial combined uses/concentrations to improve business retention and attraction and reduce vacant or underutilized sites.

Discussion/Analysis: The project site is currently an unattractive, dilapidated, and underutilized commercial/industrial space; conditions that do not encourage the attraction of businesses to this area of Novato. The project would improve these circumstances by replacing the existing dilapidated buildings at the site with a new structure providing retail space at the street edge and offering a formal parking lot and adding landscaping. This project represents the first new development on the east side of Redwood Boulevard in the vicinity of the project location in many years and may serve as a catalyst for the improvement of other underutilized properties in the vicinity.

Uses in close proximity to the project include a vacant commercial/industrial building, recycling center, landscape supply yard, and contractor's equipment storage. The proposed project has operational characteristics matching those of surrounding businesses and more generally that of traditional service commercial and retail uses, including customer and employee related traffic and noise. The applicant has demonstrated the project will not generate significant noise by producing a noise study showing noise levels would not exceed local noise threshold. In addition, the applicant has designed the building and will implement operational procedures to ensure that odors will not negatively affect nearby businesses, including the use of sanitizing solutions with odor suppressant and connecting floor drains to the sanitary sewer system. These measures would ensure the proposed dog boarding facility would be compatible with surrounding uses.

The applicant submitted documentation demonstrating dog boarding and grooming facilities are regularly found adjacent to retail and other service commercial uses. Staff confirmed dog boarding and grooming facilities, especially those that are completely indoor, are increasingly located in commercial shopping districts and retail centers which is indicative of compatibility with retail and service commercial uses.

Community Identity Chapter

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 either dilapidated or are 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 frontage road adjacent to Redwood Boulevard. The second-story is stepped back to reduce the bulk at the sidewalk and the building is largely fronted with windows, creating a retail store front presence at the street. The project would

represent a significant improvement over the condition of the project site and surrounding development.

As discussed earlier, the project was presented to the Novato Design Review Commission at a public hearing on October 18, 2017. The Design Review Commission voted unanimously to recommend the Planning Commission approve the project's proposed design based on the findings required for Design Review actions, including design compatibility with surrounding development.

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 concrete block 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 creating a retail presence at the street edge, 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 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 maximum extent feasible. A 24-foot wide drive aisle, the minimum required for non-residential uses, connects the parking lot to Redwood Blvd.

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 off-street 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, but has not settled on an art design. The applicant is requesting the approval at issue herein be conditioned requiring the art component be returned to the Design Review Commission

upon Planning Commission approval of the project. The project is conditioned herein to comply with the Art Ordinance prior to receiving a building permit.

General Plan 2035 (advisory review)

The General Plan 2035 anticipates re-designating the project site and properties to the north and south from Commercial Industrial (CI) to General Commercial (CG). The CG land use designation would allow a broad range of retail, service, manufacturing, warehousing, research and development, office, recreation, assembly, education, residential, and utility uses. The CG zoning classification would continue to allow a dog boarding facility with a use permit similar to the site's current CI zoning designation. The maximum floor area ratio (FAR) in the CG is 0.4, whereas the CI zoning currently allows a maximum FAR of 1.0.

The FAR of the proposed building is 0.67, which would exceed the 0.4 maximum FAR of the CG land use designation. Given this circumstance, the project would immediately become non-conforming with respect to FAR when the draft General Plan 2035 is adopted. The applicant is aware of the pending change to the project site's land use designation and understands the implications of the project becoming non-conforming, such as being unable to expand the building or replace the structure if destroyed. For reference, the following is a citation of key non-conforming structure standards of Novato Municipal Code Section 19.52.020.B

Nonconforming Structures. A nonconforming structure may be altered as follows:

1. *Additions or Alterations.* A nonconforming structure may undergo additions or alterations, normal maintenance and repairs, including painting, interior and exterior wall surface repair, window and roof repair, and fixture replacement, provided that:
 - a. The additions and alterations, and/or repairs comply with all applicable provisions of this Zoning Ordinance; and
 - b. The cost of the work as determined by the Building Permit does not exceed 50 percent of the assessed value of the structure in any 24-month period, as determined by the County Assessor.
2. *Replacement After Destruction.* A nonconforming structure that is destroyed by any means to more than 75 percent of its assessed value excluding the value of the land shall be reconstructed or replaced only in compliance with all applicable provisions of this Zoning Ordinance.

The project site is located within the North Redwood Blvd Corridor Focus/North Redwood Corridor Study area and is listed as Site 6 in the draft *General Plan 2035*. Site 6 is comprised of several independently owned properties located on the east side of Redwood Boulevard between Golden Gate Place and Rush Creek Place. Although the draft General Plan 2035 has not been adopted, staff believes it is informative to review the project in light of the polices developed for Site 6. The following are excerpts related to Site 6 are taken from the draft *General Plan 2035*:

Site 6

Preferred Land Use Concept

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

The proposed 12,000-square-foot building is considered a service use with a retail component. This building falls within the range of square footage envisioned for this area and is designed to reflect a traditional street fronting retail shop, including extensive store front glazing at the street edge.

Design Guidelines

- Incorporate extensive landscaping with shade trees.

The project site is well landscaped and includes front yard landscaping that is not required by code; the building could be situated at the front lot line, instead of providing a 10-foot setback. Two street trees are located along the frontage, spaced at 35-foot intervals, as well as several other small trees planted throughout the site. The project meets the codified landscaping requirements for commercial uses, including parking lot landscaping.

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

An eight-foot wide sidewalk is proposed with the project. This is considered a generous sidewalk depth recognizing most sidewalks are 4-feet in width. Class II bicycle lanes exist along the Redwood Boulevard. The project does not include adjustments to these existing bicycle lanes.

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

The proposed building is setback 10 feet from the back of the sidewalk, and includes windows that provide transparency into the retail area and dog grooming area of the storefront.

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

The proposed parking lot is shielded from Redwood Boulevard by the building, with the exception of the 24-foot wide access driveway. The site plan is consistent with this guideline.

General Project Design Guidelines

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

The project includes 3-sided architecture; the fourth side of the building, along the southern property line is placed at the property line, features a simple concrete block façade. The south elevation was treated with less architectural detail since there is anticipation that a future building on the adjoining lot would most likely be built to the property line. As a result, the south side of the subject building would no longer be visible. Nevertheless, the south elevation includes two horizontal bands of alternative concrete block to create some architectural relief. Planning staff and the DRC believe the project is consistent with the noted design guideline and recognize the south elevation might not be visible in the future due to new development.

Novato Municipal Code

Commercial/Industrial Zoning: The CI district is applied to areas suited for a variety of light industrial and 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 and grooming facility and its ancillary retail use are allowed with an approved use permit in the CI zoning district.

The project has been reviewed against applicable development standards of Novato Municipal Code, including those applied exclusively in the CI zoning district. The project complies with all applicable standards as documented below.

Table 1. Codified Development Standards* and Proposed Site Plan

	Minimum Setbacks			Maximum Height	Maximum Building Coverage	Maximum FAR
	Front	Side	Rear			
Codified	0 Feet	0 Feet	0 Feet	35 Feet	40 Percent	1.0
Proposed	10 Feet	0/33 Feet	25 Feet	26 Feet	36.9 Percent	0.67

*Excerpts from NMC Section 19.12.040, Table 2-8

Solid Waste and Recyclable Materials Storage

NMC Section 19.20.120, Table 3-4 details the minimum storage area requirements for non-residential solid waste and recycling. A minimum of 96 square feet of refuse storage is required for buildings 10,001 to 25,000 square feet in size. A 96-square-foot enclosure is provided.

Art Program

Construction or alteration of non-residential buildings require an Art Project be installed and maintained as part of the project, or an in-lieu fee be paid into a fund for public art. An on-site art piece shall have a value of not less than 1/3 of one percent of the construction costs; the in-lieu fee shall be 1/2 of one percent of the construction costs. The applicant intends to place art piece at the site, but has yet to settle on a design. The applicant has requested a condition of approval be applied to the project requiring the Design Review Commission approve the art piece prior to issuance of a building permit. Planning staff and the DRC are supportive of the applicant’s request.

Noise and Construction Hours

Pursuant to NMC Section 19.22.070, Table 3-5, allowable exterior noise levels for commercial land uses is 70 dBA from 6:00 AM – 10:00 PM, and 60 dBA from 10:00 PM to 6:00 AM. Noise levels are measured at the property line of the noise source. The applicant has designed the completely indoor dog boarding and grooming facility to comply with the 60 dBA maximum allowable noise level.

The applicant hired a qualified professional to complete an environmental noise assessment. The noise assessment concluded that anticipated maximum noise from barking dogs would be 54 – 59 dBA L_{max} and a day/night noise would range from 41 – 46 dBA at the nearest commercial/industrial land uses. Noise levels at the nearest residential land uses, on the west side of Redwood Blvd, range from 30 to 35 dBA L_{max} . Anticipated noise levels associated with the proposed use are below the maximum levels permitted in the Zoning Ordinance. The Environmental Noise Assessment Memo, dated November 2, 2017, is included as attachment No. 4.

Odor

Noxious, odorous emissions of a type or quantity that would be detrimental to, or endanger the public health, safety, or general welfare of the community are considered a public nuisance and unlawful (NMC Section 19.22.080). The applicant has developed an odor control program to ensure that odors typically associated with dog boarding and grooming facilities are minimized and will not result in a public nuisance. Animal organic waste will be collected and disposed of in trash receptacles designed for dog feces, reducing the potential for odor. Dog boarding and play areas are sanitized with cleaners designed to neutralize odors and break down organic matter. All effluent from the facility would be directed to the sanitary sewer system via an internal plumbing system. The applicant provided a brochure, included as attachment no. 3, on how dog kennels are cleaned to reduce odors and provide a healthy living environment for boarded dogs.

Landscaping

The project has been reviewed for compliance with NMC Division 19.28 – Landscaping. The proposed landscaping plan includes two street trees, a nine foot wide landscaped area between the sidewalk and building, landscaping along the northern property line and eastern property line. The landscaping plan complies with the City's landscaping ordinance. The proposed landscape plan is included in the attached plan set on Sheet DD-1.

Parking and Loading

Novato Municipal Code Division 19.30 – Parking and Loading, requires one parking space for each 1,000 square feet of dog boarding area plus one additional space for each 500 square feet of accessory use space (e.g., office, retail). The proposed dog boarding area is 4,497 square feet, which requires 4.5 spaces. The office and retail area is 2,142 square feet, which requires 4.3 parking spaces; a total of 9 parking spaces is required by code. The indoor dog play areas are not subject to a parking ratio since parking demand is based off of kennel space. The applicant has

proposed 10 off-street parking spaces. The proposed parking lot landscaping, which includes landscaped finger planters and perimeter landscaping, complies with the minimum code requirements.

Novato Municipal Code Section 19.30.110, Table 3-9 states that one permanent loading space is required where the total gross floor area exceeds 10,000 square feet. A loading space may be waived if unique circumstances apply to the proposed project exist. The applicant has requested a waiver of the permanent loading space requirement based on the limited number of deliveries and length of typical delivery vehicles expected to serve the dog boarding facility.

The proposed building is 12,123 square feet, which would normally require one permanent off-street loading space. Approximately 10,000 square feet of the building is devoted to the dog kennel boarding and play area, with 2,142 square feet utilized for office and retail uses. According to the applicant, deliveries would not be of a volume warranting the creation of a dedicated loading space. Deliveries would arrive via UPS, USPS, or Fedex; these delivery vehicles are 24 - 28 feet in length and are capable of temporarily using standard width parking stalls. Given the short duration of a typical delivery, these vehicles would likely park in one of the three on-street northbound parallel parking spaces or one of the many southbound 45 degree angled parking spaces in proximity to the site.

Based on the observations above, there is sufficient on-street and on-site parking available for the type and frequency of delivery vehicles that would serve the project. Accordingly, a dedicated, on-site loading area is not considered necessary for the project.

Use Permit Findings

Novato Municipal Code Section 19.42.050 establishes the procedures and approval process for use permits, including affirmative findings that must be made by the review authority when considering approval of a use permit application.

1. The proposed use is consistent with the General Plan and any applicable specific plan.

Planning staff has analyzed the proposed project for consistency with applicable General Plan policies, as detailed in the staff report above. The project site is not in the boundaries of a specific plan area. Planning staff believes the Planning Commission can find the proposed project to be consistent with this finding based on the staff analysis above and statement of facts presented in the adopting resolution attached.

2. The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provision of this Zoning Ordinance and any relevant Master Plan and/or Precise Development Plan.

Kennels and boarding facilities and animal grooming facilities are allowed with an approved use permit in the Commercial Industrial (CI) zoning district. Planning staff has reviewed the proposed project for consistency with the Novato Zoning Ordinance, as detailed in the staff report above. The site is not within the boundary of a master plan or precise development plan

area. Planning staff believes the Planning Commission can find that the proposed project is consistent with this finding based on the staff analysis above and statement of facts presented in the adopting resolution attached.

3. The establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

The applicant has designed the proposed project to ensure the establishment, maintenance or operation will not be detrimental to the health, safety, or general welfare of persons residing or working the neighborhood of the proposed use. The applicant has designed the building and established procedures to ensure that noise and odor will not adversely impact nearby surrounding businesses. An analysis of noise and odor is discussed in the staff report above and supported by the attached noise study and operational statement provided by the applicant. Planning staff believes the Planning Commission can find that the proposed project is consistent with this finding based on the staff analysis above and statement of facts presented in the adopting resolution attached.

4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

The project, as proposed and conditioned, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City recognizing all construction activities and operations would occur on the project site and do not involve the improvement or use of any surrounding properties. In addition, the applicant has demonstrated that noise and odors associated with the dog boarding use can be controlled and will not adversely affect neighboring properties or businesses, submitting as evidence a noise study prepared by a qualified acoustical engineer and documentation showing similar dog boarding facilities abutting other retail and service commercial uses. Planning staff believes the Planning Commission can find that the proposed project is consistent with this finding based on the staff analysis above and statement of facts presented in the adopting resolution attached.

5. The location, size, design, and operation characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

Uses in close proximity to the project include a vacant commercial/industrial building, recycling center, landscape supply yard, and contractor's equipment storage. The proposed project has operational characteristics matching those of surrounding businesses and more generally that of traditional service commercial and retail uses, including customer and employee related traffic and noise. The applicant has demonstrated the project will not generate significant noise by producing a noise study prepared by a qualified acoustical professional. Based on the findings of the noise analysis, the project is not anticipated to disturb nearby businesses. The applicant also documented procedures to effectively sanitize and deodorize the dog play area and kennels in a manner preventing odors that could affect neighboring land uses.

As discussed above, the applicant has demonstrated the project will not cause noise or odor

impacts and will otherwise be operated in a manner that is similar to any other retail or service commercial use. Accordingly, the project is considered to be compatible with future retail and service commercial uses. Planning staff believes the Planning Commission can find that the proposed project is consistent with this finding based on the staff analysis above and statement of facts presented in the adopting resolution attached.

Design Review

Section 19.42.030.F. of the Novato Municipal Code specified the findings required to approve design review applications. The Planning Commission is recommended to find the project consistent with these findings as supported by the Design Review Commission.

1. 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.
2. 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.
3. 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.

Planning staff believes the Planning Commission can find the proposed project is consistent with the noted Design Review findings as supported by the recommendation of the Design Review Commission, based on the staff analysis above and contained in the staff report presented to the Design Review Commission, and the statement of facts contained in the adopting resolution attached.

COMMISSION ALTERNATIVES

1. Adopt the attached resolution finding the project exempt from CEQA, granting a use permit to allow the construction of the proposed improvements and operation of the proposed dog boarding facility and ancillary retail use and, approving the project design; or
2. Adopt the attached resolution, with amendments, finding the project exempt from CEQA, granting a use permit to allow the construction of the proposed improvements and operation of the proposed dog boarding facility and ancillary retail use, and approving the project design; or
3. Do not adopt the attached resolution and deny a use permit to allow the construction of the proposed improvements and operation of the proposed dog boarding facility and ancillary uses and the project design; or

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

RECOMMENDATION

Staff recommends the Planning Commission adopt the attached resolution approving a CEQA Categorical Exemption, granting a use permit to allow the construction of the proposed improvements and operation of the proposed dog boarding and grooming facility and ancillary retail use, and the project's design.

FURTHER ACTION

No further action on the application will be taken unless an appeal is filed in writing within ten calendar days along with the required filing fee.

ATTACHMENTS

1. Draft Planning Commission Resolution
2. DRC Minutes, Park-A-Pup, October 18, 2017
3. DRC Staff Report, Park-A-Pup, October 18, 2017
4. Applicant Statement
5. Environmental Noise Assessment, dated November 2, 2017 & October 21, 2016
6. Project Plans

PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 2017-020

RESOLUTION OF THE NOVATO PLANNING COMMISSION APPROVING A CEQA CATEGORICAL EXEMPTION, GRANTING A USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A DOG BOARDING AND GROOMING FACILITY, AND APPROVING THE DESIGN ASPECTS OF THE PROPOSED DEVELOPMENT, AT 7586 REDWOOD BLVD, UNIT D; APN 143-061-11

WHEREAS, the City of Novato received an application requesting approval of design review and granting of a use permit to allow Park A Pup, LLC (“Applicant”), to construct the and operate a dog boarding and grooming facility, including the retail sale of pet products, on a lot identified as APN 143-061-11;

WHEREAS, the Applicant is requesting a use permit pursuant to Novato Municipal Code Section 19.42.050, which establishes the procedures for approving use permits for activities and uses which may be acceptable in the applicable zoning district if compatible with adjoining land uses;

WHEREAS, the Applicant is requesting design review approval pursuant to Novato Municipal Code Section 19.42.030, which establishes procedures for the review and approval of design aspects of a proposed development (e.g. building design, landscaping, site planning and development);

WHEREAS, the Design Review Commission held a public hearing on October 18, 2017, to consider the design aspects of the proposed development, and recommended the Planning Commission approve the design aspects of the proposed development;

WHEREAS, the Planning Commission held a public hearing on November 20, 2017, to consider and receive public testimony on the proposed use permit;

WHEREAS, notices describing the Planning Commission’s public hearing on the proposed use permit were sent to all affected property owners within 600-feet of the project site, pursuant to Section 19.58.020 of the Novato Municipal Code, and published in the Marin Independent Journal, a newspaper of local circulation on November 10, 2017;

WHEREAS, the proposed dog boarding and grooming facility is exempt from the requirements of the California Quality Act (CEQA) and the City of Novato Environmental Review Guidelines pursuant to CEQA Guidelines 15332 – *In-fill Development Projects*; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby finds and resolves as follows:

Section 1. Recitals

The foregoing recitals are true and correct and are incorporated into the findings herein.

Section 2. Record

The Record of Proceedings ("Record") upon which the Planning Commission bases its decision includes, but is not limited to: (1) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the proposed dog boarding and grooming facility, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the City of Novato 1996 General Plan and its certified final EIR and the Novato Municipal Code, (4) all designs, plans, studies, data and correspondence submitted to the City in connection with the proposed project (5) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City (6) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Novato and its surrounding areas.

The location and custodian of the records is the Novato Community Development Department, 922 Machin Avenue, Novato, California, 94945.

Section 3. CEQA Finding

The Planning Commission hereby finds the proposed dog boarding and grooming facility is exempt from the requirements of the California Quality Act (CEQA) and the City of Novato Environmental Review Guidelines pursuant to CEQA Guidelines 15332 – *In-fill Development Projects*. CEQA Guidelines Section 15332 exempts projects that are consistent with the General Plan and zoning designation and regulations, are on a site less than 5 acres in size and having 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. The project as discussed further herein is consistent with applicable policies of the General Plan, meets all applicable zoning regulations, is located on a site of less than five acres that is current developed and features no wildlife habitat, and is of use type, scale, and intensity that would not result in traffic, noise, air quality, or water quality impacts.

Section 4. Municipal Code Findings

Use Permit

The Planning Commission hereby makes the following findings as required by Novato Municipal Code Section 19.42.050.E. with respect to the use permit based on the evidence contained in the Record which is herein incorporated by reference:

1. The proposed use is consistent with the General Plan and any applicable specific plan.

Land Use Chapter

LU Policy 1 Implementation of the Land Use Map. Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use definitions, densities and intensities indicated in LU Table 2. Ensure consistency between the General Plan, the Zoning Ordinance, and other land use regulations.

Facts in Support: The proposed dog boarding and grooming facility is permitted upon approval of a use permit in the Commercial/Industrial (CI) zoning district. The CI zoning district is intended to implement the Commercial/Industrial General Plan Land Use designation. The proposed use is consistent with this policy.

LU Policy 2 Development Consistent with General Plan. Allow development at any density within the range shown by the Land Use Designations Map provided applicable objectives, policies and programs of all chapters of the General Plan are met. Maximum densities (top of stated density range applied to total gross acreage) may in some cases be achieved, but there is no guarantee of achieving the maximum density.

Facts in Support: The CI land use designation allows a Floor Area Ratio (FAR) of up to 1.0. The proposed project has an FAR of 0.67. The proposed project is consistent with this policy.

Transportation Chapter

TR Policy 22 Pedestrian Facilities. Promote, provide, and maintain a safe and convenient pedestrian system.

Facts in Support: The existing sidewalk fronting the project site will be demolished and rebuilt as a raised sidewalk with a six inch high curb. Pedestrian safety adjacent to the project site will be improved with this project.

Environmental Chapter

EN Policy 26 Trees in New Development. Require that the site planning, construction and maintenance of development preserve existing healthy trees and native vegetation on site to the maximum extent feasible. Replace trees and vegetation not able to be saved.

Facts in Support: The site is currently devoid of vegetation. Two street trees, spaced at approximately 35-feet, will be placed in the sidewalk right-of-way. Additionally, the applicant has proposed 10 trees on the project site, for a total of 12 trees.

Safety and Noise Chapter

SF Policy 16 Fire Risk in New Development. Review all development proposals for fire risk, and require mitigation measures to reduce the probability of fire.

Facts in Support: Application materials were provided to the Novato Fire Protection District for review and comment. The District requested a number of conditions of approval to ensure compliance with fire safety regulations. The project is required to comply with the District's requested conditions of approval.

SF Policy 37 Noise and Land Use Compatibility Standards. Encourage the maintenance of the noise and land use compatibility standards indicated in SF Table 3. The normally acceptable standards for outdoor noise are summarized below [noise measurements in Ldn]:

<i>Residential Development</i>	<i>up to 60 dB</i>
<i>Transient Lodging: Motel and Hotel</i>	<i>up to 60 dB</i>
<i>Office Building, Business, Commercial & Professional</i>	<i>up to 70 dB</i>
<i>Industrial, Manufacturing, Utilities</i>	<i>up to 70 dB</i>

Facts in Support: The applicant hired a qualified acoustical professional to complete an environmental noise assessment. The noise assessment was completed based on the project's original site plan design, which included an outdoor dog play area. The noise assessment concluded that, even with an outdoor play area, the project is consistent with the acceptable noise levels prescribed in the General Plan and Zoning Ordinance. Since the noise assessment was completed, the applicant revised the project design to eliminate the outdoor play area. The current design includes an indoor play area, and the building has been designed with concrete block walls to minimize noise from barking dogs. The applicant had the noise consultant review the revised plans and the consultant concluded that anticipated noise levels remain below the maximums allowed in the General Plan and Zoning Code. Specifically, noise levels with the dog boarding facility are anticipated to be below the noise threshold applied to residential uses of 60 dB versus the commercial standard of 70 dB that applies to the project.

Economic Development & Fiscal Vitality Chapter

EC Policy 2 Commercial Lands. The City should encourage the development of commercial lands primarily for economic activities that contribute to local employment and income.

Facts in Support: The proposed project includes service uses and retail sales, and it is anticipated that the project will employ 6 full-time and 4 part-time persons. Sales tax revenue will be generated from the retail sales and redevelopment of the property would result in reassessment at a higher value, which would contribute to supporting local municipal services.

EC Policy 10 Small and Locally Owned Businesses. Encourage the establishment of small and locally-owned businesses, and give this sector of the local economy a high priority.

Facts in Support: The applicant is a Marin County resident, who currently operates a dog boarding facility in the city of San Rafael. The proposed project would be the second location of Park A Pup; the applicant owns the property and will own and operate the facility.

EC Policy 21 Compatible Retail and Commercial Uses. Promote compatible retail and commercial combined uses/concentrations to improve business retention and attraction and reduce vacant or underutilized sites.

Facts in Support: The project site is currently an unattractive, dilapidated, and underutilized commercial/industrial space; conditions that do not encourage the attraction of businesses to this area of Novato. The project would improve these circumstances by replacing the existing dilapidated building with a new structure providing retail space at the street edge and offering a formal parking lot and adding landscaping. This project represents the first new development on the east side of Redwood Boulevard in the vicinity of the project location in many years and may serve as a catalyst for the improvement of other underutilized properties in the vicinity.

Uses in close proximity to the project include a vacant commercial/industrial building, recycling center, landscape supply yard, and contractor's equipment storage. The proposed project has operational characteristics matching those of surrounding businesses, including customer and employee related traffic. The applicant has demonstrated the project will not generate significant noise by producing a noise study prepared by a qualified acoustical professional. The applicant plans to implement procedures to control odors by treating dog play areas and kennels with a deodorizing agent and installing floor drains that are directly plumbed to the sanitary sewer system. These measures would ensure the proposed dog boarding facility would be compatible with surrounding uses.

The applicant submitted documentation demonstrating dog boarding and grooming facilities are regularly found adjacent to retail and other service commercial uses. Staff confirmed dog boarding and grooming facilities, especially those that are completely indoor, are increasingly located in commercial shopping districts and retail centers which is indicative of compatibility with retail and service commercial uses.

Community Identity Chapter

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.

Facts in Support: 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 either 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.

The project was presented to the Novato Design Review Commission at a public hearing on October 18, 2017. The Design Review Commission voted unanimously to recommend the Planning Commission approve the project's proposed design based on the findings required for Design Review actions.

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

Facts in Support: The proposed building includes plaster concrete, windows, and metal awnings, along with concrete block on elevations that do not front Redwood Blvd. The project's design will introduce variety through building scale and attractive design, including a defined entry, a glass store front creating a retail presence at the street edge, 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.

Facts in Support: Extensive landscaping is proposed along the project site's Redwood Blvd frontage and north and east property lines, including low-maintenance, drought-tolerant plants.

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

Facts in Support: The proposed building shields the parking lot to the maximum extent feasible. A 24-foot wide drive aisle, the minimum required for non-residential uses, connects the parking lot to Redwood Blvd.

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

Facts in Support: 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.

Facts in Support: Eight-foot wide sidewalks are proposed along the project site's street frontage. Additionally, the applicant has included pedestrian walkways from the building to both the sidewalk and the off-street parking lot.

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

Facts in Support: On-site public art or an in-lieu fee is required with this project. The applicant intends on providing art on-site, but has not settled on an art design. The applicant is requesting the approval at issue herein be conditioned requiring the art component be returned to the Design Review Commission upon Planning Commission

approval of the project. The project is conditioned herein to comply with the Art Ordinance prior to receiving a building permit.

2. The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provision of this Zoning Ordinance and any relevant Master Plan and/or Precise Development Plan.

Facts in Support:

Commercial/Industrial Zoning: The CI district is applied to areas suited for a variety of light industrial and 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 and grooming facility and its ancillary retail use are allowed with an approved use permit in the CI zoning district.

The project has been reviewed against applicable development standards of Novato Municipal Code, including those applied exclusively in the CI zoning district. The project complies with all applicable standards as documented below.

Table 1. Codified Development Standards* and Proposed Site Plan

	Minimum Setbacks			Maximum Height	Maximum Building Coverage	Maximum FAR
	Front	Side	Rear			
Codified	0 Feet	0 Feet	0 Feet	35 Feet	40 Percent	1.0
Proposed	10 Feet	0/33 Feet	25 Feet	26 Feet	36.9 Percent	0.67

*Excerpts from NMC Section 19.12.040, Table 2-8

Solid Waste and Recyclable Materials Storage

NMC Section 19.20.120, Table 3-4 details the minimum storage area requirements for non-residential solid waste and recycling. A minimum of 96 square feet of refuse storage is required for buildings 10,001 to 25,000 square feet in size. A 96-square-foot storage enclosure is provided.

Art Program

Construction or alteration of non-residential buildings require an art piece be installed and maintained as part of the project, or an in-lieu fee be paid into a fund for public art. The applicant intends to place an art piece at the site, but has yet to develop the design details pending resolution of the use permit at issue herein. The applicant has requested a condition of approval be applied to the project requiring the Design Review Commission approve the art piece prior to issuance of a building permit. A condition of approval is included herein requiring the art ordinance to be satisfied before issuance of a building permit.

Noise and Construction Hours

Pursuant to NMC Section 19.22.070, Table 3-5, allowable exterior noise levels for commercial land uses is 70 dBA from 6:00 AM – 10:00 PM, and 60 dBA from 10:00 PM to 6:00 AM. Noise levels are measured at the property line of the noise source. The applicant has designed the completely indoor dog boarding and grooming facility to comply with the 60 dBA maximum allowable noise level.

The applicant hired a qualified professional to complete an environmental noise assessment. The noise assessment concluded that anticipated maximum noise from barking dogs would be 54 – 59 dBA L_{max} and a day/night noise would range from 41 – 46 dBA at the nearest commercial/industrial land uses. Noise levels at the nearest residential land uses, on the west side of Redwood Blvd, range from 30 to 35 dBA L_{max} . Anticipated noise levels associated with the proposed use are below the maximum levels permitted in the Zoning Ordinance.

Odor

Noxious, odorous emissions of a type or quantity that would be detrimental to, or endanger the public health, safety, or general welfare of the community are considered a public nuisance and unlawful (NMC Section 19.22.080). The applicant has developed an odor control program to ensure that odors typically associated with dog boarding and grooming facilities are minimized and will not result in a public nuisance. Animal organic waste will be collected and disposed of in trash receptacles designed for dog feces, reducing the potential for odor. Dog boarding and play areas would be sanitized with cleaners designed to neutralize odors and break down organic matter. All effluent from the facility would be directed to the sanitary sewer system via an internal plumbing system.

Landscaping

The project has been reviewed for compliance with NMC Division 19.28 – Landscaping. The proposed landscaping plan includes two street trees, a nine foot wide landscaped area between the sidewalk and building, landscaping along the northern property line and eastern property line. The landscaping plan complies with the City's landscaping ordinance.

Parking and Loading

Novato Municipal Code Division 19.30 – Parking and Loading, requires one parking space for each 1,000 square feet of dog boarding area plus one additional space for each 500 square feet of accessory use space (e.g., office, retail). The proposed dog boarding area is 4,497 square feet, which requires 4.5 spaces. The office and retail area is 2,142 square feet, which requires 4.3 parking spaces; a total of 9 parking spaces is required by code. There is no parking ratio applicable to the dog play area since required parking is based on kennel space. The applicant

has proposed 10 off-street parking spaces. The proposed parking lot landscaping, which includes landscaped finger planters and perimeter landscaping, complies with code requirements.

Novato Municipal Code Section 19.30.110, Table 3-9 states that one permanent loading space is required where the total gross floor area exceeds 10,000 square feet. A loading space may be waived if unique circumstances apply to the proposed project. The applicant has requested a waiver of the permanent loading space requirement based on the limited number of deliveries and length of typical delivery vehicles.

The proposed building is 12,123 square feet, which would normally require one permanent off-street loading space. Approximately 10,000 square feet of the building is devoted to the dog kennel boarding and play area, with 2,142 square feet utilized for office and retail uses. According to the applicant, deliveries would not be of a volume warranting the creation of a dedicated loading space. Deliveries would arrive via UPS, USPS, or Fedex; these delivery vehicles are 24 - 28 feet in length and are capable of temporarily using standard width parking stalls. Given the short duration of a typical delivery, these vehicles would likely park in one of the three on-street northbound parallel parking spaces or one of the many southbound 45 degree angled parking spaces in proximity to the site.

Based on the observations above, there is sufficient on-street and on-site parking available for the type and frequency of delivery vehicles that would serve the project. Accordingly, a dedicated, on-site loading area is not necessary for the project.

3. The establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support:

The applicant has designed the proposed project to ensure the establishment, maintenance or operation of the dog boarding facility will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The applicant has designed the building and will implement operational procedures to ensure that noise and odor will not adversely impact the neighborhood as described in detail in the finding statements above.

4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Facts in Support:

The project, as proposed and conditioned, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City recognizing all construction activities and operations would occur on the project site and do not involve the improvement or use of any surrounding properties. In addition, the applicant has demonstrated that noise and odors associated with the dog boarding use can be controlled and will not adversely affect neighboring properties or businesses, submitting as evidence a noise study prepared by a qualified acoustical engineer and documentation showing similar dog boarding facilities abutting other retail and service commercial uses.

5. The location, size, design, and operation characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

Facts in Support:

The proposed project is compatible with the existing and future anticipated land uses in the vicinity.

Uses in close proximity to the project include a vacant commercial/industrial building, recycling center, landscape supply yard, and contractor's equipment storage. The proposed project has operational characteristics matching those of surrounding businesses and more generally that of traditional service commercial and retail uses, including customer and employee related traffic and noise. The applicant has demonstrated the project will not generate significant noise by producing a noise study prepared by a qualified acoustical professional. Based on the findings of the noise analysis, the project is not anticipated to disturb nearby businesses. The applicant also documented procedures to effectively sanitize and deodorize the dog play area and kennels in a manner preventing odors that could affect neighboring land uses.

Future land uses and development in the project area will be dictated by the Novato General Plan 2035. This plan, albeit awaiting adoption, envisions the project site and neighboring properties being assigned the General Commercial (CG) land use designation. Allowed uses include retail, service commercial, and offices, as well as dog boarding facilities with a use permit. Future development would be guided by the design recommendations of the North Redwood Focus Area/North Redwood Corridor Study. As noted below in the Design Review findings section, the project has been designed to be consistent with the design recommendations of the Corridor Study.

As discussed above, the applicant has demonstrated the project will not cause noise or odor impacts and will otherwise be operated in a manner that is similar to any other retail or service

commercial use. In addition, the applicant submitted documentation demonstrating dog boarding and grooming facilities are regularly found adjacent to retail and other service commercial uses. Staff confirmed that dog boarding and grooming facilities, especially those that are completely indoor, are increasingly located in commercial shopping districts and retail centers which is indicative of compatibility with retail and service commercial uses.

The applicant has been advised of the pending General Plan update and is aware the dog boarding operation, although still conditionally permitted under the CG land use classification, would immediately become non-conforming with respect to floor area ratio (FAR) upon adoption of the draft General Plan and its accompanying land use amendments. This circumstance is due to the CG designation having an maximum FAR of 0.40 versus the 1.0 FAR currently allowed under the Commercial Industrial (CI) designation. As proposed the project has an FAR of 0.67.

Design Review

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 Planning Commission finds that:

1. 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.

Facts in Support:

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.

Community Identity Chapter

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.*

Facts in Support: 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 either 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.

The project was presented to the Novato Design Review Commission at a public hearing on October 18, 2017. The Design Review Commission voted unanimously to recommend the Planning Commission approve the project's proposed design based on the findings required for Design Review actions.

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

Facts in Support: The proposed building includes plaster concrete, windows, and metal awnings, along with concrete block on elevations that do not front Redwood Blvd. The project's design will introduce variety through building scale and attractive design, including a defined entry, a glass store front creating a retail presence at the street edge, 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.

Facts in Support: Extensive landscaping is proposed along the project site's Redwood Blvd frontage and north and east property lines, including low-maintenance, drought-tolerant plants.

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

Facts in Support: The proposed building shields the parking lot to the maximum extent feasible. A 24-foot wide drive aisle, the minimum required for non-residential uses, connects the parking lot to Redwood Blvd.

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

Facts in Support: 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.

Facts in Support: Eight-foot wide sidewalks are proposed along the project site's street frontage. Additionally, the applicant has included pedestrian walkways from the building to both the sidewalk and the off-street parking lot.

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

Facts in Support: Construction or alteration of non-residential buildings require an art piece be installed and maintained as part of the project, or an in-lieu fee be paid into a fund for public

art. The applicant intends to place an art piece at the site, but has yet to develop the design details pending resolution of the use permit at issue herein. The applicant has requested a condition of approval be applied to the project requiring the Design Review Commission approve the art piece prior to issuance of a building permit. A condition of approval is included herein requiring the art ordinance to be satisfied before issuance of a building permit.

2. 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.

Facts in Support:

The following is a summary of design guidelines from the North Redwood Boulevard Corridor Study (NRBC) that are applicable to the project area. Although the NRBC study has not been formally adopted by the City Council, staff believes it is appropriate to review the project in light of its design guidance. The following bullet points are applicable design guidelines excerpted 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. This building falls within the range of square footage envisioned for this area by the NRBC and is designed to reflect a traditional street fronting retail shop, including extensive store front glazing at the street edge.

- *Incorporate extensive landscaping with shade trees.*

The project site is well landscaped and includes front yard landscaping that is not required by code; the building could be situated at the front lot line, instead of providing a 10-foot setback. Two street trees are located along the frontage, spaced at 35-foot intervals, as well as several other small trees planted throughout the site. The project meets codified landscaping requirements and is found to be consistent with the NRBC landscaping guideline.

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

An eight-foot wide sidewalk is proposed with the project. This is considered a generous sidewalk depth recognizing most sidewalks are 4-feet in width..

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

The proposed building is oriented to the street and is designed to reflect a traditional street fronting retail shop, including extensive store front glazing at the street edge.

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

The proposed building shields the parking lot to the maximum extent feasible.

- *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 concrete block 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, it is anticipated that a building will be located at the property line to maximize development potential of that lot. Accordingly, views of the south elevation of the project are considered to be a temporary situation.

3. 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.

Facts and Support:

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.

Section 5. Decision

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Planning Commission hereby grants a use permit to allow the proposed dog boarding and grooming facility and approves the project's design as depicted on the plans prepared by Daniel Macdonald AIA Architects, Inc., date October 6, 2017, based on the Record, the findings set forth herein, and subject to the conditions of approval below.

Section 6. Conditions of Approval and Limitations

The Planning Commission hereby applies the following conditions of approval to the use permit:

1. The use permit shall expire two (2) years from the date of approval pursuant to Novato Municipal Code Division 19.44.
2. 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 Based Fee System. Failure to pay said fees may result in the City withholding issuance of related building permits, certificate of occupancy, and recordation of final maps or other entitlements.
3. If any of the terms of this use permit are violated or if improvement activities are conducted or carried out in a manner so as to adversely affect the public health, safety, or welfare or adversely affect the environment, the use permit may be subject to the revocation procedures contained in the Novato Municipal Code Section 19.59.070.
4. The applicant shall present an art piece to the Design Review Commission, pursuant to NMC § 19.21.060, or pay in-lieu fees pursuant to NMC § 19.21.070, prior to issuance of a building permit.
5. The applicant shall submit final details of the site design, architecture, and landscaping to the Design Review Commission 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.

The following conditions of approval shall be met to the satisfaction of the Novato Public Works – Engineering Division:

6. All existing overhead utility services shall be placed underground.
7. Provide evidence of adequate stormwater control and associated plan documents as detailed in the Atterbury & Associates memo dated October 6, 2017, and *Preliminary Stormwater Control Narrative* dated October 6, 2017.
8. Provide evidence of necessary easements for proposed stormwater outfall onto Northwestern Pacific Railroad right-of-way lands.
9. A City of Novato Encroachment Permit is required prior to any trenching, paving, construction of improvements, or any other work in the City's public right-of-way. Said permit will be subject to further conditions.
10. A Grading Permit shall be obtained from the City prior to any grading on any parcel unless said grading is exempted under NMC Section 6-5.

11. During construction, the developer's contractor shall provide storm water pollution prevention and dust control seven (7) days a week, twenty-four (24) hours a day. This provision shall be noted on all plans.
12. An Erosion and Sediment Control Plan per the MCSTOPPP template will be required prior to issuance of building permit.
13. All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with this project shall be the responsibility of the owner and shall be repaired or replaced to the satisfaction of the City, at the City's discretion at the Owner's expense.

The following conditions of approval shall be met to the satisfaction of the Novato Sanitary District (NSD):

14. The project shall comply with the requirements of the Novato Sanitary District, as detailed in the comment letter dated August 21, 2017.

The following conditions of approval shall be met to the satisfaction of the Novato Fire Protection District:

15. The project shall comply with the requirements of the Novato Fire Protection District, as detailed in the comment letter date March 20, 2017.

The following conditions of approval shall be met to the satisfaction of the North Marin Water District:

16. The project shall comply with the requirements of the North Marin Water District, as detailed in the comment letter date March 31, 2017.

Indemnity and Time Limitations

17. The developer 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 Planning Commission's recommendation to the City Council 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 developer, the City, and/or parties initiating or bringing such action.
18. The developer 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 developer 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.

19. In the event that a claim, action, or proceeding described in no. a or b above is brought, the City shall promptly notify the developer 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 developer 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 developer 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 developer.
20. The developer 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.
21. 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.
22. 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.

Passed and adopted at a regular meeting of the Planning Commission of the City of Novato held on the 4th day of December, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of the resolution which was adopted by the Planning Commission, City of Novato, County of Marin, State of California, on the 4th day of December, 2017.

Chair

DRAFT

**3. PARK A PUP (BW)
P2017-017; DESIGN REVIEW
CEQA CATEGORICALLY EXEMPT – SECTION 15332, IN-FILL DEVELOPMENT
PROJECTS
APN 143-061-11; 7586 REDWOOD BLVD.**

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.

Senior Planner, Hans Grunt, presented the project proposal and gave an overview of the project scope and application process.

The applicant's architect, Dan MacDonald, reviewed the proposed building's architectural features with the Commission.

The applicant, Paul Dana, briefly provided the audience and Commission the business and his own background.

The landscape architect, Pete Pedersen, provided an overview of the proposed landscaping plan for the site.

Commissioner Joseph Farrell requested that a development standards chart with allowable FAR, height, and setbacks be included in the staff report. Farrell asked a question regarding the proposed materials and function of the space.

Commissioner MacLeamy asked if the site drains from front to back to a bioretention area, and asked if the gable element area is intended for the tenant's sign and logo.

Public Comments:

Debbie Chapman, representing the property owner to the north of the site stated that they share a wall with the owner. Stated that she does not believe the building follows the vision for the area and is concerned with noise and smell.

Commissioner MacLeamy asked the applicant a question regarding noise. Architect Macdonald described how the design will mitigate noise with sound resistant walls. The only openings are the operable doors. Paul Dana, applicant, also described noise attenuation efforts.

Commissioner Farrell

- Glad to see a project like this in a part of town that needs improvement
- Keeping the parking hidden behind the building is good
- Sidewalk retail frontage is nice
- Good colors, good use of metals, landscaping is good

Commissioner Balfe

- Agrees with Commissioner Farrell's comments

Commissioner MacLeamy

- Good proposal, good start to the renovation of the North Redwood vision

M/s Farrell/Balfe 3-0-2 (motion passed) 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 the staff report and subject to the conditions below.

Standard Design Review Findings pursuant to Section 19.42.030.F. of the Novato Municipal Code:

- a. 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 the Municipal Code, including the Zoning Ordinance and any approve Master Plan and Precise Development Plan.
- b. 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.
- c. 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.

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.

M/s: Farrell/Balfe (3-0-2)

DESIGN REVIEW COMMISSION
MINUTES EXCERPT
October 17, 2017



DESIGN REVIEW COMMISSION STAFF REPORT

MEETING

DATE: October 18, 2017

STAFF: Brett Walker, Senior Planner
(415) 493-4711; bwalker@novato.org

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(415) 899-8900
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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

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



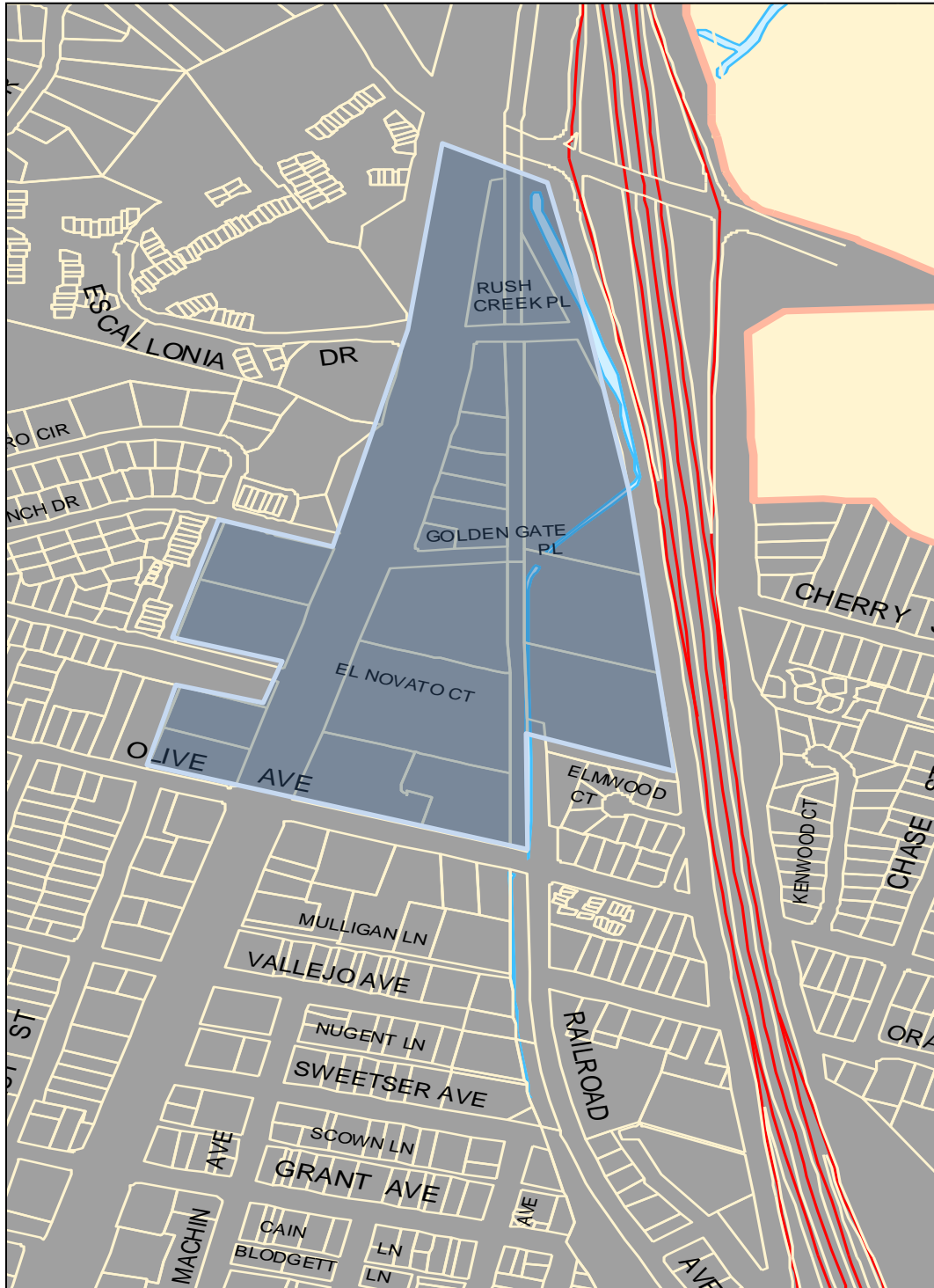
NORTH REDWOOD BOULEVARD CORRIDOR STUDY

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.



**STUDY
AREA**

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

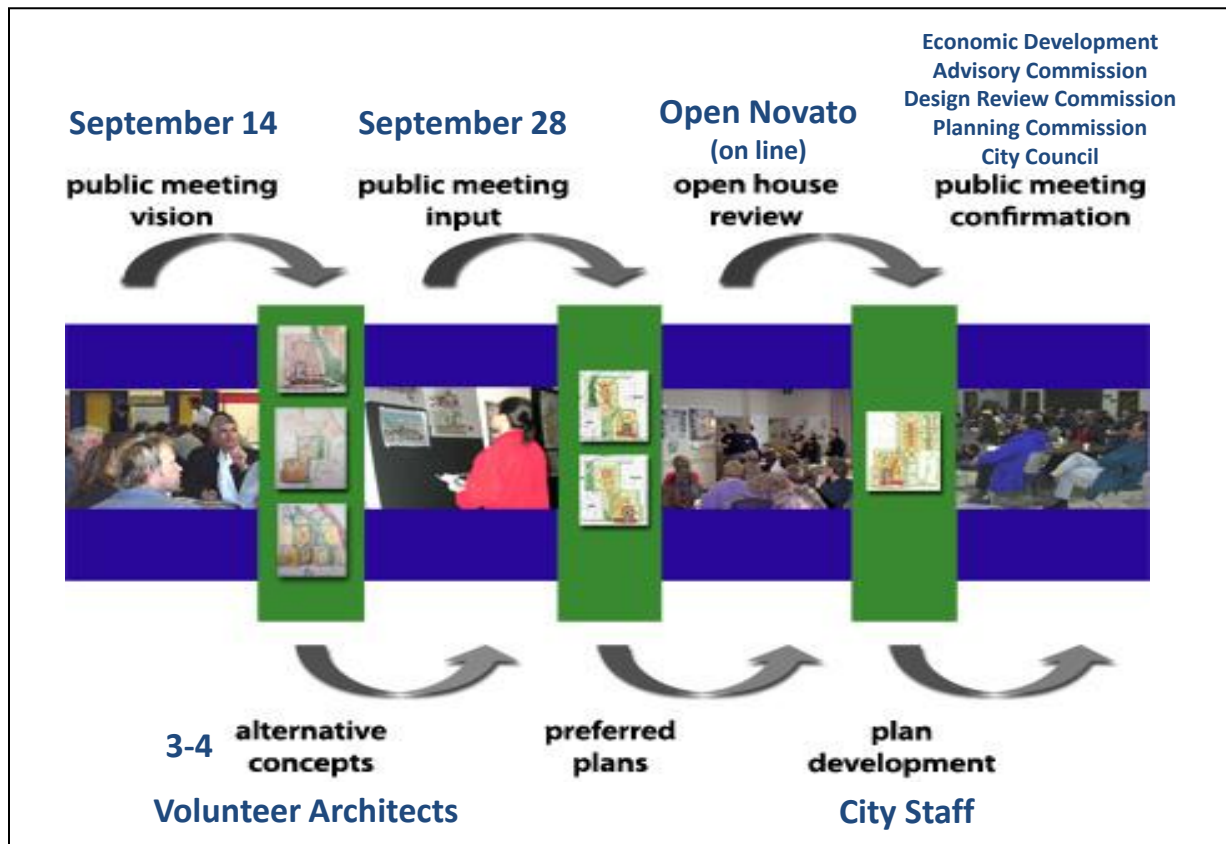
- Draft Housing Element establishes a maximum density of 23 units/acre for condos/apartments and 30 units/acre for senior housing.
- 1.75 acre site behind Trader Joe's is a housing opportunity site, anticipating 40 units, which can be relocated within the Study Area (except the vacant Atherton Ranch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

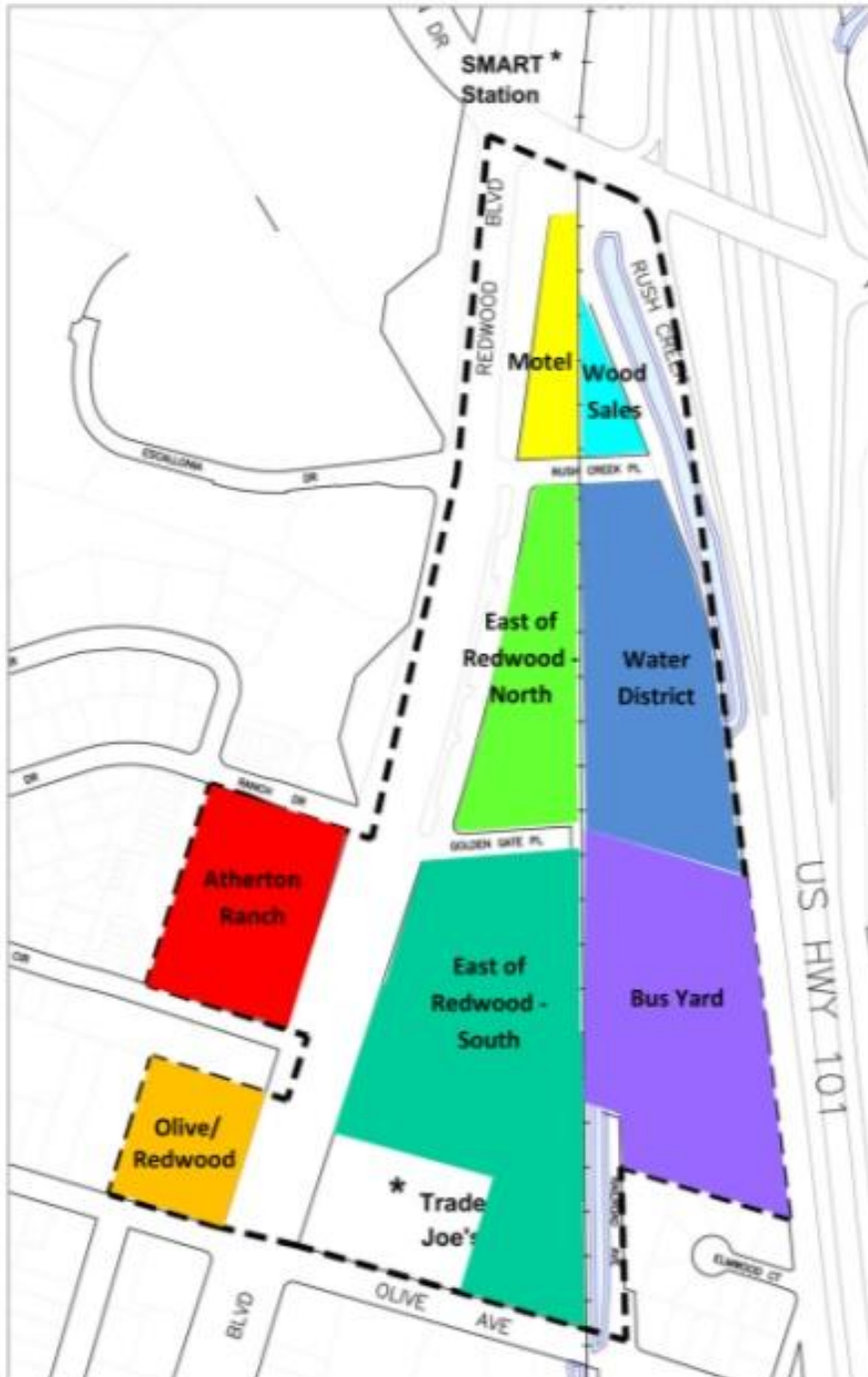
Public Process

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

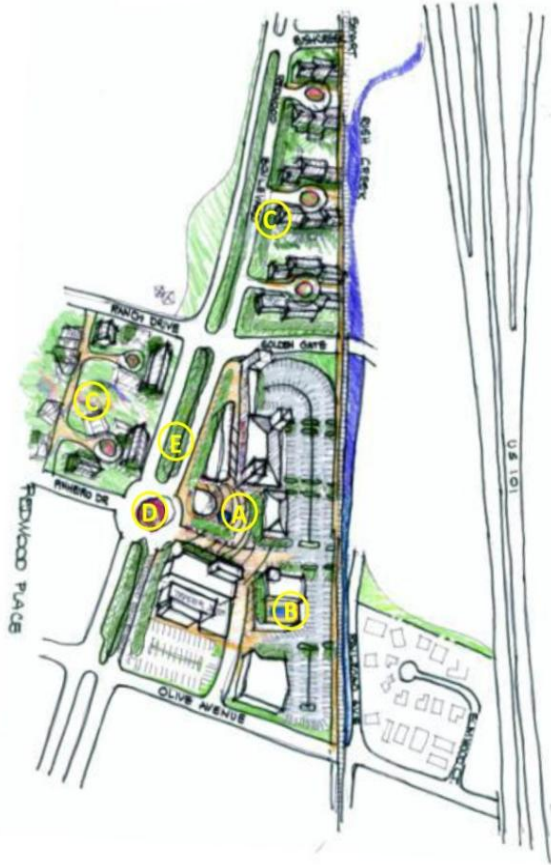
Lifestyle Retail:	58,000 sf
Medium Box Retail:	67,000 sf
Large Box Retail:	70,000 sf
Mixed Use (retail/office):	50,000 sf
Townhouses:	50-70 units



- 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.

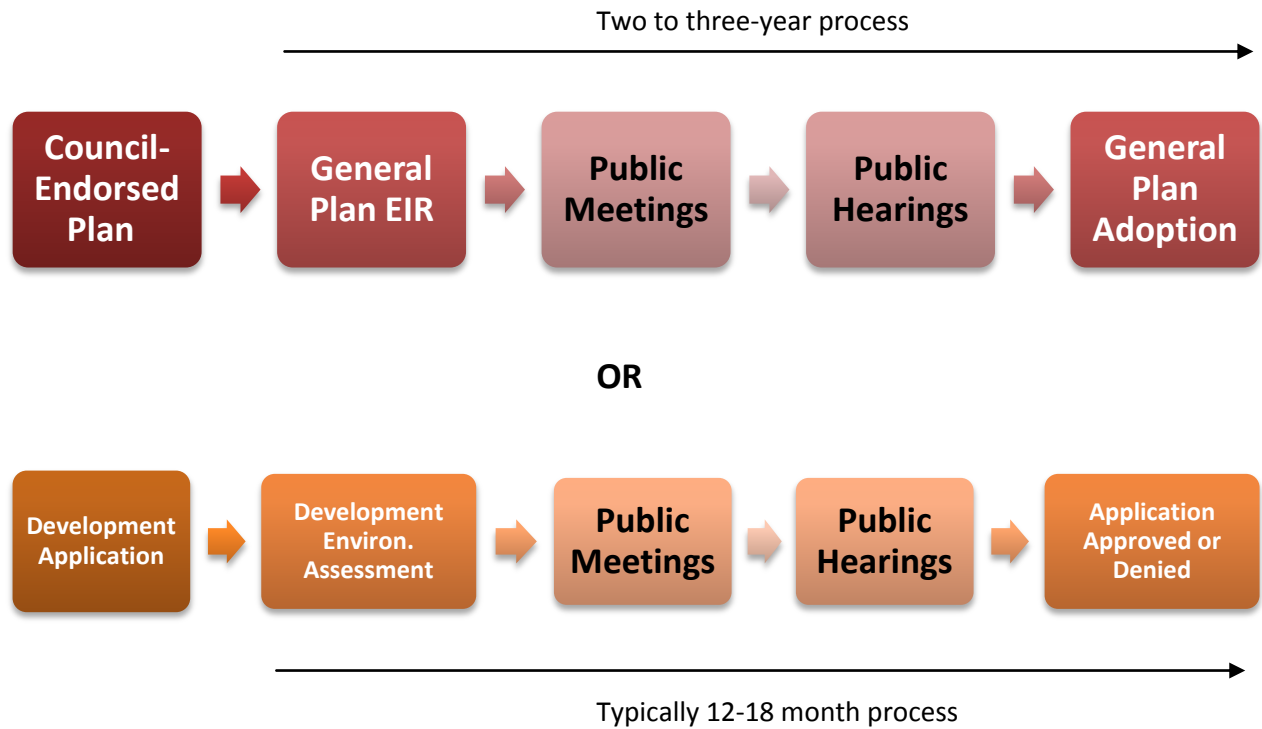
In terms of design character of future development there were clear preferences for:

- 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 <u>for this subarea?</u>	Is there a particular sketch that you like <u>for this subarea?</u>		
		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

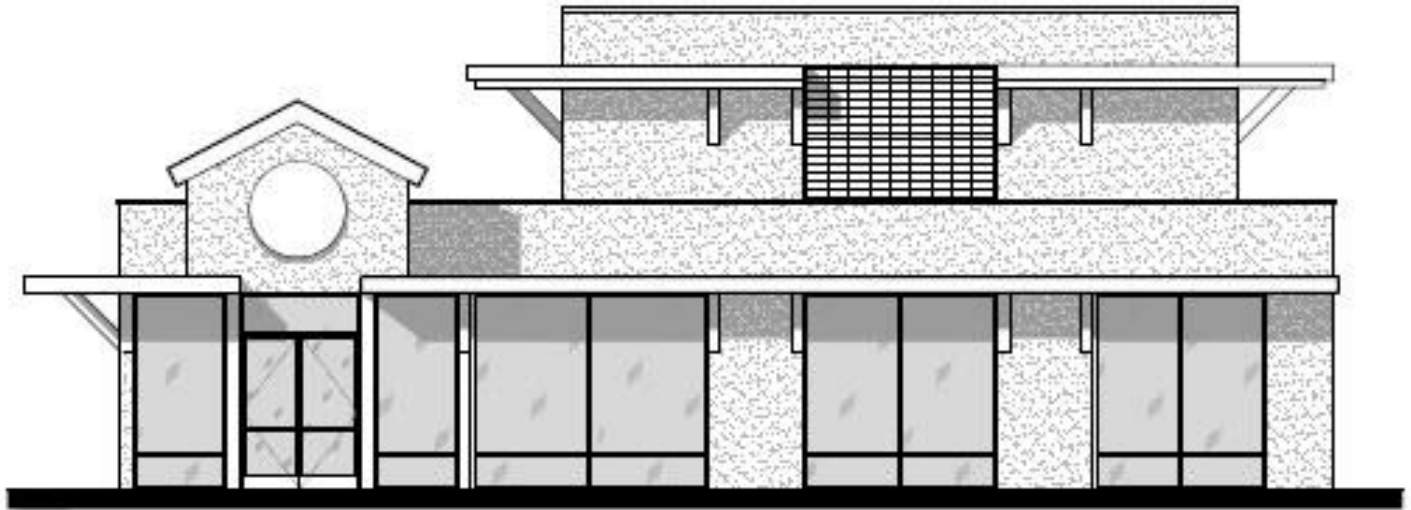
Mixed Use	34	31%
Apartments/Condos	25	23%
Senior Housing	27	24%
Community Commercial	14	13%
Medium Box Retail	8	7%
Hotel	1	1%
Community Center	1	1%
Live/Work	1	1%

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%		

UPDATED* USE PERMIT APPLICATION FOR DOG HOTEL AND RETAIL SALES

7586 D Redwood Boulevard, Novato



Submitted by Paul Dana
Owner-Operator

as of August 9, 2017



*Updated to reflect input from the City Staff and input from the 3 attendees at the neighborhood meeting April 26, 2017

PARK-A-PUP NOVATO
UPDATED USE PERMIT APPLICATION FOR DOG HOTEL & RETAIL SALES

7586 D Redwood Boulevard, Novato, CA

Submitted by Paul Dana, Owner-Operator

as of August 9, 2017

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Project Description & Design

Paul Dana, a lifetime resident of Marin and owner of Park-A-Pup San Rafael, proposes to build and operate a modern dog hotel at 7586 D North Redwood Boulevard offering retail sales of dog related merchandise along with dog services such as day care, overnight stays, grooming, and training.

Over the first five years, the Project is expected to generate over \$8 million in direct financial benefits, including the construction of a quality, two-story retail building on a currently blighted lot, the generation of new sales and property taxes, the creation of new jobs, and the attraction of over 1,000 new customers to existing businesses in downtown Novato. Studies have shown that, around the nation, pet hotels complement retail developments and attract new customers to a retail marketplace currently under siege by internet retailers, such as Amazon. As a local business, Park-A-Pup Novato will bring more benefits to Novato than a national chain offering similar sales and services. The hotel will not compete with existing businesses in downtown Novato and will fill an unsatisfied need for quality dog boarding facilities in the Novato Community.

The applicant Paul Dana is an experienced, local, owner-operator.

Park-A-Pup is not a national franchise nor a branch outlet of a national chain. It is a longstanding, family-owned-and-operated business which has successfully served the San Rafael community for over 40 years. Paul Dana purchased the business in 2010, and Park-A-Pup's reputation has only grown as a family-friendly home-away-from-home for dogs.



"I do what I do because I strongly believe in the vision of providing safe, healthy, and affordable pet care in a friendly environment for pets and their owners."

Paul Dana, Owner of Park-A-Pup San Rafael

The Project has clear goals and objectives.

The goal of the Project is to provide affordable, high quality dog care and related retail sales to the Novato Community. The facility will be called Park-A-Pup Novato.

Park-A-Pup Novato will serve local Novato employees who need care for their dogs during working hours, employees who travel for business, employees who live in Novato but commute to work elsewhere, busy parents who need day care for a few hours during the day, seniors who need to be away from their dogs for an indeterminate amount of time for medical reasons, and families that just need to get away for vacation.

Park-A-Pup Novato will complement Novato's vision of "Lifestyle Retail;" make Novato more competitive in attracting new and expanding businesses; provide a critical resource in the event of regional fires, floods, or earthquakes; provide good, new, entry level jobs; increase foot traffic and sales at neighborhood shops, restaurants, and services; and increase City revenue by collecting sales tax on its retail sales and by paying higher property taxes on the new building to be constructed on site.

The cumulative financial benefits generated by the Project will exceed \$8 million over 5 years.

New Financial Benefits Generated by Park-A Pup over 5 years	
New sales tax from Park-A-Pup retail sales	\$ 103,275
New property tax on new Park-A-Pup construction	\$ 152,750
Wages and benefits for new jobs created at Park-A-Pup	\$ 2,718,750
Labor hired & materials purchased for new construction at Park-A-Pup	\$ 3,055,000
Sales tax paid on materials purchased for Park-A-Pup construction	\$ 129,838
New spending at local stores & restaurants by new out-of-town customers driving to Park-A-Pup	\$ 2,279,700
	\$ 8,439,313

Setting & Existing Site Conditions: The Project is an in-fill redevelopment of a blighted lot containing 1 and 2-story buildings in an existing industrial area. For lot coverage and similar data, please see architectural drawings.



Photo 1: Project site (satellite view)



Photo 2: Project site (street view)



Photo 3: Project site northerly building (from the interior yard) (Building "A" on Photo 1)



Photo 4: Project site southerly building (street view) (Building "B" on Photo 2)



Photo 5: representative interior



Photo 6: representative interior



Photo 7: neighbor to the north (street view)

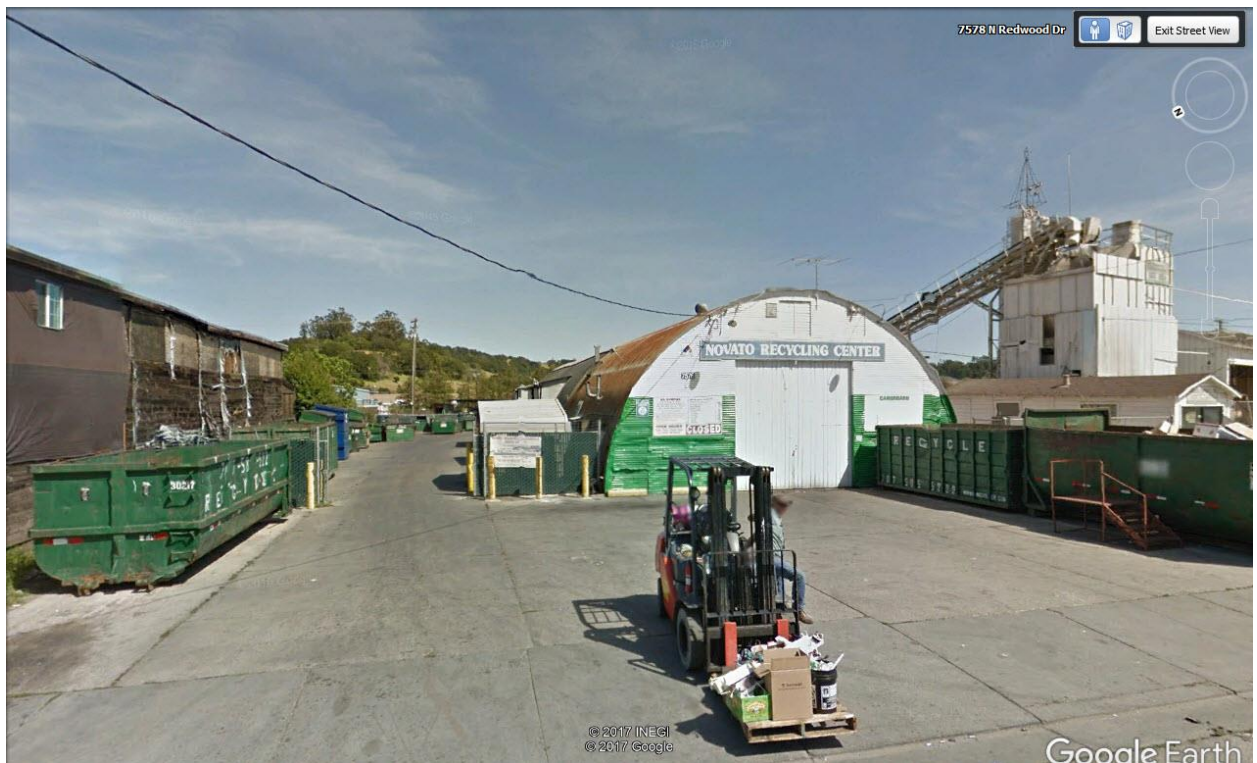
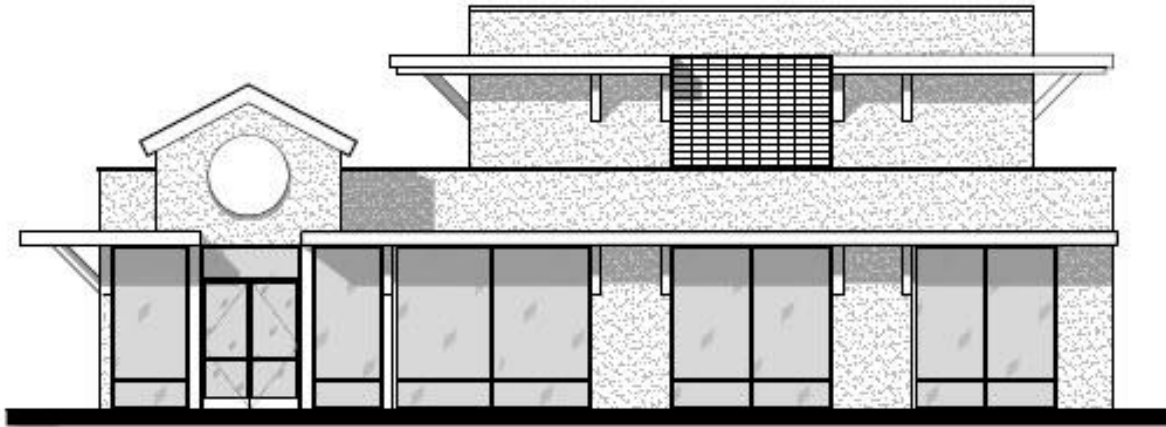
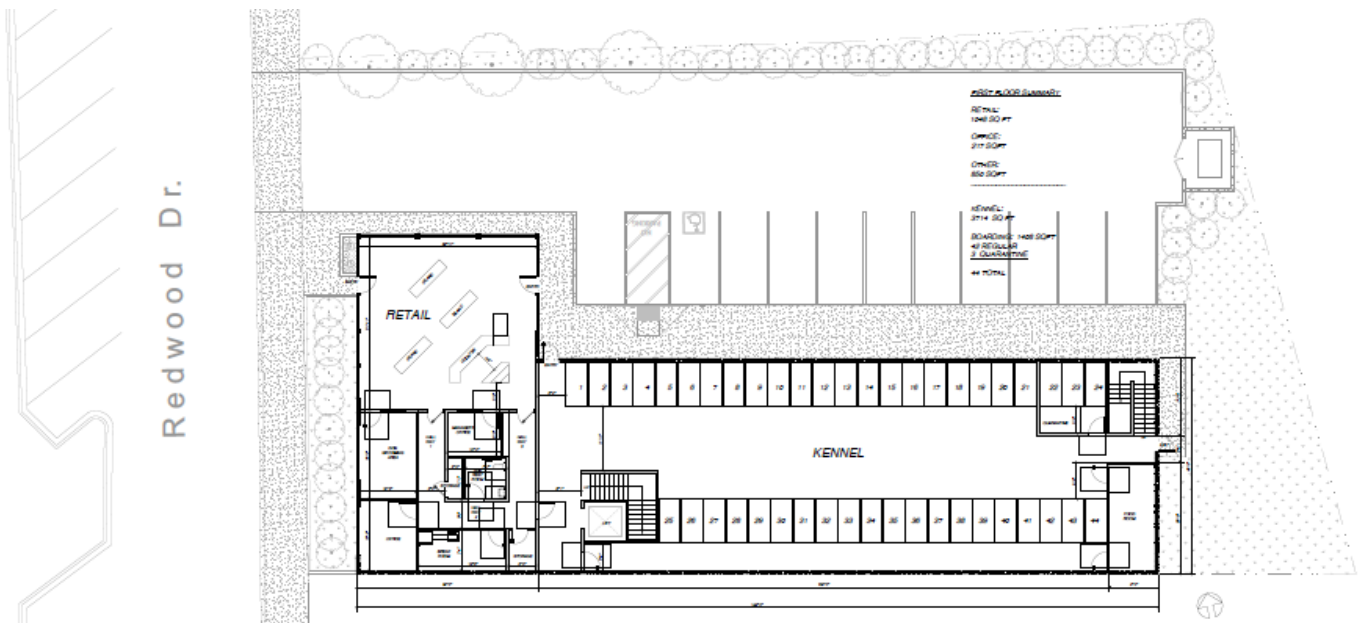


Photo 8: neighbor to the south (street view)

The Project is currently designed as 2-story, fully enclosed retail building, with 1,000 square feet of the ground floor dedicated to retail sales.

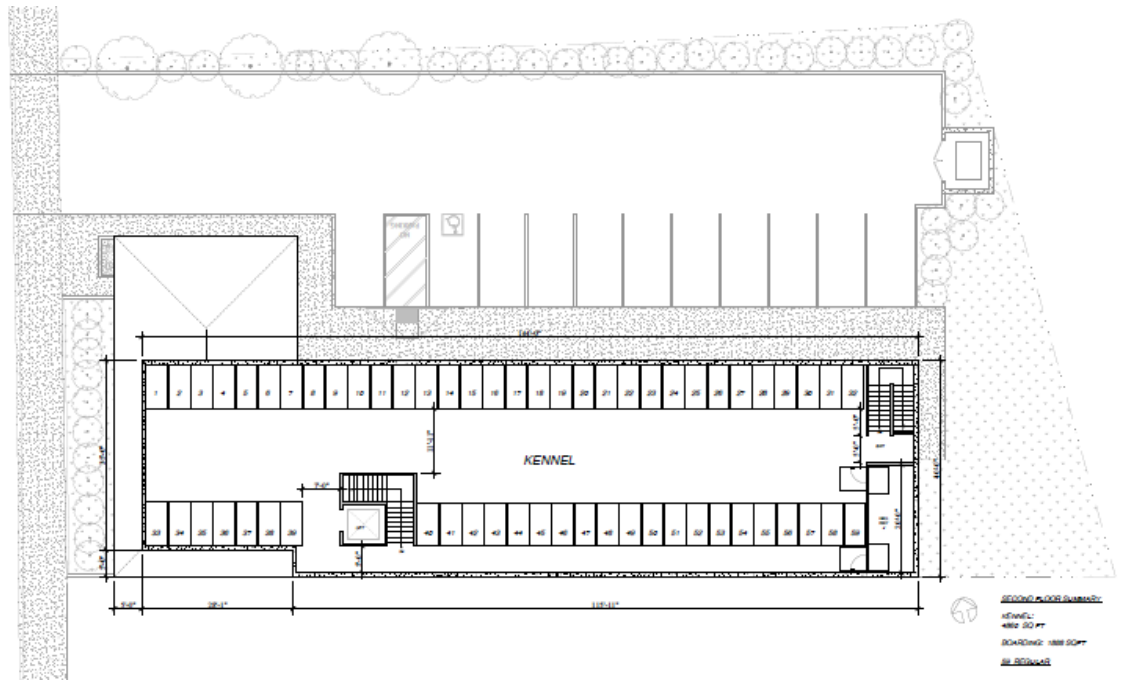


Proposed elevation: from Redwood Blvd



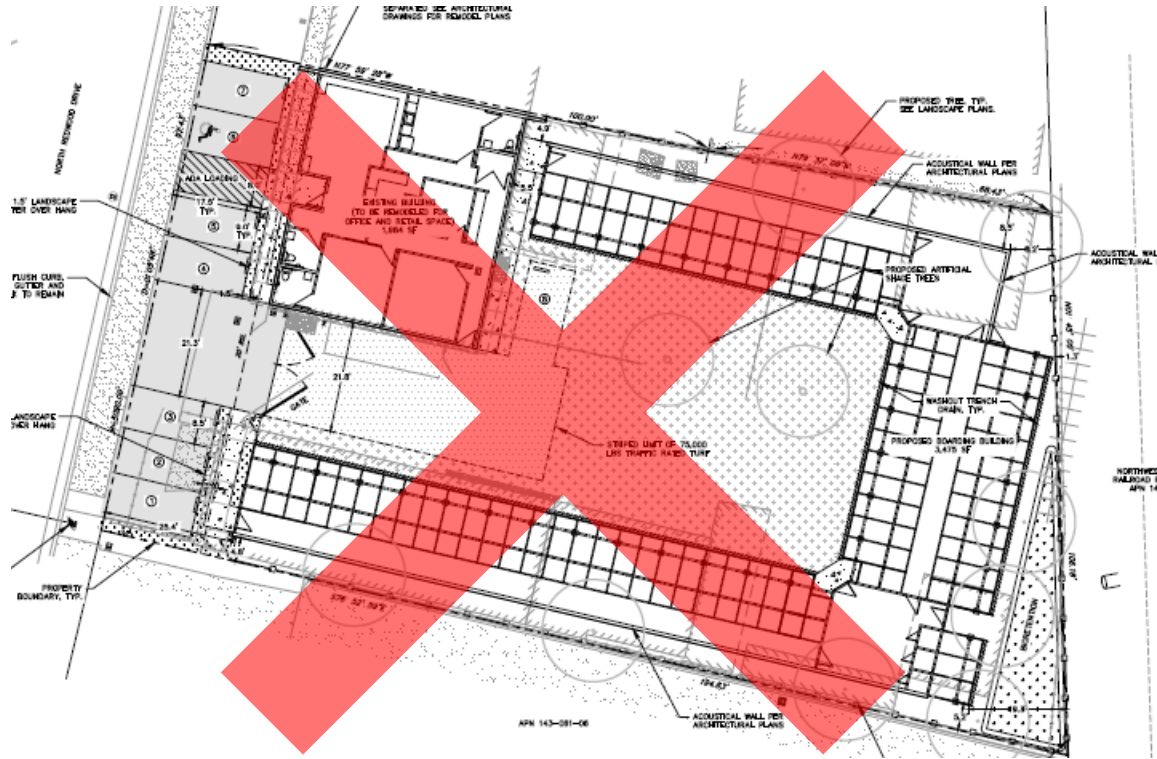
Proposed floorplan: 1st floor

Redwood Dr.



Proposed floorplan: 2nd floor

The Project was completely redesigned May through July 2017 from a single-story, open air dog kennel to a 2-story, fully enclosed dog hotel after input received from the City Staff and input received from the 3 attendees at the April 26th neighborhood meeting.



The original plans were completely redesigned to address the concerns of the City and 3 neighbors.

A Summary of the Pet Industry

The pet industry will only continue to grow, according to current research.

What is the pet industry?

As of 2015, 65% of households in the US own at least one pet, and the pet industry is made up of the products and services that keep these pets alive, healthy, and happy – food, toys, daycare, training, beds, cages, medical services, and a lot more. (Source: Pet Care Industry Analysis 2017 - Cost & Trends.)

Growing Pet Business

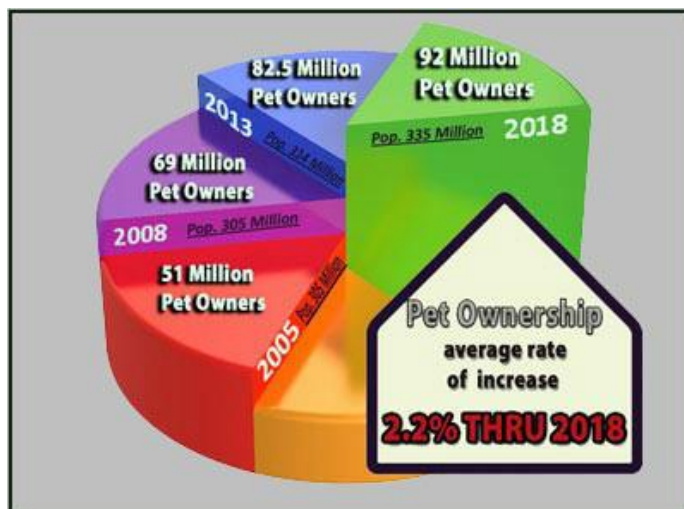
With the evolution of the modern family, pets hold equal weight in the household; and as more Millennials wait to get married and have children, many are becoming pet parents and looking after their pets like their children. Pet owners now make up almost half of all households nationwide, giving a huge boost to the pet industry, and according to the American Pet Product Association (APPA), the pet business is projected to reach nearly \$63 billion in 2016, up 25% from 2010. (Source: Steven Barr.2016.11.11.Why Millennials Plan To Spend More On Their Pets This Holiday Season.)

Demographics

“Current US demographic trends also favor continued industry strength based on two groups: baby boomers and Millennials...Baby boomers are launching their real kids into the wild and replacing them with pets – and they are pampering them. In almost all spending categories, spending declines once a person reaches 55 years of age – but pet spending is peaking between the ages of 55 and 64...Millennials – people born between 1985-2010 – are the first generation to grow up thinking of pets more like humans than animals.” (Source: Pet Care Industry Analysis 2017 - Cost & Trends.)

Are Millennials “Generation Pet”?

“About 74 percent of Millennial pet owners own a dog, nearly half own a cat, and across all species of pets, owners of small animals, reptiles and fish are more often from Millennials and gen-Xers,” said Bob Vetere, president and CEO of the American Pet Products Association. “As Millennials prepare to take the reins as the primary demographic of pet owners from the boomers, we are keeping a close eye on ownership and spending data.” Source: WENDY BEDWELL-WILSON. 2016.06.08. Are Millennials Generation Pet?.)



Indulging Their Pets

According to Charles Schwab, Millennials spend their money differently than any other generation. In particular, they allocate much of their money to comforts and conveniences, like coffee and dining out. Millennials spare no expense when it comes to pet product purchases. Richter noted that 76 percent of Millennials reported binging on things such as expensive treats, BPA-free toys, organic food, hypoallergenic food, and custom beds for their pets.

“Millennials have become a strong consumer force in the pet market due to their sheer population numbers and the impressive buying power they bring to the table,” Sprinkle said. “They are more likely

than other pet owners to both expect to spend and to actually spend more on high-priced pet products and pet care services.” (Source: WENDY BEDWELL-WILSON. 2016.06.08. Are Millennials Generation Pet?)

Discretionary Spenders

Many of these Millennials grew up with the Internet and mobile phones playing a large role in their lives. As a result, the 18- to 34-year-olds generally prefer a convenient, mobile shopping experience, according to a generational-spending study from The NPD Group Inc. in Port Washington, N.Y., and the University of Pennsylvania in Philadelphia. (Source: WENDY BEDWELL-WILSON. 2016.06.08. Are Millennials Generation Pet?) However, when it comes to their pets, they want a safe, friendly place to take them while they do their errands or go out to eat.



Millennials Are Buying Homes Because of Their Dogs - Not Their Children or Marriages

[Rachel Lewis](#)

Jul 27, 2017

It's no secret that [millennials](#) love dogs and now their [four-legged friends](#) are starting to influence the decisions they make about housing.

[A recent survey by SunTrust Mortgage](#) found that a third of millennials who had already purchased their first

The survey asked recent home buyers why they were buying their [first home](#) and their dog was the third most commonly cited reason, coming above children and marriage. Only more living space and the opportunity to build equity came above the furry companions.

"Millennials have strong bonds with their dogs, so it makes sense that their furry family members are driving home-buying decisions," said Dorinda Smith, SunTrust Mortgage CEO. "For those with dogs, renting can be more expensive and a hassle; home ownership takes some of the stress off by providing a better living situation."

The survey also found that 42% of millennials who had never bought a home said that their dog, or the desire to have one, would be a key factor in their decision to get on the property ladder.

The Pet Industry's Effects on Retail: Benefits to the Novato Business Community

The Project, as redesigned, will kick start the upgrade of this neighborhood and attract additional retail investment.

As is widely known, almost all traditional stores are under siege from e-commerce vendors like Amazon.com. Stores which only sell products that can otherwise be bought online no longer have the same attraction to customers who prioritize convenience.

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JUNE 1, 2017, 4:40 PM

Up to 25% of U.S. shopping malls may close in the next five years, report says

By 2022, as much as a quarter of the nation's shopping malls will close, according to a report by Credit Suisse.

Makeda Easter

Between 20% and 25% of the nation's shopping malls will close in the next five years, according to a new report from Credit Suisse that predicts e-commerce will continue to pull shoppers away from bricks-and-mortar retailers. [Emphasis Added.]

For many, the Wall Street firm's finding may come as no surprise. Long-standing retailers are dying off as shoppers' habits shift online...

Traditional mall anchors, such as Macy's, J.C. Penney and Sears, have announced numerous store closings in recent months. Clothiers including American Apparel and BCBG Max Azria have filed for bankruptcy. Bebe has closed all of its stores. The report estimates that around 8,640 stores will close by the end of the year.

Retail industry experts say Credit Suisse may have underestimated the scope of the upheaval.

* Note: Emphasis added.

The pet industry has continued to grow despite the “Great Recession,” has shown a remarkable resilience to e-commerce competition, and has consistently demonstrated the ability to attract daily foot traffic to traditional stores otherwise under siege by e-commerce.

“The overall economy has been shaky, but the pet industry was less affected by the recent recession than other retail sectors. The IBISWorld Industry Report shows that for 2008-13, the industry has averaged an overall 3.4 percent annual growth..... As reported by the American Pet Products Association (APPA) in the Pet Industry Market Size & Ownership Statistics, the total U.S. pet industry expenditures for 2008 was \$43.2 billion while it is estimated at \$55.53 billion for 2013.” (Source: Clarice Brough. Pet businesses will prosper: Industry trends for 2014 and beyond.)

Having Park-a-Pup Novato as an integral part of the Novato economy will help ensure that even in harder times, the Novato community will have a strong retail presence.

Pet industry growth translates to real estate expansion

Man’s best friends open pocketbooks
Americans’ affinity for their furry friends will reach new levels in 2016. Around 65.0 percent (or more than 82 million) of U.S. households own a



pet. Millennials are driving the growth in pet ownership and spending, given that they see their pets as children as well as social currency, to show off on Instagram and Facebook. Because of the shifting nature of owner-pet relationships, more consumers are spending on non-essentials as well, such as pet clothing, toys and hotels. Millennials, in particular, are also doing more research on the best foods for their fluffy children, opting where possible for premium, natural or organic fare.

As a result, total spending on U.S. pets is expected to increase to \$62.8 billion in 2016 (,IBISWorld) with specialty pet stores garnering 29.0 percent of this expenditure (or \$18.2 billion). Total revenue for specialty stores is expected to reach a total of \$21.6 billion by 2021 (IBISWorld).

(Source: JLL Retail Outlook, Q1, 2016. JLL is a worldwide investment management firm specializing in real estate.)

Pet hotels and services “strengthen ties” between retail customers and the surrounding stores.

Articles like the below from Bloomberg Businessweek describe a recent trend in shopping: “customers are demanding higher engagement if they’re going to buy something in a store.” PetSmart embraced this concept recently when they opened a “pet spa,” a place where customers can bond with their pet as they bathe it, or alternatively select from a variety of personalized grooming options performed by a professional, all while shopping for natural, organic pet food and sipping coffee from a neighboring coffee shop.

Park-a-Pup Novato has a similar vision for its pet hotel. Park-a-Pup Novato won’t simply be a place where customers drop their pets, but instead an experience where customers can receive the benefit of many services and products, while also patronizing other retailers in the City Center.

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Pizza, Parks, and Pet Spas: Shoppers Will Pay More for Retail Experiences

More consumers—especially Millennials—want higher engagement before buying stuff.

By

Lindsey Rupp October 19, 2016, 9:11 PM PDT



PetSmart: Its Pet Spas strengthen ties to owners.

Today's dog hotels are engineered and designed to complement and enhance the overall retail experience. They are not your grandparents' dog kennel.

To survive, shopping centers are changing their tenant mix to attract non-e-commerce foot traffic. Some are looking towards gyms and other food-related services; others are looking at pet care and boarding. PetSmart is the most prolific in this sense, as they have been building boarding facilities in shopping centers all over California. These centers see a pet boarding facility as a great way of increasing foot traffic because each client will need to come to the center at least twice for their pets.

"No longer is it enough to have a collection of stores," said Virginia Morris, Vice President of Consumer Insights and Strategy at Damon Worldwide. "You have to have a community experience that's a draw for your target audience to come. A few overseas markets are ahead of the curve in bringing both shopping and novelty to consumers. In Japan, for example, the Aeon Mall complex at Makuhari New City caters to pet lovers with a two-story mall dedicated to their furry friends, including a pet hotel and a pet store. " (Source: CNBC's Krystina Gustafson. 2014/7/30. Welcome to the mall of 2039: It's nothing like today.)

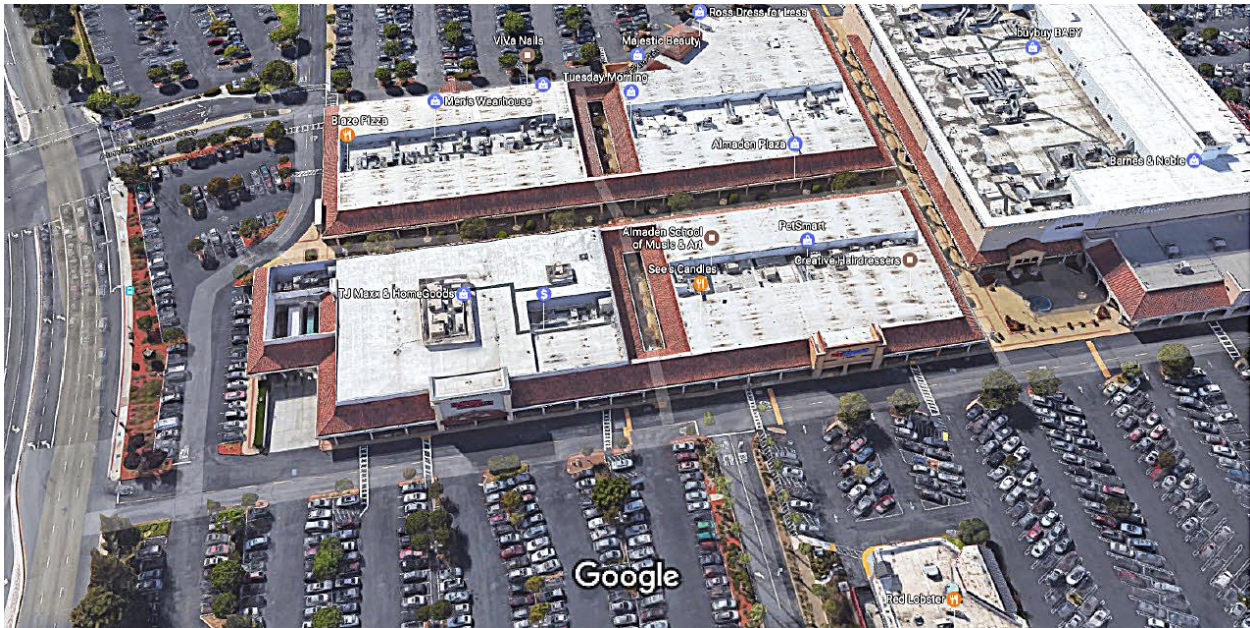
Typical design of post-World War II "dog kennel."



Today's dog hotels are designed to complement the overall retail experience.

Here are some examples of successful dog hotels adjacent to traditional retail stores (for reasons of proximity to Novato, we have focused on PetSmart).

Example # 1 – PetSmart, 5353 Almaden Expressway, San Jose - Almaden Plaza – 114 rooms



Businesses immediately surrounding PetSmart include: **Barnes and Noble, BuyBuy Baby, Creative Hairdressers, Chase Bank, Alameda School of Art, Sees Candy, Premier One Credit Union, TJ Maxx, Blaze Pizza, Men’s Warehouse, Viva Nails, Tuesday Morning, Majestic Beauty, Ross Dress for Less, Chevys, Red Lobster, Boudin Bakery, Chase Bank, Starbucks and Trader Joes.**

At this location, PetSmart offers boarding, daycare, grooming, training, and pet supply sales. **PetSmart has 114 boarding rooms to accommodate its clients.**

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Example #2 – PetSmart, 1225 Industrial Road, San Carlos - San Carlos Marketplace – 126 rooms

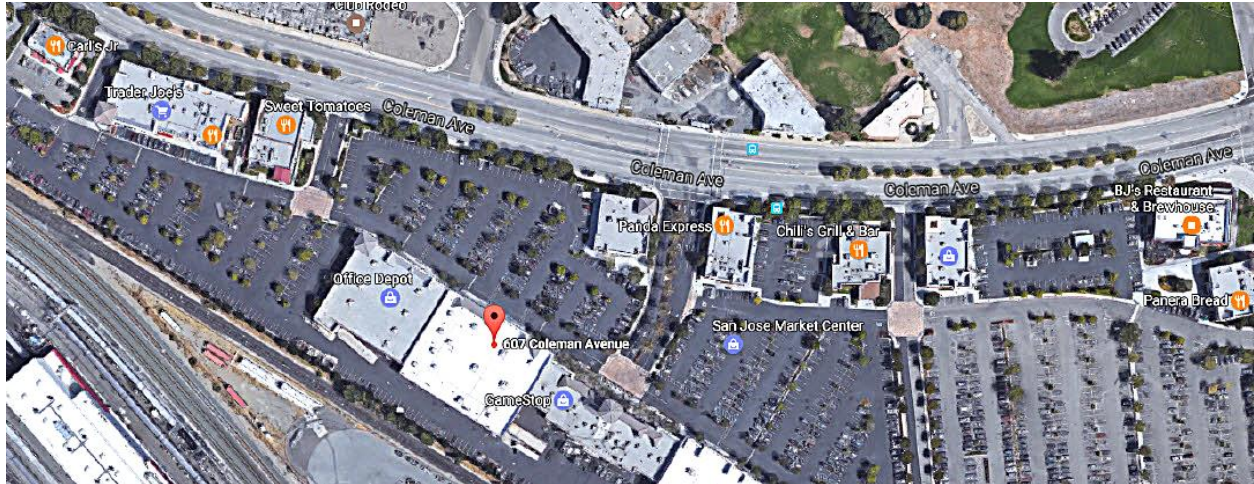


Businesses immediately surrounding PetSmart in this location include: **TJ Maxx, Home Goods, and Best Buy.** Additionally, within the shopping center there is a Jamba Juice and a Chipotle.

At this location, PetSmart offers boarding, daycare, grooming, training, and pet supply sales. **PetSmart** has **126 boarding rooms to accomdate its clients.**



Example #3 – PetSmart, 607 Coleman Ave, San Jose - San Jose Market Center – 109 Rooms



Businesses immediately surrounding this boarding facility include: **GameStop, Panda Express, Office Depot, Diamond Dental, Pasta Market, Smash Burger, Nail and Tan America, Sally Beauty, Chase Bank, European Wax Center, Supercuts, Tutti Frutti Frozen Yogurt, and T-Mobile.**

Retail food service businesses within the shopping center include: **El Pollo Loco, Carl's Junior, Trader Joes, Blue Mango, Sweet Tomatoes, Michaels, Cost Plus World Market, Marshalls, and Chillis Grill and Bar.**

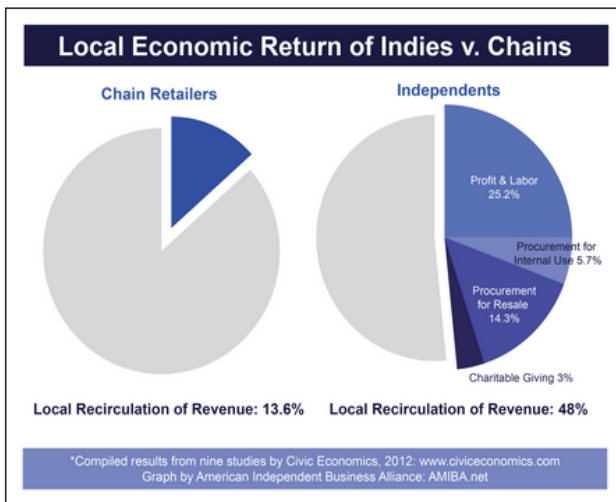
At this location, PetSmart offers boarding, daycare, grooming, training, and pet supply sales. **PetSmart has 109 boarding rooms to accomdate its clients.**



Despite the success of national chains like PetSmart, Novato is better off with a local operator than a national chain.

“Since 2002, a growing number of studies have quantified the local economic benefits delivered by independent businesses, demonstrating locally-owned independent businesses return much more of each dollar in revenue to their communities than chains (i.e. the local premium).”

As a small business owner, Paul Dana is completely dedicated to his customers and their pets. He provides each dog dedicated attention and personal care, meaning that every dog receives the absolute best in services and care. Customers see how well their pets are treated at Park-a-Pup and return again and again. The type of loyal, repeat customers at Park-a-Pup will be the same people who frequent other local Novato retailers and service-providers.



Average results for all ten communities

Averaged across the 10 communities in the retail studies, spending at indie retailers generates 3.7 times more direct local economic benefit than spending at chains.

Civic Economics analyzed annual reports for four major national chain stores (Barnes & Noble, Home Depot, Office Max, and Target) for comparison. These stores are estimated to recirculate an average of 13.6% of all revenue within the local markets.



Key Questions Asked by the Application

a. Maximum number of people involved either as employees, customers, students, clients, etc.

At the current time, it is expected that no more than 6 employees will be working onsite at the same time. (See attached **Exhibit A: Projected Employee Schedules.**)

During our open hours, we will have clients stopping by for several reasons: 1. to drop off for overnight stays; 2. to pick up from overnight stays; 3. to drop off for daycare; and 4. to pick up from daycare. On the attached sheet, we list the number of those clients arriving for various reasons, the number of those clients we see in an hour, the amount of time it takes to complete the check in/check out, the number of hours we are open, and the amount of time we spend dealing with the clients for that day. (See attached **Exhibit B: Pet Drop Off Summary.**)

1. Drop Off (Overnight)

When clients drop off for an overnight stay, they spend very little time at Park-A-Pup. From the time they park their car, check in, and leave the premise, the average client will spend under 5 minutes at Park-A-Pup. This is because all the dog's information is already in our system and the check in will consist of taking the dog, the food, and bedding from the clients.

2. Pick Up (Overnight)

When clients pick up their dogs, they spend very little time at Park-A-Pup. When a dog is scheduled to go home, we pack up all its belongings in the morning so that when the clients pick up, not only do they get all their pet's belongings but we can make sure everything is clean. The time for a client to pick up is similar to a drop off with one difference, payment. Payment does not take long because of modern credit card machines. When one employee is charging the client, another employee is getting the dog and all its belongings, so that the client is on its way out the door as soon as payment is complete.

3. Drop Off (Daycare)

Daycare is a service we provide so that a client has time to shop or go to work without worrying about their dog being at the house alone. It is also a way for the dog to get exercise, a perk for any pet owner who has difficulty fitting a dog walk into their daily schedule. Daycare drop off is very fast because, like the drop off for boarding, we have the information in the computer. Daycare drop off takes under 5 minutes because the dog does not come with any belongings. The dog comes for the day to play and goes home that night.

4. Pick Up (Daycare)

After the dog has spent the day at the hotel and its owners return for pick up, we have the employee covering reception ask a second employee to retrieve the dog and its belongings. The whole process takes very little time because most clients purchase package days in advance and don't have to pay for their dog each time they pick up. The process of the client arriving, picking up the dog, and leaving usually takes under 5 minutes.

Training, Grooming, and Retail

Park-a-Pup Novato plans to offer dog training and grooming, as well as the sale of sustainable, natural, safe and healthy products for dogs. We anticipate that dog training and grooming will happen during the day, while the customer is out, so that the dog is practiced and clean when the owner returns to Park-a-Pup for pick-up. The products offered for sale will be located in the area between the entrance and the

reception desk. Customers will be able to select products as they enter to pick up or drop off their dog, making check out convenient and quick. We do not anticipate that the training, grooming, or retail offered at Park-a-Pup Novato will keep clients at Park-a-Pup longer than an additional 15 minutes.

Overall Impact

In short, the dog boarding and daycare components of the dog hotel do not require clients to stay long at the location. In fact, many clients are eager to either get to work or home to their families and are looking for a quick drop off or pick up. Although we will offer clients training, grooming, and retail products to enhance their experience while at Park-a-Pup, we do not anticipate clients will linger long at the facility. Further, despite the fact that we can see up to 36 clients a day, we see them sporadically throughout the day. At most, we see around 6 clients in one hour, and most clients spend under 5 minutes at Park-A-Pup. The number of dogs at Park-A-Pup doesn't reflect the number of clients we see per day because when people go on vacation they will drop off their dog on the first day and won't return for several days or even weeks. This also goes for daycare. Yes, we do see a number of clients every day, but those clients have their own work schedules. Many drop off early and pick up early. Those who drop off late usually pick up late. It depends on their work schedule. Often we will see one member of the family drop off and a completely different member of the family pick up. As a result, it is rare that we experience any waiting at the reception desk.

b. Type of vehicular traffic involved (auto only, truck deliveries, parent drop off/pick up, etc.)

Vehicle trips are limited to clients who will be dropping off or picking up their dogs. The amount of time the cars will be parked at Park-A-Pup will be under 5 minutes.

c. Hours of operation

Park-A-Pup Novato's hours will reflect the needs of the community. Currently we expect to open weekdays at 7:30 AM and weekends at 8:00 AM, and stay open until the dogs are picked up in the evening, but no later than 8:00 PM. We will be closed to the public on major holidays.

d. Alcoholic beverages (on-sale, off-sale)

The Project will not be selling or serving any alcoholic beverages.

e. Outdoor activities (storage, work, auto stacking for drive-up windows, dining, etc.).

All planned activities are expected to occur indoors.

f. Odors, noise, dust, or glare involved

Odors

Animal organic waste will be collected and disposed of in trash receptacles specifically engineered for dog feces or disposed of in an engineered waste disposal system similar to the system used by Guide

Dogs for the Blind in San Rafael, avoiding any odor, nuisance, or potential water quality contamination issues. The individual boarding areas will be washed down and disinfected with diluted common household bleach. The indoor play yard will be outfitted with a special artificial lawn that was created for dog boarding facilities. The artificial grass will be sanitized with all natural and organic cleaners specially designed to neutralize odors and naturally breakdown organic matter.

Noise

The hotel will be fully enclosed.

g. Hazardous or volatile materials or chemicals involved, including storage, disposal, and special licenses for their handling

The proposed Project includes no use of, storage, or disposal of hazardous or volatile materials and requires no special licenses.

Services Provided at the Hotel

The hotel will provide a variety of services.

Park-A-Pup Novato will provide the community with a wide variety of services, including, but not limited to, the following:

Daycare: Park-A-Pup Novato will provide short-term care for clients who need to be away from their dogs for a short amount of time while they work, attend medical appointments, run errands, eat at restaurants, or shop.

Overnight Stays: Park-A-Pup Novato will provide an overnight service for clients who need to be away from their dogs for extended periods of time for business trips, vacations, while they recuperate from medical procedures, or for other reasons. These clients need to know that their pets will be well taken care of in a safe, clean, and friendly environment.

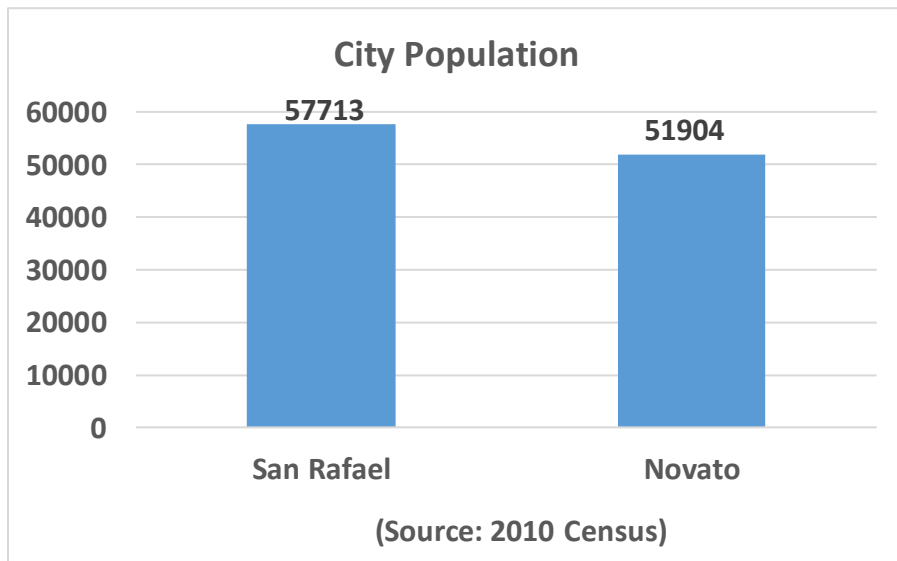
Grooming: Park-A-Pup Novato will provide a grooming service for clients who need to have their dog bathed, their dog's nails cut, or their coat trimmed and groomed.

Training: Park-A-Pup Novato will provide dog training services for clients with new dogs, especially rescue dogs, and for clients who just want to their dogs to learn appropriate social skills around other pets and people.

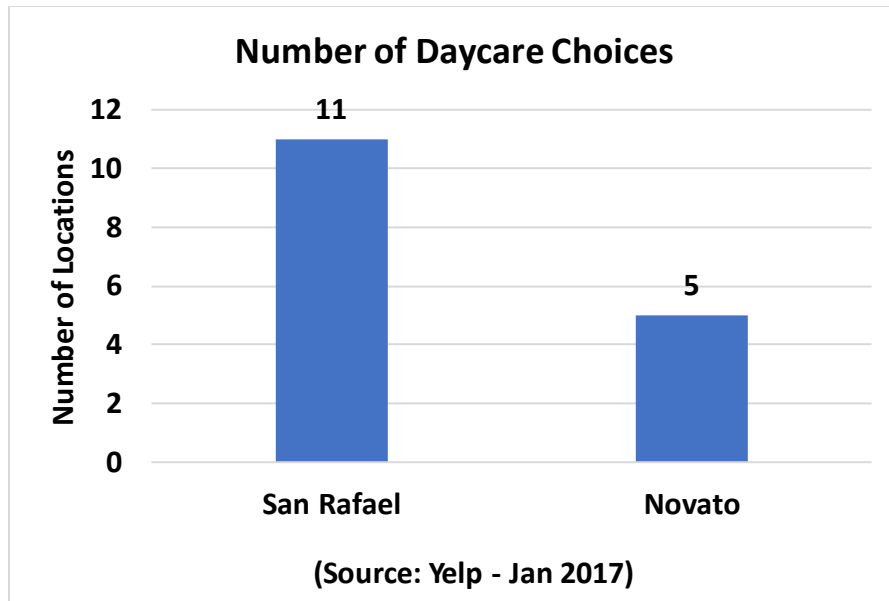
Retail Sales: Park-A-Pup Novato will maintain a retail shop that stocks goods from businesses which produce sustainable, natural, safe and healthy products for dogs.

The services are clearly needed by the Novato Community

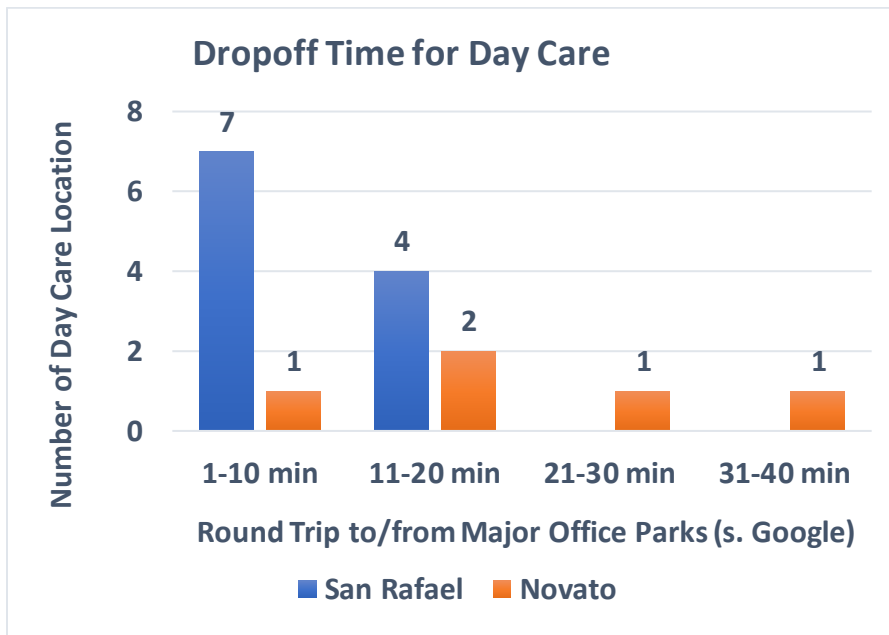
The population of Novato is not that different from the population of San Rafael.



Yet Novato has significantly less access to dog boarding facilities.



Importantly, all but one of Novato's dog boarding facilities are located outside of the City Center.



The services will be affordable.

Park-A-Pup Novato will serve all parts of the community including teachers, police officers, firemen, government employees, seniors, office workers, doctors, nurses, technicians, parents, and students. Paul Dana, the owner-operator of Park-A-Pup San Rafael, was born and raised in Marin County and currently lives in Terra Linda. He knows that Marin can be an expensive place to live and that it can be difficult to make ends meet, especially for young families and seniors. He understands that there are many reasons why people own dogs - including safety, comfort, and companionship - and believes that providing high quality dog care in a convenient location and at an affordable price helps make dog ownership possible.

Most of the Novato Community will use the services.

Based on metrics from the AVMA (American Veterinary Medical Association), Novato has over 11,000 pet dogs. Interestingly, the number of pet dogs in Novato is likely to grow even if the population of Novato remains relatively flat, because Millennials tend to have more dogs and cats than Baby Boomers (51.6% of all US households own a dog or cat; but 57% of Millennial households own a dog or cat, with another 20% reporting they intend to get a dog or cat in the near future - source: GfK marketing analysis, 2016). Based on our experience at Park-a-Pup San Rafael, we expect that Park-a-Pup Novato will provide important services for a wide variety of clients in Novato and its surrounding communities. Here are some typical client profiles:

Employees who work in Novato but need care for their dogs during working hours. We expect that Park-a-Pup Novato will provide much needed day care for the dogs of City employees and employees of major businesses located in Novato. We can say this with confidence because of our experience at Park-a-Pup San Rafael where we serve many clients who work for the City of San Rafael, the County of Marin, BioMarin, Autodesk, Bank of Marin, and other large employers. Typically, these clients drop off their dogs before work, run a few errands before and after work, then pick up their dogs before going home to their families. A number of our existing clients live in Novato and have said that they would welcome a boarding facility closer to their homes. They don't have time to drive to Novato's existing boarding facilities, most of which are located outside of Novato's City Center. The convenience of picking up their dogs on Redwood Boulevard will undoubtedly encourage our Novato clients to patronize the nearby shops, services, and restaurants located near the facility and in the City Center.

Employees who travel for business. In today's highly skilled work environment, there is an increasing demand to travel for business. This is especially true for the fields of engineering, tech, finance, government, and medicine. These trips are usually short, lasting from 2-3 days, and the employees prefer to drop off their dogs on the way to the airport. They don't want to spend extra time driving to a boarding facility outside the City Center. Park-A-Pup Novato will be located immediately off the freeway and close to the SMART train stop, which will easily connect people to airports, easing their travel. When they return from their business trips, they are likely to take the opportunity to shop or eat in Central Novato before picking up their dog. Because of the proximity and easy access to Highway 101, we expect that residents from Novato and residents from all communities north of Novato, including Petaluma and Santa Rosa, will take advantage of Park-a-Pup Novato.

Employees who live in Novato but commute to work elsewhere. Living outside of major metropolitan areas, like San Francisco, and commuting in from smaller suburban cities is becoming increasingly popular due to the high cost of City living and the increased availability and ease of transportation. Novato is one of these desirable suburban locations, and dog boarding facilities located

near Novato City Center will continue to be important in maintaining the desirability and convenience of living in Novato, while commuting to places like San Francisco, the East Bay, and the South Bay.

Busy parents who need day care for their dogs. Parents are busy, especially those with young families. They often have morning and afternoon appointments, run household errands, pick up their kids from school, bring their kids to various extracurricular activities such as swimming, basketball, or ballet (which usually do not allow dogs), and try to be home early in the evening for dinner. This is hard on a family with pets, because they can't leave their dog for long periods of time without exercise or a bathroom break. Leaving a dog at Park-a-Pup Novato while they grocery shop, meet a friend for coffee, or shop and run errands will allow them the relief of picking up a dog that has received care and plenty of exercise during the day. A conveniently located dog boarding facility enables busy parents to take advantage of the full range of shops, services, and restaurants in the City of Novato and still fulfill their responsibilities to their children and dogs.

Seniors who need to be away from their dogs for an uncertain amount of time. Pets (especially dogs) are known to contribute to the good health and happiness of the senior members of our community, but seniors often find themselves involved with medical tests and procedures which take them away from their dogs for several hours or several days at a time. Sometimes they don't even know how long they will be away from their dogs. A conveniently located dog boarding facility makes it possible for our seniors to drop off their dogs for the short or indeterminate amount of time required to complete the medical tests and procedures necessary to keep our seniors happy and healthy. For many of our seniors, independent living would be very difficult without easy access to short term dog boarding.

Vacationers. Of course, one of the staples of any dog boarding facility is individuals or families who need a place for their dog during a vacation. Because Park-a-Pup Novato will be conveniently located near Highway 101, families returning from vacation are likely to patronize the shops, restaurants, and services of Central Novato as they drop off their dogs and begin their vacation, but also as they pick up their dog on the way home.

Benefits to the Entire Novato Community

Everyone in Novato will benefit from Park-a-Pup Novato, *even if they don't use the services.*

Park-a-Pup Novato will bring new customers to existing stores and restaurants in Novato, but unlike almost any other possible use for this site, the proposed dog hotel will not take customers away from any existing retail merchants in downtown Novato.

Park-A-Pup San Rafael has been a dog boarding facility for many years. Over those years, Park-A-Pup has accumulated over 1,700 clients who travel from all over the Bay Area to use the facilities. Of those 1,700 clients, only 550 of them live in San Rafael, which means over 1,100 of Park-A-Pup's clients travel from other cities to use the facility. Many of those clients live in Petaluma, Novato, Mill Valley, Richmond, Oakland, and even San Francisco. They have proven that they are willing to travel to Marin for our services, and many of them have expressed interest in a larger, more modern facility in Novato.

Two primary Park-A-Pup services include overnight boarding and daycare, both of which require the client to travel twice to the facility, one for dropping off and one for picking up. This would guarantee multiple visits from many new people visiting the City of Novato, many of whom would stick around and enjoy the amenities of the City, like they do when using Park-A-Pup San Rafael.

Importantly, Park-a-Pup Novato will not take customers away from any existing retail merchants in downtown Novato.

The Project complements Novato's vision of "Lifestyle Retail."

Having a place to drop off a dog enables people to take advantage of retail shops and services and increases the convenience of living near the City Center of Novato. Many retail shops and services prohibit the presence of dogs on the premises unless it is a service dog (e.g. movie theaters, gyms, yoga studios, beauty salons, enclosed restaurants, grocery stores, and most retail outlets for clothing or furniture). In many cases, this is fine because people can leave their dog at home, but for extended absences (e.g. shopping with lunch and a movie), leaving your dog alone at home alone for 4 hours or more is not an acceptable option. Nor is it acceptable (not to mention often illegal, see California Penal Code Section 597.7) to leave your dog in a hot car for even a short amount of time (even if the weather outside is 70 degrees, the temperature inside the car can reach over 90 degrees in less than 10 minutes – source, Animal Legal Defense Fund). Hiring a dog walker or dog sitter may work, but is often more expensive and less reliable than bringing your dog to a boarding facility. Having a boarding facility conveniently located nearby planned shops, restaurants, and services will only increase the traffic and sales to all retail shops, services, and restaurants in the neighborhood.

Park-a-Pup Novato will make Novato more competitive when it comes to attracting new and expanding businesses for the existing and proposed office parks.

In deciding whether to relocate to or expand in any given community, businesses consider all factors which may influence the recruitment and retention of new employees. Currently, Novato contains only one boarding facility in the City Center. Park-a-Pup Novato will add a second.

Park-a-Pup Novato will provide a critical resource during regional emergencies.

Although we all hope that emergencies never happen, it is important to note that that Park-a-Pup Novato will provide an important resource in the event of a regional fire, earthquake, flood, or other emergency. As we saw during the Lake County fires, firefighters and EMTs were on the front line of fighting fires and saving lives, but also on the front line of sheltering pets. Currently, Novato has a shortage of dog boarding facilities with the capacity necessary to assist in a regional emergency. Park-a-Pup Novato will provide a centrally located, convenient, safe location to address this need. (See attached **Exhibit C: Extract from CDC guidelines re role of dog friendly hotels in regional disasters.**)

Park-a-Pup Novato will provide good, new, entry level jobs.

Park-a-Pup Novato will create good, new, entry-level jobs. No special degrees or certifications are needed. Park-a-Pup has its own training procedures for new employees. As long as applicants are responsible and love dogs, Park-a-Pup can provide a rewarding job for a summer, a year, or a lifetime. Importantly, most jobs come with generous benefits, including a Kaiser Gold Plan, a 401k where Park-A-Pup matches their contributions up to 4%, and a membership to 24 Hour Fitness to encourage a healthy lifestyle.

Park-a-Pup Novato will increase City revenue.

In addition to increasing foot traffic and spending at neighborhood shops, services, and restaurants, Park-a-Pup Novato will collect sales tax for its own retail sales and will increase property taxes by replacing the blighted buildings currently on the proposed site.

Summary and Conclusion

Traditional retail stores are under siege by e-commerce. In order to survive, they must be located near businesses which are resilient to e-commerce competition, which attract daily foot traffic to the neighborhood, and which strengthen the ties between the shoppers and the retail stores. Pet hotels and related retail sales fill this need, as evidenced by the extraordinary success of national chains such as PetSmart and Petco. Novato can bring this same synergy to the North Redwood Boulevard Corridor by approving Park-A-Pup Novato. As a local business, it will bring more benefits to the Novato Community than any nation chain.

Over the first five years, the Project is expected to generate over \$8 million in direct financial benefits, including the construction of a quality two-story retail building on a currently blighted site, the payment of new sales and property taxes, the creation of new jobs, and the attraction of over 1,000 new customers to existing businesses in downtown Novato. Park-A-Pup's services include overnight boarding and daycare, both of which require the client to travel twice to the facility, once for dropping off and once for picking up. This would guarantee multiple visits from many new people visiting the City of Novato, many of whom will stick around and enjoy the shopping and other amenities of downtown Novato, similar to what they do currently at Park-A-Pup San Rafael.

Park-a-Pup's new location in Novato will kick start the improvement of the North Redwood Blvd Corridor and become the anchor for future investment in lifestyle retail business and services consistent with the policies, goals and objectives of the Novato General Plan 2020 vision for the area.

Exhibits

Exhibit A. Projected Employee Schedules

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Manager (Opener)		7:30a - TBD*	7:30a - TBD*	7:30a - TBD*	7:30a - TBD*	7:30a - TBD*	
Full Time	8a - TBD*	7:30a - TBD*	7:30a - TBD*	7:30a - TBD*	7:30a - TBD*		
Full Time	8a - TBD*	9:30a - TBD*	9:30a - TBD*	9:30a - TBD*	9:30a - TBD*		
Full Time			7:30a - TBD*	7:30a - TBD*	7:30a - TBD*	7:30a - TBD*	8a - TBD*
Full Time			9:30a - TBD*	9:30a - TBD*	9:30a - TBD*	9:30a - TBD*	8a - TBD*
Manager (Closing)		9:30a - TBD*	9:30a - TBD*	9:30a - TBD*	9:30a - TBD*	9:30a - TBD*	
Part Time	8a - TBD*	7:30a - TBD*					
Part Time	8a - TBD*	9:30a - TBD*					
Part Time						7:30a - TBD*	8a - TBD*
Part Time						9:30a - TBD*	8a - TBD*

TBD* NOTE: Closing times will be determined based upon the needs of the Novato Community. Our plan is to stay open long enough for clients to take advantage of the nearby stores and restaurants in the Novato City Center before needing to pick up their dogs, however, it is unlikely that PAP Novato will stay open later than 8:00p any day of the week.

Exhibit B. Pet Drop-off Summary

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Drop Off (Overnight)							
Number of Clients Dropping Off	2.38	2.5	2.13	4	4.63	8.25	4.63
Number of Clients Per Hour	0.3	0.23	0.2	0.36	0.42	0.75	0.58
Time it takes to Drop Off (Minutes)	2	2	2	2	2	2	2
Hours Open for Drop Off	8	11	11	11	11	11	8
Amount Of Time Clients are at PAP (Minutes)	4.8	5.06	4.4	7.92	9.24	16.5	9.28
Pick Up (Overnight)							
Number of Clients Picking Up	7.38	6.25	3	1.63	2.13	2.38	3.75
Number of Clients Per Hour	0.92	0.57	0.27	0.15	0.19	0.22	0.34
Time it takes to Pick Up (Minutes)	3	3	3	3	3	3	3
Hours Open for Pick Up	8	11	11	11	11	11	8
Amount Of Time Clients are at PAP (Minutes)	22.08	18.81	8.91	4.95	6.27	7.26	8.16
Drop Off (Daycare)							
Number of Clients Dropping Off	4.75	22.75	21.25	30.5	21.25	21	3.25
Number of Clients Per Hour	1.19	4.55	4.25	6.1	4.25	4.2	0.81
Time it takes to Drop Off (Minutes)	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Hours Open for Drop Off	4	5	5	5	5	5	4
Amount Of Time Clients are at PAP (Minutes)	7.14	34.13	31.88	45.75	31.88	31.5	4.86
Pick Up (Daycare)							
Number of Clients Picking Up	4.75	22.75	21.25	30.5	21.25	21	3.25
Number of Clients Per Hour	2.38	7.58	7.08	10.17	7.08	7	1.63
Time it takes to Pick Up (Minutes)	2	2	2	2	2	2	2
Hours Open for Pick Up	2	3	3	3	3	3	2
Amount of Time Clients are at PAP (Minutes)	9.52	45.45	42.48	61.02	42.48	42	6.52
Totals							
Total Number of Clients Per Day	14.51	31.5	26.38	36.13	28.01	31.63	11.63
Total Number of Clients Per Hour	2.41	4.93	4.33	6.06	4.48	4.78	1.86

Exhibit C. Extract from CDC guidelines re role of pet friendly hotels during regional disasters



Disaster Preparedness for Your Pet

Sheltering during an evacuation

- Contact your local emergency management office and ask if they offer accommodations for owners and their pets.
- If accommodations are needed for your pet(s):
 - Contact local veterinary clinics, boarding facilities, and local animal shelters. Visit [the Humane Society website \(http://www.humanesociety.org/animal_community/resources/tips/find_local_animal_shelter.html\)](http://www.humanesociety.org/animal_community/resources/tips/find_local_animal_shelter.html) to find a shelter in your area.
 - Contact family or friends outside the evacuation area.
 - Contact a pet-friendly hotel, particularly along evacuation routes.
- Make plans before disaster strikes for where you and your pets will go. Be aware that pets may not be allowed in local human shelters, unless they are service animals.
 - Check with:
 - Family or friends outside the evacuation area.
 - Pet-friendly hotels

[Extract: Emphasis Added]

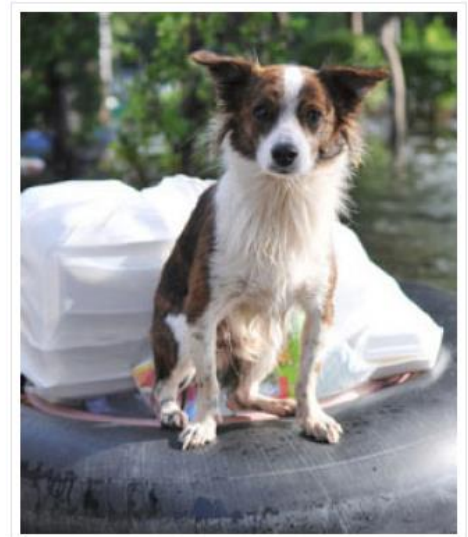


Exhibit D. Exempt under CEQA – The Project is an In-Fill Development and meets the exemption criteria of section 15332

The Project site had been fully developed in the past, is now blighted, and will be re-developed if approved. Thus, the Project meets the exemption standards under section 15332 regarding In-Fill Development Projects under CEQA Guidelines:

- a. the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations - The General Plan Land Use Designation is Light Industrial, and the Zoning allows for kennels and pet boarding use subject to Use Permit approval;
- b. the Project will occur within the City limits of Novato on a project site of less than 5 acres substantially surrounded by urban areas – the Project site is under ½ acre; and
- c. the Project site has no value as habitat for endangered, rare, or threatened species - the Project site is completely disturbed with an existing light industrial use including buildings, paved parking, hard surface coverage, and no native landscape;
- d. approval of the Project will not result in any significant effects related to traffic, noise, air quality, or water quality - the application record is replete with information to show that the projected land use will not adversely impact current levels of roadway circulation and safety; the land use will not result in air quality impacts; the redesign of the Project as a fully enclosed building mitigates any issues arising from noise (even before the redesign, a noise study of the previously proposed, open-air dog kennel confirmed that the use would not generate noise beyond the currently designated thresholds established by the City); and onsite waste management, the sewer connection, and the engineered design for storm water management will avoid any potential adverse impact on water quality; and
- e. the Project is adequately served by all required utilities (gas, electricity, water, sewer) and public services (police, fire, emergency) - all public municipal services are currently serving the site and are available for the proposed Project.

Additionally, Use Permit Findings and Facts noted below provide additional information to demonstrate that the Project is indeed the redevelopment of a blighted, in-fill, light industrial site, and that the proposed redevelopment would replace the current use with a more appropriate lifestyle land use.

Exhibit E. Suggested Findings and Fact regarding the Project

USE PERMIT FINDINGS AND FACTS

1.&2. General Plan and North Redwood Boulevard Corridor Study Consistency Analysis:

Under the current 1996 General Plan, the subject property land use designation is Light Industrial/ Office. The project site zoning LIO is consistent with the General Plan. Zoning Code 19.12.030 – Table 2-7 shows the proposed kennel and boarding use to be allowed subject to approval of a Conditional Use Permit. Accordingly, the proposed use is consistent with the current 1996 General Plan Land Use designation.

It should however be noted that the City is in the process of updating the General Plan. In January 2014 the City prepared a “North Redwood Boulevard Corridor Study” focused on the area surrounding and including the subject site. Based on the study findings the current draft General Plan 2035 shows that a proposed zone change is being planned for the subject property and adjacent properties. Draft General Plan 2035 policies LU 32,32a. and page 4 that shows the subject sites referenced in the comparative document (5a, 5,b). These draft policies (LU 32 /32a) recommend rezoning the property from Light Industrial (LIO) to General Commercial (GC - 19.12.20 c). page 4 Figure GP-8 shows the area and includes the project site. The proposed rezoning to GC pursuant to Zoning Code 19.12.030 - Table 2-7 shows Kennels & Boarding as a use allowed in both the current LIO and the proposed GC zoning districts with a Use Permit. Accordingly, the proposed use is consistent with the existing 1996 General Plan and the draft proposed 2035 General Plan and rezoning. Both 1996 General Plan and the proposed 2035 GP because even with the proposed rezoning (GC) will allow the kennel use with a Use Permit.

3. Use Permit Findings and Facts:

In designing the project and preparing this application, applicant has carefully reviewed Novato Municipal Code sections 19.40.010, et seq. In particular, applicant has studied section 19.42.050 E., which contains the findings required to be made in order for the Use Permit to be granted. As set forth in The Project Description, Goals and Objectives, above, and in the Environmental Submittal and plans themselves, all of which accompany this application, attention has been given to the existing general plan as well as the historical and pending studies of the zoning district with respect to potential general plan and zoning code goals.

Under either the existing zoning designation and general plan, or the City’s vision for a lifestyle retail use of the subject property, Applicant submits that the proposed use is consistent with the general plan and any applicable specific plan, that the use is allowed within the district (“kennels” are specifically identified as a principal permitted use in the current zoning designation) and, the project has been designed to ensure that it complies with all applicable provisions of the zoning ordinance and any relevant Master Plan and or Precise Development Plan.

Applicant has taken exhaustive measures, through re-design of the project itself, the sound studies, investigation and resolution of any potential issues arising from prior use of the property, and the applicant’s economic and functional commitment to its customers, the City of Novato,

and the animals who will be boarded at the facility, to ensure that the establishment maintenance and operation of the proposed dog hotel will not be detrimental to the health safety or general welfare of persons residing or working in the neighborhood of the proposed use.

Applicant notes that, to date, a variety of industrial uses, including the current use of the property as a lumber and retail outlet, have become obsolete, such that, contrary to the proposed use by applicant being detrimental in any fashion to the interests of those residing in working in the area, Park A Pup will create an attractive, resident, work-force and visitor-serving use.

With respect to location, size, design and operating characteristics of the proposed use, not only are said features consistent and compatible with existing and future land uses in the vicinity, but are designed and intended for use in a manner to exceed the City's vision and expectations with regard to the North Redwood Blvd. corridor.

DESIGN REVIEW FINDINGS AND FACTS

With regard to Design Review, the plans submitted with this application include a materials and lighting plan, planting plan, elevations and site plans. These plans appear at sheets MP – 1, MP – 2, MP – 3, MP – 4. In designing the project, the design professional members of the applicant's project team took into account the values sought to be preserved at Chapter 19.4 2.030 of the City's Municipal Code.

In particular, the architects sought to recognize the interdependence of land values and aesthetics, and to encourage the orderly and harmonious appearance of development within the community. This was somewhat of a challenge, in so far as the existing use of the subject and adjacent properties are not particularly cohesive.

nevertheless, applicant believes that the project, as designed, particularly with respect to exterior surfaces and landscaping, ensures that the new uses and structures enhance their sites and are compatible with surrounding neighborhoods. Further, the Applicant and Applicant's design professionals took into account the increasing values, standards and importance of land and development in the community; in particular, the existing and potential residential subdivisions along N. Redwood Blvd. As such, applicant believes that the proposed project does and will continue to, retain and strengthen the visual quality of the community. In executing the project, the Applicant will comply with all applicable City standards and guidelines, including avoidance of adverse effects on community health, safety, aesthetics, or natural resources.

The components set out at Zoning Code section 19.4 2.030 E. were carefully addressed. Applicant has assured compatibility with surrounding uses, provided good quality architectural and site design, in order to protect the public health safety and general welfare. Criteria followed are that the project achieves height, bulk, articulation of buildings and overall mass.

The project is entirely enclosed, as well, out of respect to design values and mitigations for the benefit of neighboring uses.

The design process included integrating the site layout, buffers, setback distances, and the structures on the site to the surrounding topography, natural resources, and existing uses and structures.

A review of the plans reveals that site access, including pedestrian, bicycle, parking, and loading areas, as well as on-site and off-site traffic and pedestrian circulation have been given thorough attention. Similarly, landscape elements, to the extent possible, integrate opportunities for passive recreation and make the best use of outdoor areas. Insofar as possible, the project is oriented to natural site amenities and scenic views.

The building façades have been deliberately articulated, with exterior architectural design details and good quality of materials, containing a texture variation and color harmony, as the color palette will reflect. The palette will be submitted as the project moves forward.

Roof lines, roof pitch mechanical screening, and overhangs exist to provide proper shading and solar access to windows. The windows have been located, sized and spaced, as have doors and other openings, to achieve orientation for passive solar heating and cooling, where possible. Awnings, enclosures, and overhangs have been sensitively designed to achieve the City's design values.

Signage, including size, type, location, and material quality, have been considered. As required, prior to construction, all locations, designs, standards of exterior illumination, utility installations, access for maintenance and visual screening, certification of durable quality materials for long-term maintenance (including identification of responsible parties), and funding sources for public improvements, will be identified.

Memo

Date: November 2, 2017
To: Paul Dana
Park-A-Pup Kennels
From: Michael Thill
Illingworth & Rodkin, Inc.
SUBJECT: **Park-A-Pup Kennels, Novato, CA –
(IR Job # 16-200)**

This memo has been prepared at your request to supplement the findings reached in our environmental noise assessment of the Park-A-Pup Kennels project at 7586D Redwood Boulevard in Novato, California and dated October 21, 2016 (attached). The Setting Section of our October 2016 report describes the fundamentals of environmental noise, applicable regulatory thresholds, and the existing noise environment in the project vicinity. Since our October 2016 study, there have been no changes in the applicable regulatory thresholds established by the City of Novato, and the noise environment documented during the October 2016 noise survey continues to conservatively represent ambient noise conditions as these measurements were made prior to the start of passenger service along the SMART corridor.

The October 2016 report prepared by our firm summarized the assessment of noise impacts related to a prior version of the project. The development analyzed at the time proposed to remodel the main building and construct three dog kennel buildings. The main building would have included a reception area, a break room, an office, a storage room, grooming area, and restrooms. Approximately 71 new indoor/outdoor dog kennels would have surrounded the central, outdoor play yard.

It is our understanding that the design of the kennel has changed substantially, resulting in the preparation of this addendum to the original noise assessment. The current design proposes approximately 103 indoor kennels within a fully enclosed building that will have either stucco or masonry block exterior walls, R30 insulation, interior drywall, and a relatively low percentage of window area as compared to the overall wall area. No outdoor play yards are proposed with the objective of providing the maximum sound attenuation by design. The fully enclosed building will provide approximately 5 to 10 decibels of additional attenuation as compared to the original design, resulting in noticeably quieter sound levels at off-site receptor locations.

The proposed building would provide approximately 25 to 30 dBA of attenuation from the sounds of barking dogs. With the attenuation provided by the building, the sounds of barking dogs are calculated to range from 54 to 59 dBA L_{max} and from 50 to 55 dBA L_{05} at the commercial/industrial property line to the north, below the daytime noise thresholds of 85 dBA L_{max} and 65 dBA L_{05} , respectively. Maximum instantaneous noise levels and L_{05} noise levels due to the sounds of dogs barking would fall

Paul Dana
November 2, 2017

within the range of ambient noise levels in the site vicinity. The day-night average noise level attributable to kennel operations would be approximately 41 to 46 dBA L_{dn} at the nearest commercial/industrial land uses, which when added to existing conditions (58 dBA L_{dn} , as measured at Site LT-2), would not measurably increase existing L_{dn} noise levels. Day-night average noise levels would remain below the City's "normally acceptable" threshold of 70 dBA L_{dn} for office buildings, business commercial, professional, industrial, manufacturing, utilities, and agriculture land uses. The current design of the project avoids potential noise increases at commercial and industrial land uses in the project vicinity and results in noise levels that would comply with City noise standards. Noise levels expected at commercial/industrial land uses located further from the site (e.g., opposite Redwood Boulevard) would be less and also in compliance with the City's thresholds.

The sounds of barking dogs are calculated to range from 30 to 35 dBA L_{max} and from 26 to 31 dBA L_{05} at the nearest residences opposite Redwood Boulevard. Project-generated noise levels would be well below the daytime noise thresholds of 75 dBA L_{max} and 55 dBA L_{05} , respectively. While the sounds of barking dogs may be barely audible at times in the absence of other sounds, maximum instantaneous noise levels and L_{05} noise levels due to the project would not measurably increase ambient noise levels at the nearest residential areas. The current design of the project avoids potential noise increases at residences in the project vicinity and results in noise levels that would comply with City noise standards.

Please feel free to contact us at 707.794.0400 with any questions or if we can be of additional service.

***PARK-A-PUP KENNELS 2
ENVIRONMENTAL NOISE ASSESSMENT
7586D REDWOOD BOULEVARD
NOVATO, CALIFORNIA***

October 21, 2016

◆ ◆ ◆

Prepared for:

**Paul Dana
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ILLINGWORTH & RODKIN, INC.

//// Acoustics • Air Quality ////

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Petaluma, CA 94954

(707) 794-0400

Job No.: 16-200

EXHIBIT C

INTRODUCTION

Park-A-Pup Kennels is proposing to construct a pet resort at 7586D Redwood Boulevard in Novato, California. The proposed development would remodel the main building and construct three dog kennel buildings. The main building would include a reception area, a break room, an office, a storage room, grooming area, and restrooms. There would be approximately 71 new indoor/outdoor dog kennels surrounding the central play yard. This report summarizes the assessment of noise levels that would be produced by the operation of the project upon noise-sensitive land uses in the project vicinity.

SETTING

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (*frequency*) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA)*. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq} . The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is

from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level (CNEL)* is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The *Day/Night Average Sound Level (L_{dn} or DNL)* is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing, the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e. g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max} , L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01} , L_{10} , L_{50} , L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20 dBA	
	10 dBA	Broadcast/recording studio
	0 dBA	

Source: Technical Noise Supplement (TeNS), California Department of Transportation, September 2013.

Regulatory Background

A summary of the applicable regulatory criteria established in the 1996 General Plan, 2035 Draft General Plan, and Municipal Code is provided below.

1996 City of Novato General Plan. The Noise Element of the City of Novato's General Plan sets forth policies in support of the City's goal to, "to protect the health and welfare of the community by promoting development which is compatible with established noise standards." The following policies would be applicable in the noise assessment:

SF Policy 37 Noise and Land Use Compatibility Standards. Encourage the maintenance of the noise and land use compatibility standards indicated in SF Table 3 (below). Exterior noise levels at residential land uses are considered "normally acceptable" at 60 dBA L_{dn} or less. For office buildings, business commercial, professional, industrial, manufacturing, utilities, and agriculture, exterior noise levels are considered "normally acceptable" at or below 70 dBA L_{dn}.

SF Table 3: Noise and Land Use Compatibility Standards

LAND USE CATEGORY	EXTERIOR NOISE EXPOSURE L _{dn} OR CNEL, dB				
	55	60	65	70	75 80
Residential, Hotels, and Motels		////// //////	XXXXXXXXXX XXXXXXXXXX		
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds			////// //////	XXX XXX	
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches		////// //////	XXXXXXXXXX XXXXXXXXXX		
Office Buildings, Business Commercial, and Professional			////// //////	XXX XXX	
Auditoriums, Concert Halls, Amphitheaters	////// //////			XXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXX	
Industrial, Manufacturing, Utilities, and Agriculture			////// //////		



NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal convention construction, without any special insulation requirements.



CONDITIONALLY ACCEPTABLE

Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design.



UNACCEPTABLE

New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies.

SF Policy 38 Noise Reduction and Mitigation. Mitigate noise exceeding standards and significant noise impacts to the maximum feasible extent.

SF Program 38.1: Require acoustical studies and mitigation measures for new developments and transportation improvements which affect noise sensitive uses such as schools, hospitals, libraries, group care facilities, and convalescent homes.

SF Program 38.5: Investigate mitigation measures for projects that would cause a substantial increase in noise (i.e., cause the L_{dn} to increase above 60 dBA or cause an increase of 5 dBA L_{dn} or more in the noise environment) in adjacent residential areas or in residential areas affected by traffic generated by the proposed project.

Draft 2035 City of Novato General Plan. Consistent with the 1996 General Plan, Chapter 4, Living Well, of the City of Novato's Draft 2035 General Plan also identifies exterior noise levels of 60 dBA L_{dn} or less as "normally acceptable" at residential land uses. For office buildings, business commercial, professional, industrial, manufacturing, utilities, and agriculture, exterior noise levels are considered "normally acceptable" at or below 75 dBA L_{dn} . The normally acceptable noise limit established for these land uses is 5 dBA L_{dn} less restrictive than the 70 dBA L_{dn} threshold established in the 1996 General Plan.

The following Draft 2035 City of Novato General Plan policies would be applicable in the noise assessment:

NS 2: Noise Impacts of Development. Prevent land uses which increase surrounding noise levels above acceptable standards.

NS 2a: **Acoustic Impact Study.** Require acoustical studies and mitigation measures for new developments and transportation improvements which affect sensitive receptors such as schools, hospitals, libraries, group care facilities, and convalescent homes.

NS 2b: **Noise Mitigation.** Consider mitigation measures for new projects or land uses that would cause a substantial increase in noise (i.e., cause an increase above 60 dBA L_{dn} or cause an increase of 5 dBA L_{dn} or more in the noise ambient noise levels) in adjacent residential areas or in residential areas affected by traffic generated by the proposed project.

City of Novato Municipal Code. Section 19.22.070 - Noise and Constructions Hours of the City Municipal Code states the following:

- A. *Applicability.* Uses, activities, and processes shall not generate or emit any noise or sound in excess of the levels provided in Table 3-5 [Table 3 below] beyond the property line of the parcel on which they are located, except as provided in subsection B of this section.
- B. *Exceptions.* The following are exempt from the allowable noise level requirements of Table 3-5 [below] as noted:
 - Authorized construction activities, including warming-up or servicing equipment, and any preparation for construction between 7:00 a.m. and 6:00 p.m. on weekdays, and

between 10:00 a.m. and 5:00 p.m. on Saturdays. No construction is allowed on Sundays or official federal national holidays, except as otherwise authorized herein by the community development director;

- Authorized grading activities and equipment operations between 7:00 a.m. to 6:00 p.m. weekdays only, when city inspectors are available.
- Other construction activities as authorized in writings by the community development director.

C. *Noise Measurement.* Exterior noise levels shall be measured at the property line of the noise source. Noise measurement shall be made with a sound level meter using the ‘A’ weighted scale at slow meter response. Fast meter response shall only be used for an impulsive noise.

TABLE 3 City of Novato Municipal Code Table 3-5 - Allowable Exterior Noise Levels

Type of Land Use	Allowable Exterior Levels ¹	
	Time Interval	Maximum Noise Level ²
Residential	10:00 p.m. to 6:00 a.m.	45 dBA
	6:00 a.m. to 10:00 p.m.	60 dBA
Commercial	10:00 p.m. to 6:00 a.m.	60 dBA
	6:00 a.m. to 10:00 p.m.	70 dBA
Industrial or Manufacturing	Any time	70 dBA

Notes:

- (1) Each of the noise limits specified in Table 3-5 shall be reduced by 5 dBA for impulse or simple tone noises. If the ambient noise exceeds the resulting standard, the ambient shall be the standard.
- (2) Maximum noise levels shall not be exceeded for an aggregate period of more than three minutes within a one-hour time period or by more than 20 dBA at any time.
- (3) Residential standards apply to sensitive receptors such as schools, hospitals, libraries, group care facilities, and convalescent homes. These uses may require special mitigation.
- (4) Commercial standards apply to Mixed Use Districts.

Existing Noise Environment

The project site is located at 7586D Redwood Boulevard in Novato, California. Figure 1 shows the project site plan overlaid on an aerial image of the site vicinity. The site is situated between Redwood Boulevard on the west and the SMART tracks to the east. As shown on Figure 1, the project site is surrounded by existing commercial/industrial and residential land uses. Immediately adjacent to the northern and southern side of the project site are commercial land uses (less than five feet from the property line). Adjacent to the eastern side of the project site are the SMART train tracks (approximately 20 feet) and opposite the tracks are more commercial land uses (approximately 130 feet east of the project site) and U.S. 101 (approximately 450 feet east of the project site). Across Redwood Boulevard to the west are commercial offices (approximately 330 feet) and residential land uses (approximately 550 feet west of the project site).

A noise monitoring survey was performed in the vicinity of the project site beginning on Thursday, September 15, 2016 and concluding on Friday, September 16, 2016. The monitoring

survey included two long-term (LT-1 and LT-2) noise measurements and four short-term (ST-1 through ST-4) noise measurements. All measurement locations are shown on Figure 1 and the daily trends in noise levels for the long-term measurements are shown in Figures 2 and 3. The noise environment at the site and at land uses in the site vicinity results from vehicular traffic along Redwood Boulevard, as well as the SMART trains running along the train tracks to the east of the project site. Secondary noise sources include vehicular traffic along U.S. 101.

Long-term noise measurement LT-1 was made in the backyard of the project site at 7586 Redwood Boulevard, approximately 210 feet east of the Redwood Boulevard centerline. Hourly average noise levels at this location typically ranged from 51 to 62 dBA L_{eq} during the day and from 46 to 55 dBA L_{eq} at night. The day-night average noise level between Thursday, September 15, 2016 and Friday, September 16, 2016 was 58 dBA L_{dn} . The daily trend in noise levels at LT-1 is shown in Figure 2.

Long-term noise measurement LT-2 was made on a lamp post at the intersection of Ranch Drive and Redwood Boulevard, approximately 60 feet west of the Redwood Boulevard centerline. Hourly average noise levels at this location typically ranged from 61 to 68 dBA L_{eq} during the day and from 51 to 65 dBA L_{eq} at night. The day-night average noise level on between Thursday, September 15, 2016 and Friday, September 16, 2016 was 67 dBA L_{dn} . The daily trend in noise levels at LT-2 is shown in Figure 3.

Short-term noise measurement ST-1 was made in front of the project site at 7586 Redwood Boulevard, approximately 80 feet east of Redwood Boulevard. The 10-minute average noise level measured at this location between 2:30 p.m. and 2:40 p.m. on Friday, September 16, 2016 was 69 dBA L_{eq} . A loud truck went by at 93 dBA L_{max} during this measurement. Short-term noise measurement ST-2 was made on Escallonia Drive, approximately 25 feet south of Escallonia Drive and 180 feet west of Redwood Boulevard. The 10-minute average noise level measured at this location between 2:50 p.m. and 3:00 p.m. on Friday, September 16, 2016 was 61 dBA L_{eq} . Short-term noise measurement ST-3 was made on Ranch Drive, approximately 20 feet south of Ranch Drive and 140 feet west of Redwood Boulevard. The 10-minute average noise level measured at this location between 3:10 p.m. and 3:20 p.m. on Friday, September 16, 2016 was 60 dBA L_{eq} . Short-term noise measurement ST-4 was made on Pinheiro Circle, approximately 10 feet east of Pinheiro Circle and 400 feet west of Redwood Boulevard. The 10-minute average noise level measured at this location between 3:20 p.m. and 3:30 p.m. on Friday, September 16, 2016 was 52 dBA L_{eq} .

FIGURE 1 Novato Park-A-Pup Kennel Noise Measurement Locations



FIGURE 2 LT-1 Noise Level Daily Trend

Noise Levels at Noise Measurement Site LT-1
 In Backyard of 7586 Redwood Boulevard
 Thursday, September 15, 2016 - Friday, September 16, 2016

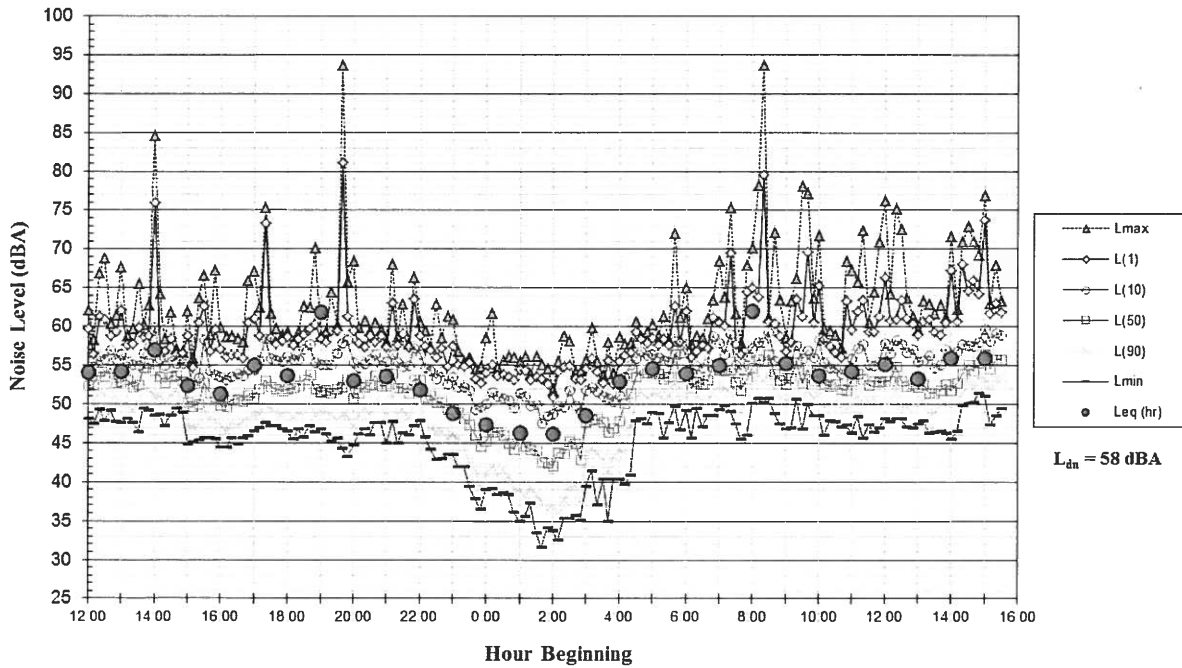


FIGURE 3 LT-2 Noise Level Daily Trend
 Noise Levels at Noise Measurement Site LT-2
 Intersection of Ranch Drive and Redwood Boulevard
 Thursday, September 15, 2016 - Friday, September 16, 2016

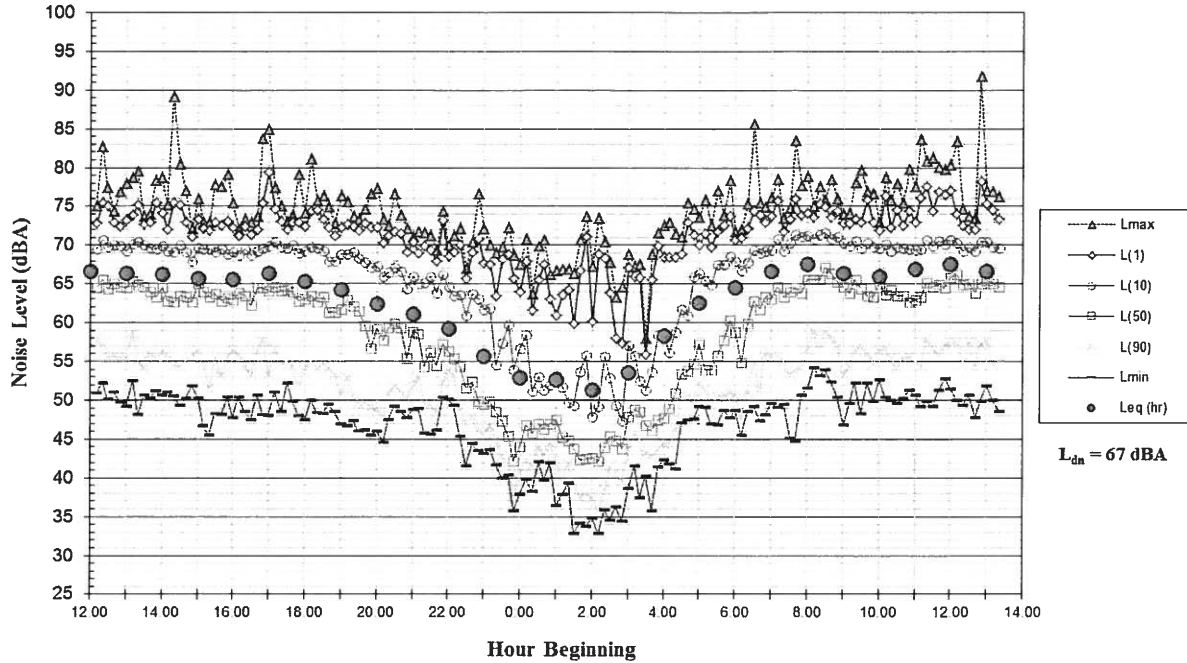


TABLE 5 Summary of Short-Term Noise Measurement Data

Noise Measurement Location	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	L_{eq}
ST-1: In front of 7586 Redwood Boulevard. (9/16/2016, 2:30 p.m. - 2:40 p.m.)	93	78	66	61	55	69
ST-2: On Escallonia Drive, ~180 feet west of Redwood Boulevard. (9/16/2016, 2:50 p.m. - 3:00 p.m.)	74	71	64	59	51	61
ST-3: On Ranch Drive, ~140 feet west of Redwood Boulevard. (9/16/2016, 3:10 p.m. - 3:20 p.m.)	72	68	63	58	52	60
ST-4: on Pinheiro Circle, ~400 feet west of Redwood Boulevard. (9/16/2016, 3:20 p.m. - 3:30 p.m.)	72	66	51	45	43	52

Noise Assessment

The proposed development would remodel the main building and construct three dog kennel buildings. The main building would include a reception area, a break room, an office, a storage room, grooming area, and restrooms. There would be approximately 71 new indoor/outdoor dog kennels surrounding the central play yard. Figure 4 shows the proposed site plan.

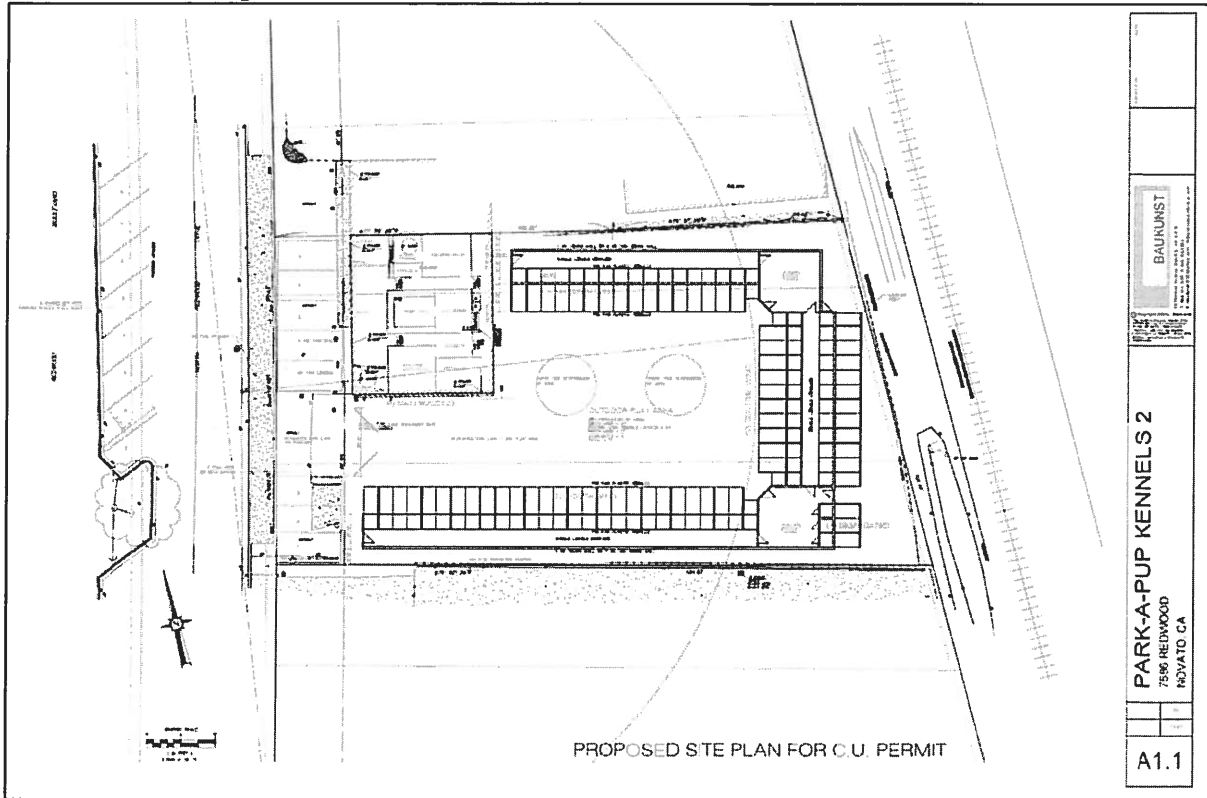
The kennel's hours of operation would be between 7:30 a.m. and 6:30 p.m. with playgroups occurring between 9:00 a.m. and 5:00 p.m. The dogs are most active during playgroups, with the barking mostly occurring when the play groups begin and end in anticipation of joining the other dogs in the play yard. During the nighttime, kennel dogs are mostly inactive. The dogs sleep in their respective kennels until operations resume in the morning.

To minimize dog barking and its effects, the applicant intends to implement the following measures:

1. All dogs being considered for care will be screened through preliminary observation to determine whether they (i) are well behaved, (ii) are compatible with other dogs, and (iii) are content when away from their owners. Only dogs which are well behaved in the absence of their owners will be accepted at the kennel.
2. Dogs will need to be spayed or neutered once they reach 1 year old.
3. Multiple kennel attendants will be present in the vicinity of all dogs while in the play yard. With such supervision, any unwanted behavior can be quickly suppressed.
4. Disciplining collars will be used as needed. Such collars beep, vibrate, spray, or administer a small electrical shock in response to barking.

In addition, the design of the project locates the kennels on the perimeter of the play yard to maximize the acoustical shielding between the play yard and adjacent land uses. The indoor/outdoor kennels would have a sliding door and a half wall to reduce the line-of-sight between the dogs housed within the kennels and the dogs at play within the central yard in order to reduce barking sounds.

FIGURE 4 Proposed Site Plan



Noise Levels at Commercial/Industrial Land Uses

Based on a review of the City of Novato's Zoning Map, the project site is situated in an area currently zoned for commercial and industrial land uses (CI zoning designation). For the purposes of a worst-case assessment, the exterior noise level thresholds for commercial land uses were used in the analysis. The daytime noise level limit of 70 dBA L_{05} (i.e., the noise level exceeded during 5% of the hour, or 3 minutes in any hour) was reduced by 5 dBA, to 65 dBA L_{05} , due to the impulsive nature of the sound of barking dogs. Maximum instantaneous noise levels would be limited to 85 dBA L_{max} , consistent with the provisions of Table 3-5 of the City of Novato Municipal Code.

The noise produced by outdoor playgroups would be of primary concern as this outdoor use produces the highest noise levels of the operation. Noise data collected by *Illingworth & Rodkin, Inc.* at the Park-A -Pup Kennel located at 58 Gary Place in San Rafael, California were used as source data for the calculations of project-generated noise. At a distance of 20 feet, large dogs produced noise levels ranging from 78 to 84 dBA L_{max} when barking. The L_{05} noise level during a large dog play group was 80 dBA at a distance of 20 feet.

The nearest commercial/industrial land uses would be located approximately 20 feet from the outdoor play area, on the opposite side of the solid kennel structure. The kennels would provide approximate 20 dBA of attenuation from the sounds of barking dogs. With the attenuation provided by the intervening building, the sounds of barking dogs are calculated to be 64 dBA

L_{max} and 60 dBA L_{05} at the commercial/industrial property line, below the daytime noise thresholds of 85 dBA L_{max} and 65 dBA L_{05} , respectively. Maximum instantaneous noise levels due to the sounds of dogs barking would fall within the range of ambient maximum instantaneous noise levels in the site vicinity. L_{05} noise levels due to the sounds of dogs barking are estimated to exceed ambient noise levels by 2 to 3 dBA at commercial/industrial land uses in the immediate project vicinity. However, the L_{05} noise levels resulting from the outdoor play area would be 5 dBA less than the daytime L_{05} noise level allowed by the City's Municipal Code. The day-night average noise level attributable to kennel operations would be approximately 51 dBA L_{dn} at the nearest commercial/industrial land uses, which when added to existing conditions (58 dBA L_{dn} , as measured at Site LT-2), would result in an overall noise level of 59 dBA L_{dn} below the City's "normally acceptable" threshold of 70 dBA L_{dn} for office buildings, business commercial, professional, industrial, manufacturing, utilities, and agriculture land uses. Further, the noise increase attributable to project operations would be 1 dBA L_{dn} or less above existing conditions without the project, which would not be considered substantial. As noted previously, the City considers an increase of 5 dBA L_{dn} or more to be substantial. No additional mitigation would be required to comply with the City of Novato noise limits at the nearest commercial/industrial land uses. Noise levels expected at commercial/industrial land uses located further from the site (e.g., opposite redwood Boulevard) would be less and also in compliance with the City's thresholds.

Noise Levels at Residential Land Uses

The nearest residential land uses are located approximately 550 feet west of the project site and are shielded by intervening terrain. The applicable daytime noise level limit of 60 dBA L_{05} at residential land uses was also reduced by 5 dBA, to 55 dBA L_{05} , due to the impulsive nature of the sound of barking dogs. Maximum instantaneous noise levels would be limited to 75 dBA L_{max} at residential land uses.

The nearest residential land uses would be located approximately 550 feet from the project site, and are similarly shielded from direct line of sight to the outdoor play area by intervening terrain or structures. The sounds of barking dogs are calculated to be 40 dBA L_{max} and 36 dBA L_{05} at the nearest residences opposite Redwood Boulevard. Project-generated noise levels would be well below the daytime noise thresholds of 75 dBA L_{max} and 55 dBA L_{05} , respectively. While the sounds of barking dogs may be audible at times in the absence of other sounds, maximum instantaneous noise levels and L_{05} noise levels due to the project would not measurably increase ambient noise levels at the nearest residential areas. No additional mitigation would be required to comply with the City of Novato noise limits at the nearest residential land uses.

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
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ARCHITECT

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CONTACT: Daniel Macdonald AIA

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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 |
|---|-----------------|



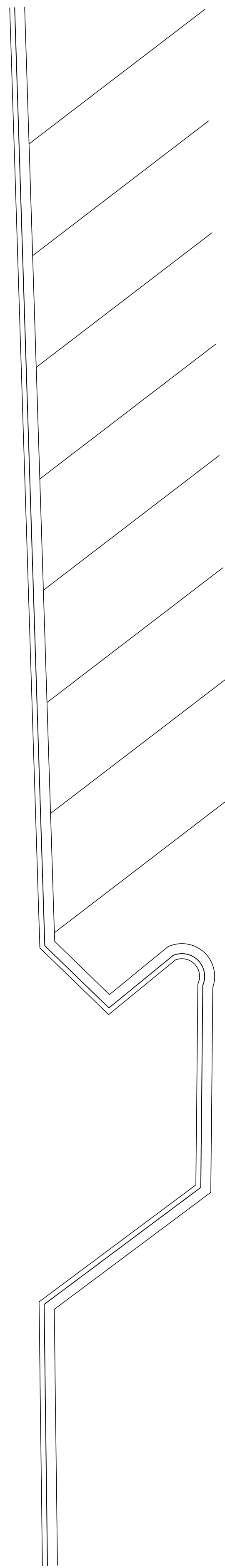
7586 N REDWOOD DR.
NOVATO, CA 94945
PHONE: 415-453-5234
INFO@PARKAPUP.COM

A0.0

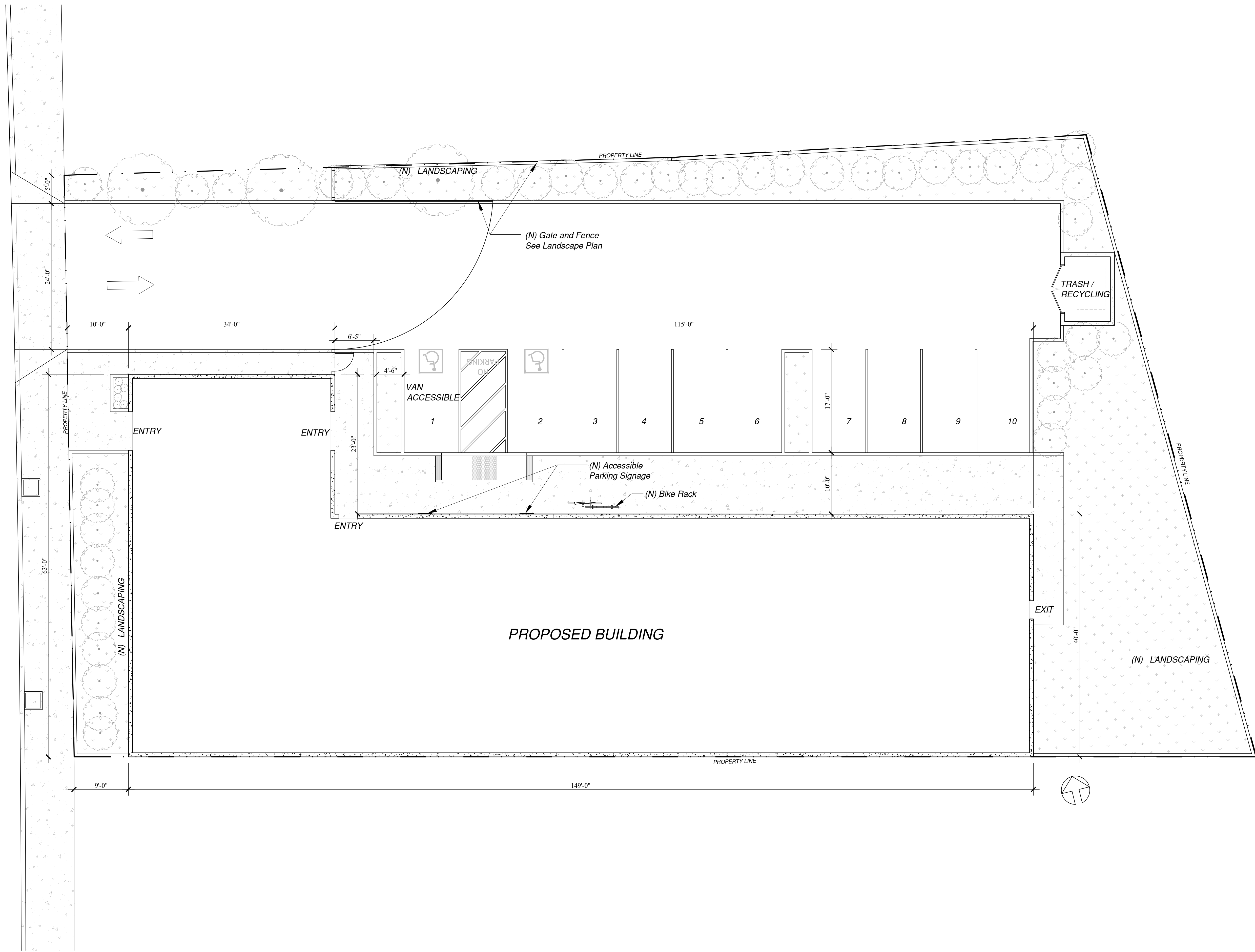
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PROJECT #: 17024
DATE: OCT. 06, 2017

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(415) 899-0050 • Fax (415) 899-0055



Redwood Dr.



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NOVATO, CA 94945
PHONE: 415-453-5234
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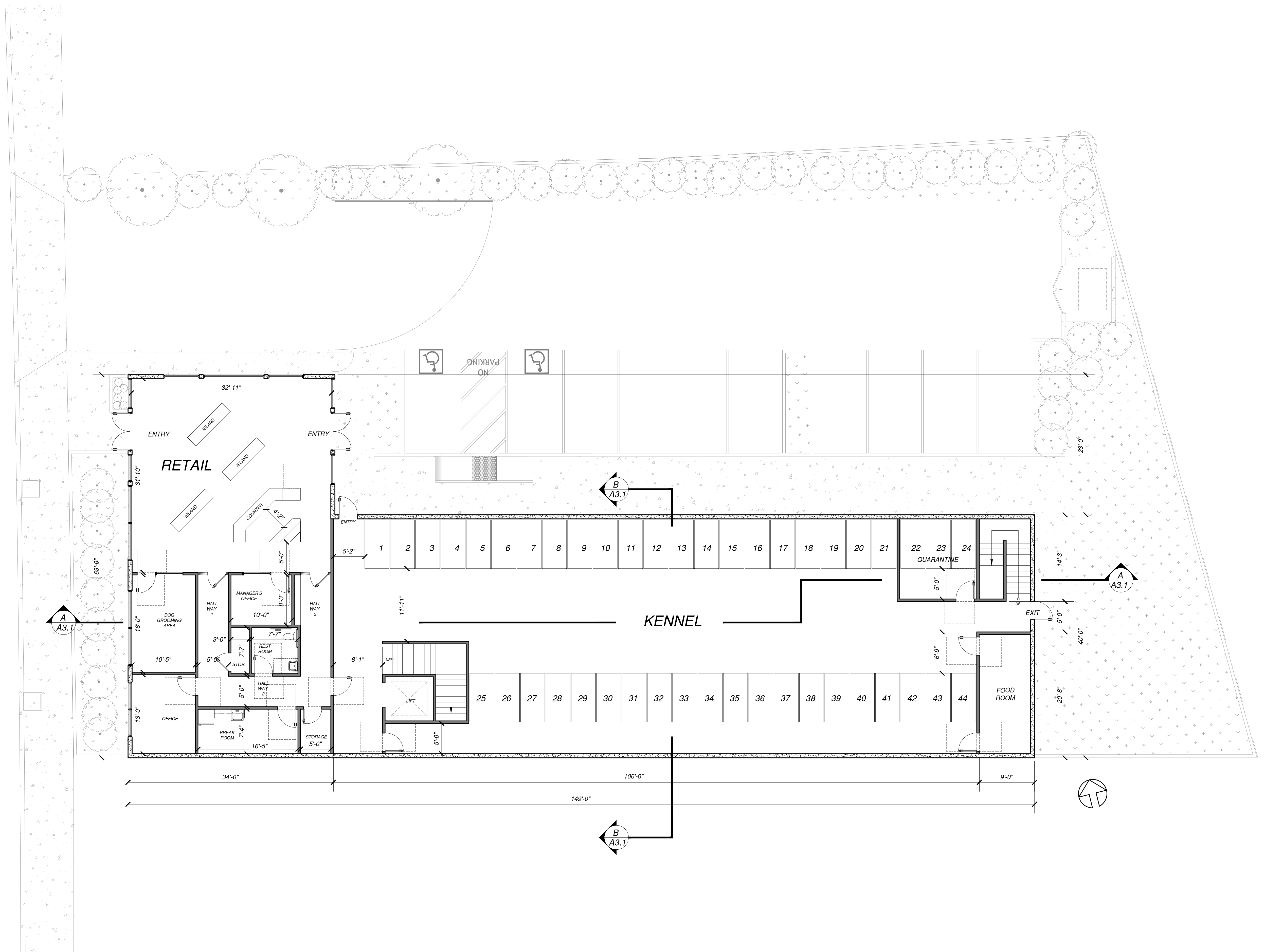
PROPOSED SITE PLAN

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

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A1.0

Redwood Dr.



PROPOSED FIRST FLOOR PLAN



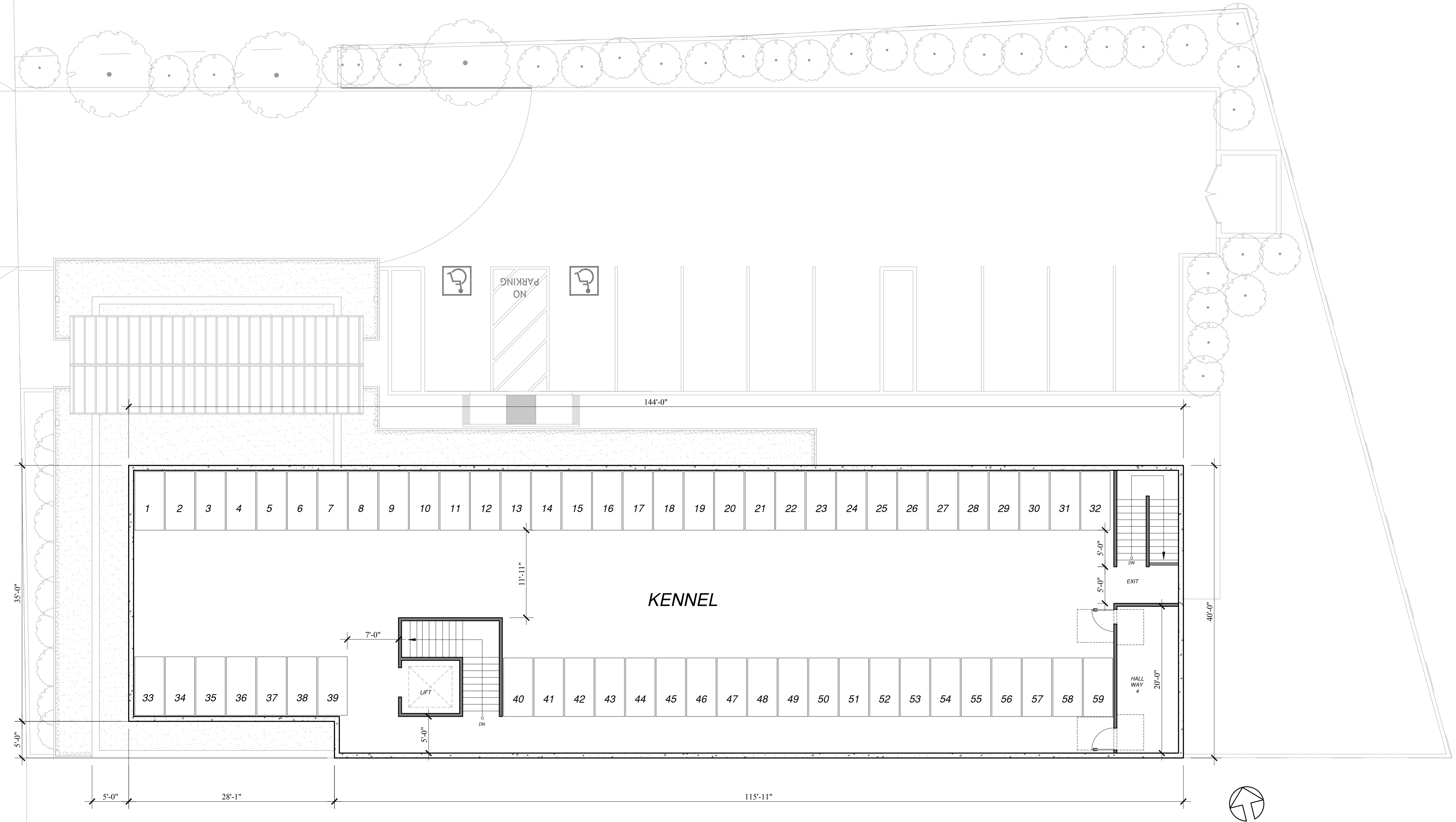
7586 N REDWOOD DR.
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 INFO@PARKAPUP.COM

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

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A2.0

Redwood Dr.



PROPOSED SECOND FLOOR PLAN



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SCALE: 1/8"=1'-0"
PROJECT #: 17024
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A2.1

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

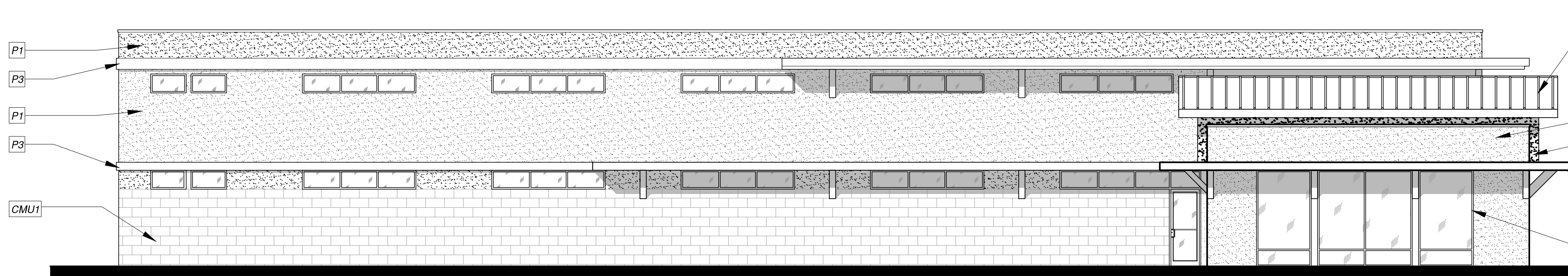


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SCALE: 1/8"=1'-0"
PROJECT #: 17024
DATE: OCTOBER 06, 2017

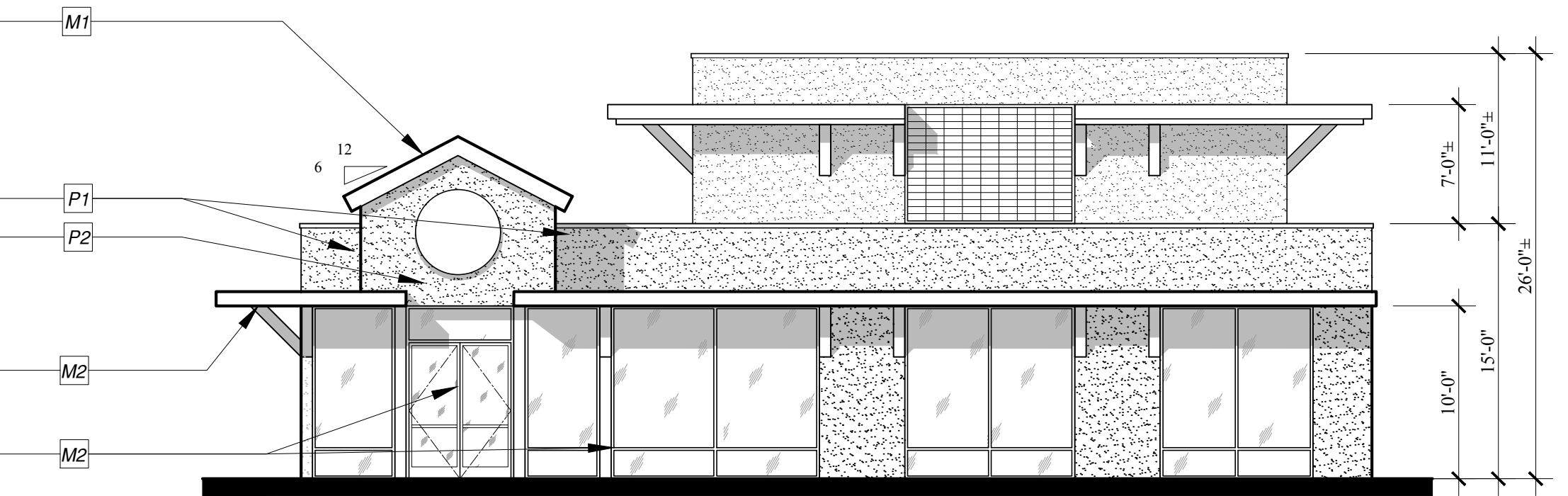
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A2.2



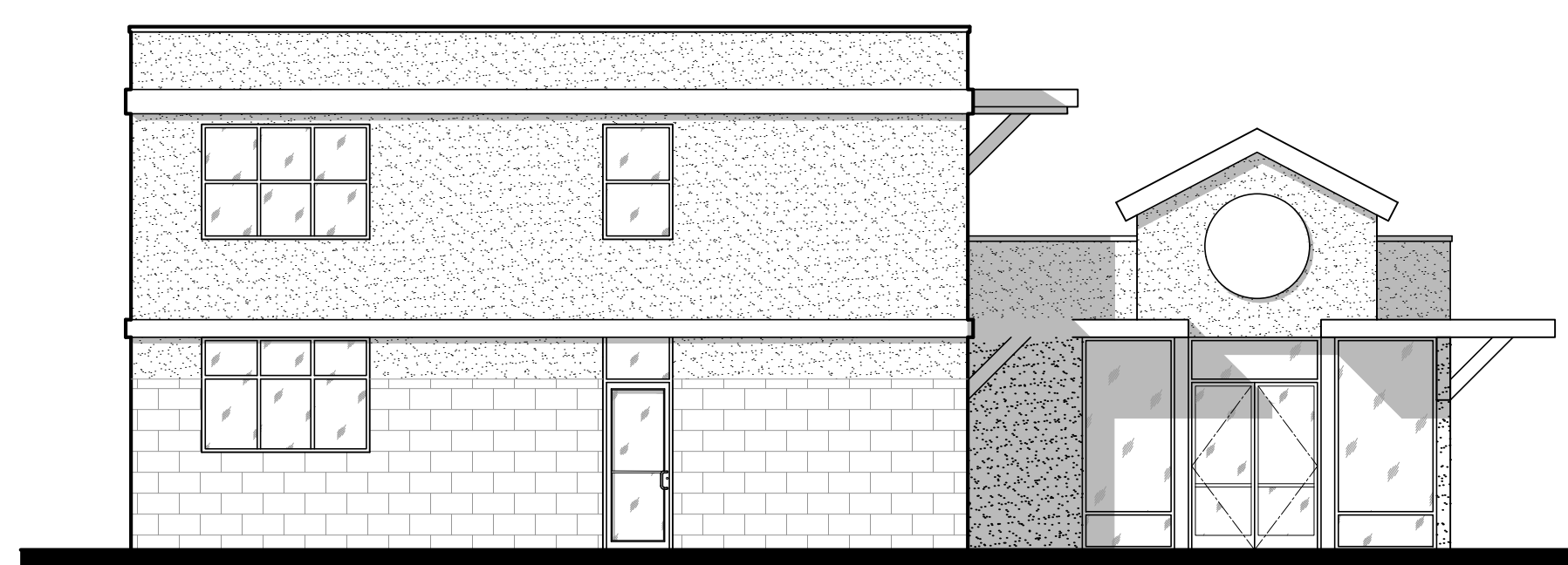
1 NORTH ELEVATION

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



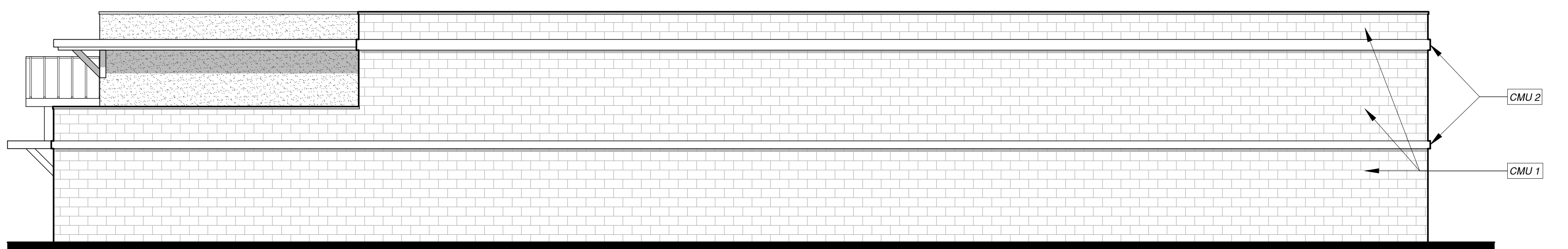
2 WEST ELEVATION

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



3 EAST ELEVATION

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



4 SOUTH ELEVATION

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

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

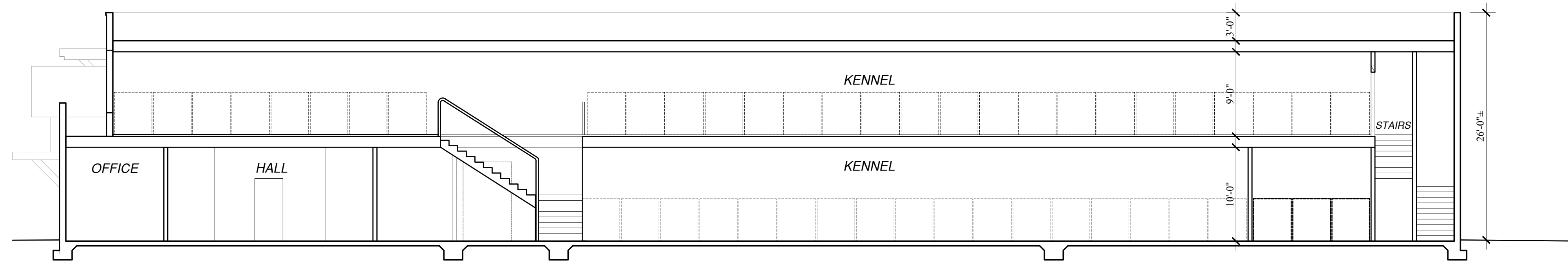


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SCALE: 1/8"=1'-0"
PROJECT #: 17024
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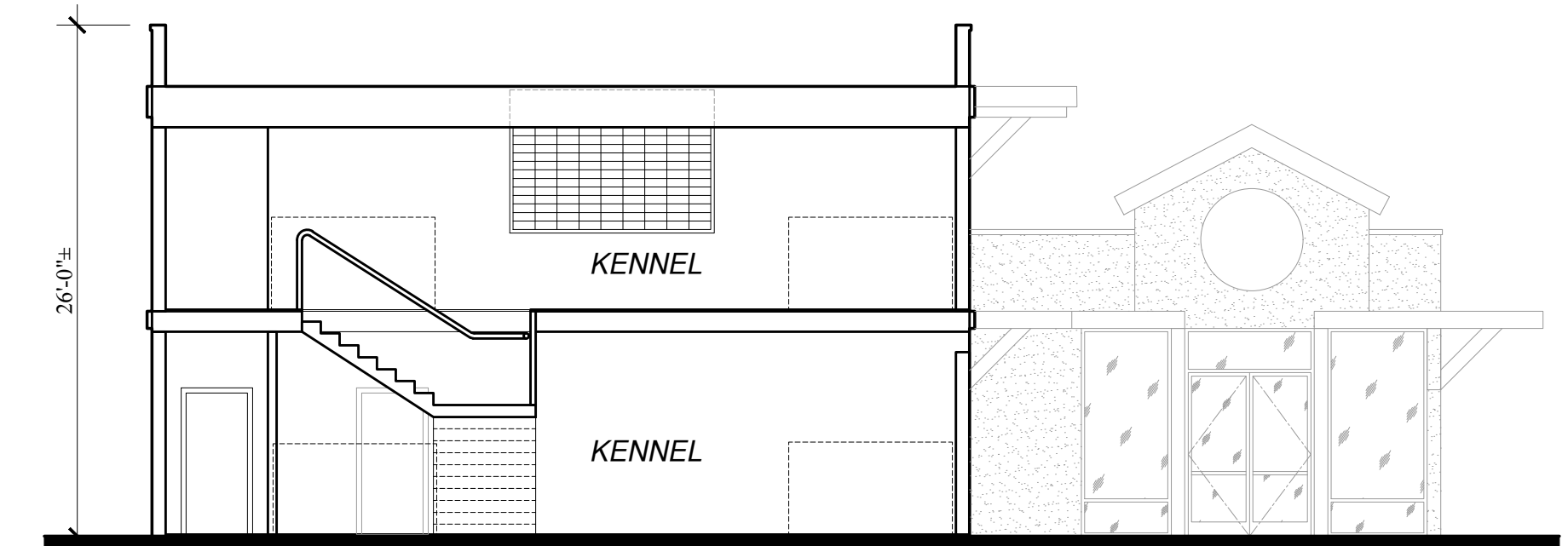
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A3.0



1 SECTION A

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



2 SECTION B

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



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PROPOSED BUILDING SECTIONS

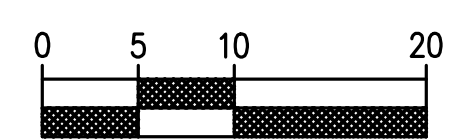
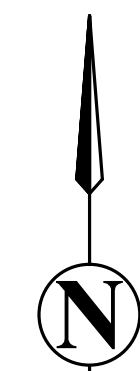
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SCALE: 1/8"=1'-0"
PROJECT #: 17024
DATE: OCT. 06, 2017

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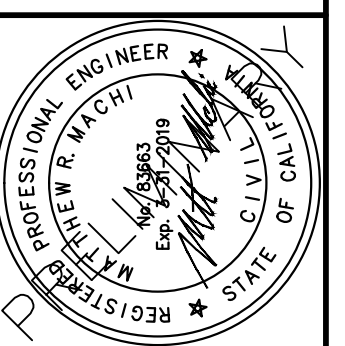
PAVING LEGEND

	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.

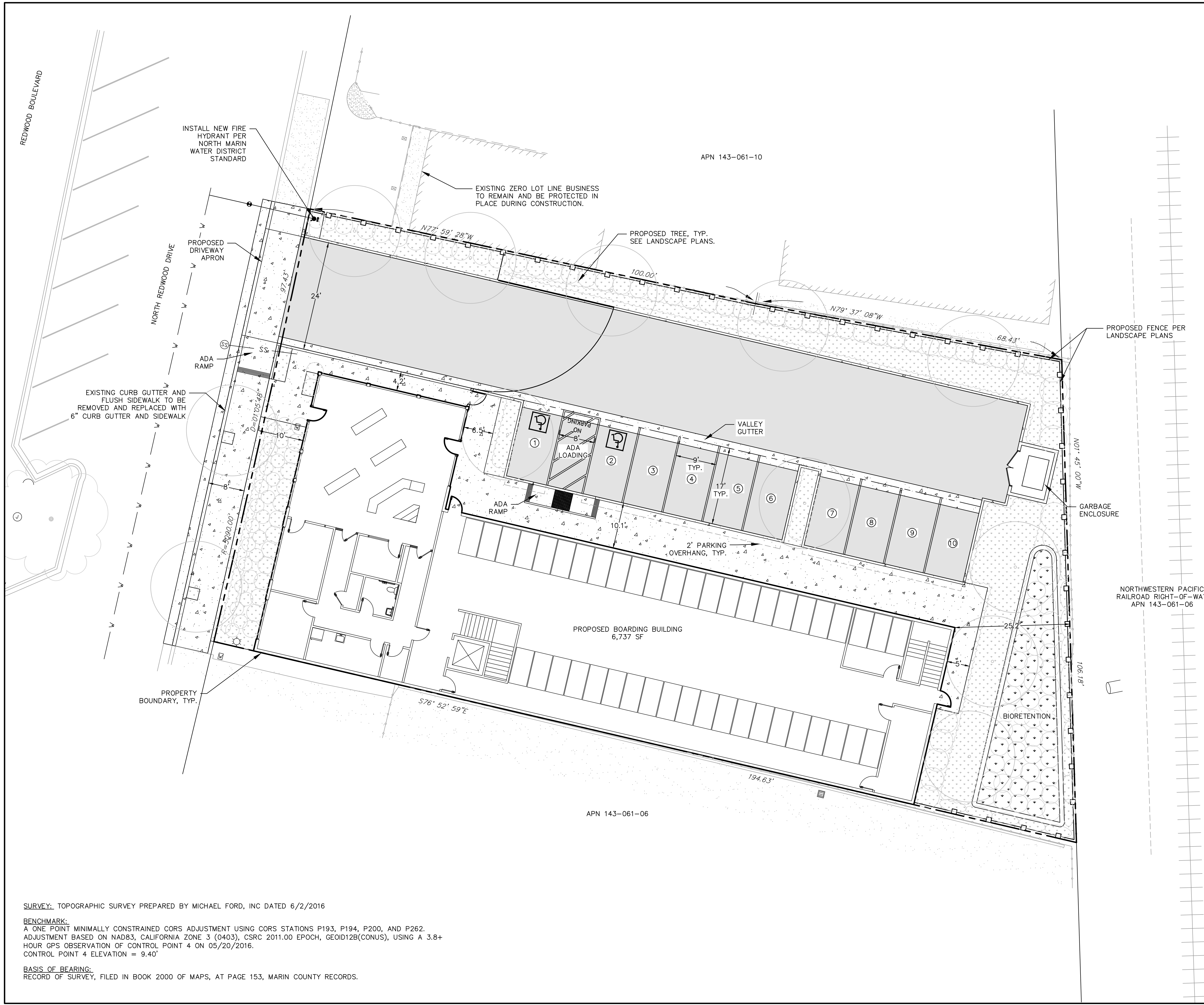
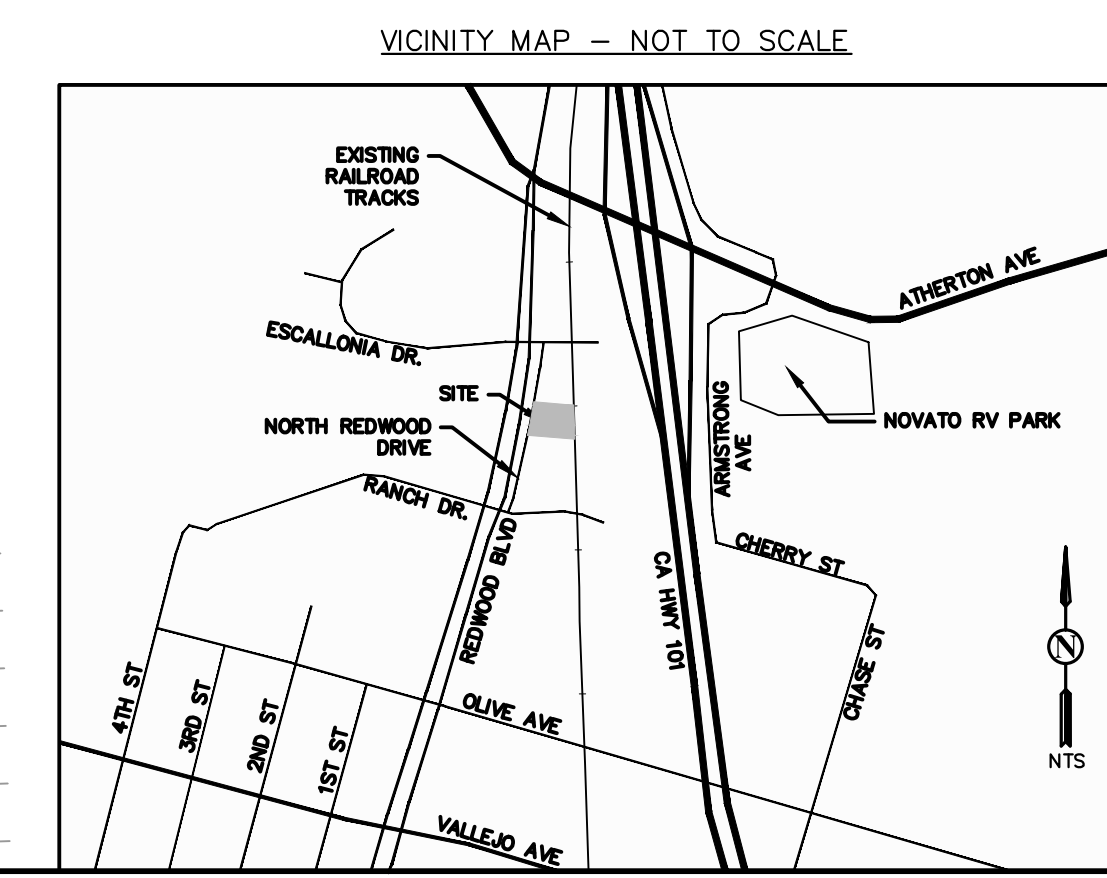
REVISION	DESCRIPTION	BY	DATE

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

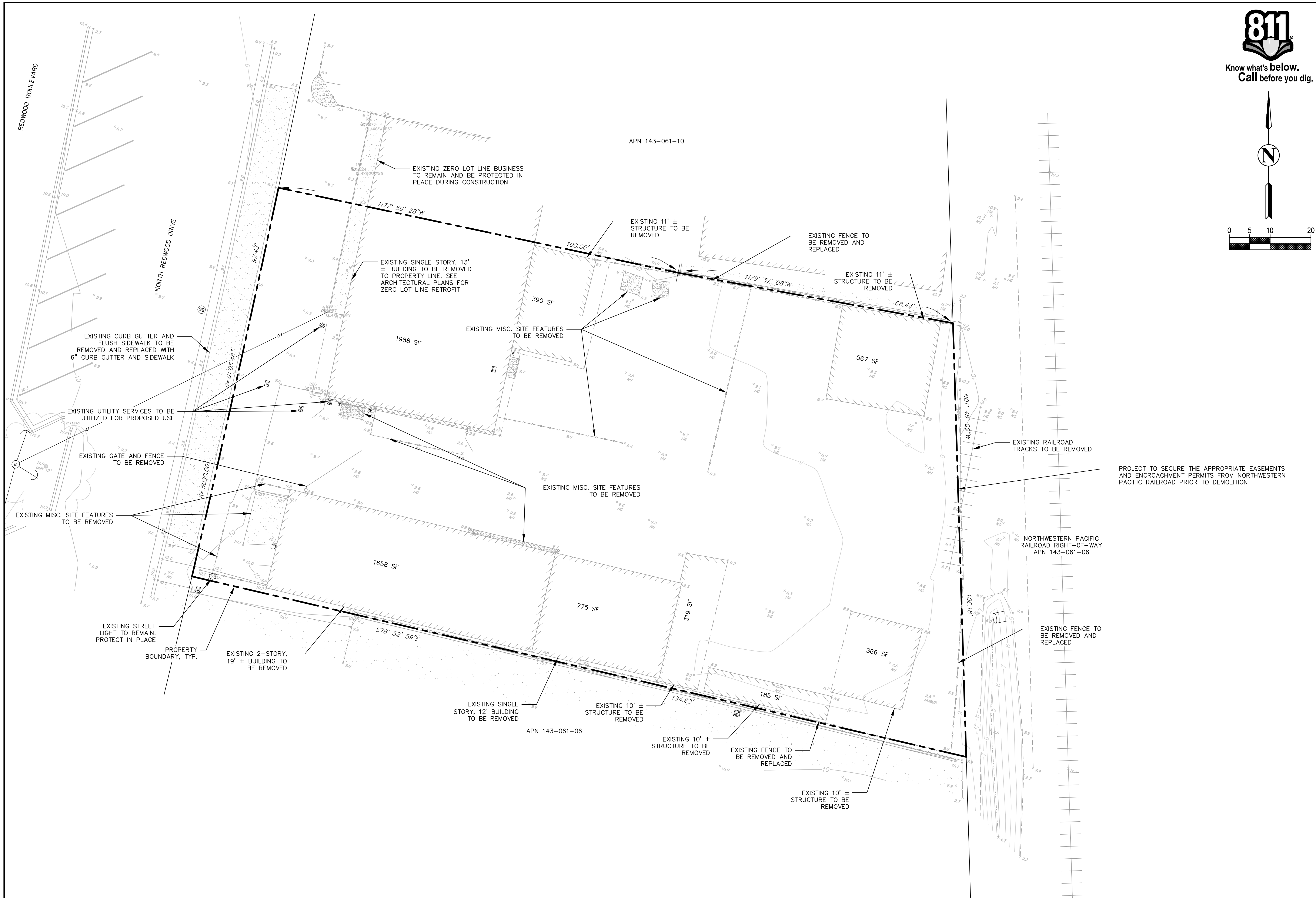
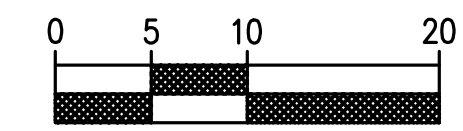
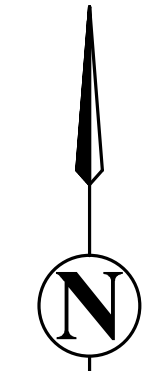
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A ONE POINT MINIMALLY CONSTRAINED CORS ADJUSTMENT USING CORS STATIONS P193, P194, P200, AND P262. ADJUSTMENT BASED ON NAD83, CALIFORNIA ZONE 3 (0403), CSRC 2011.00 EPOCH, GEOD12B(CONUS), USING A 3.8+ HOUR GPS OBSERVATION OF CONTROL POINT 4 ON 05/20/2016.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

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

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



Know what's below.
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REVISION	DESCRIPTION	BY	DATE

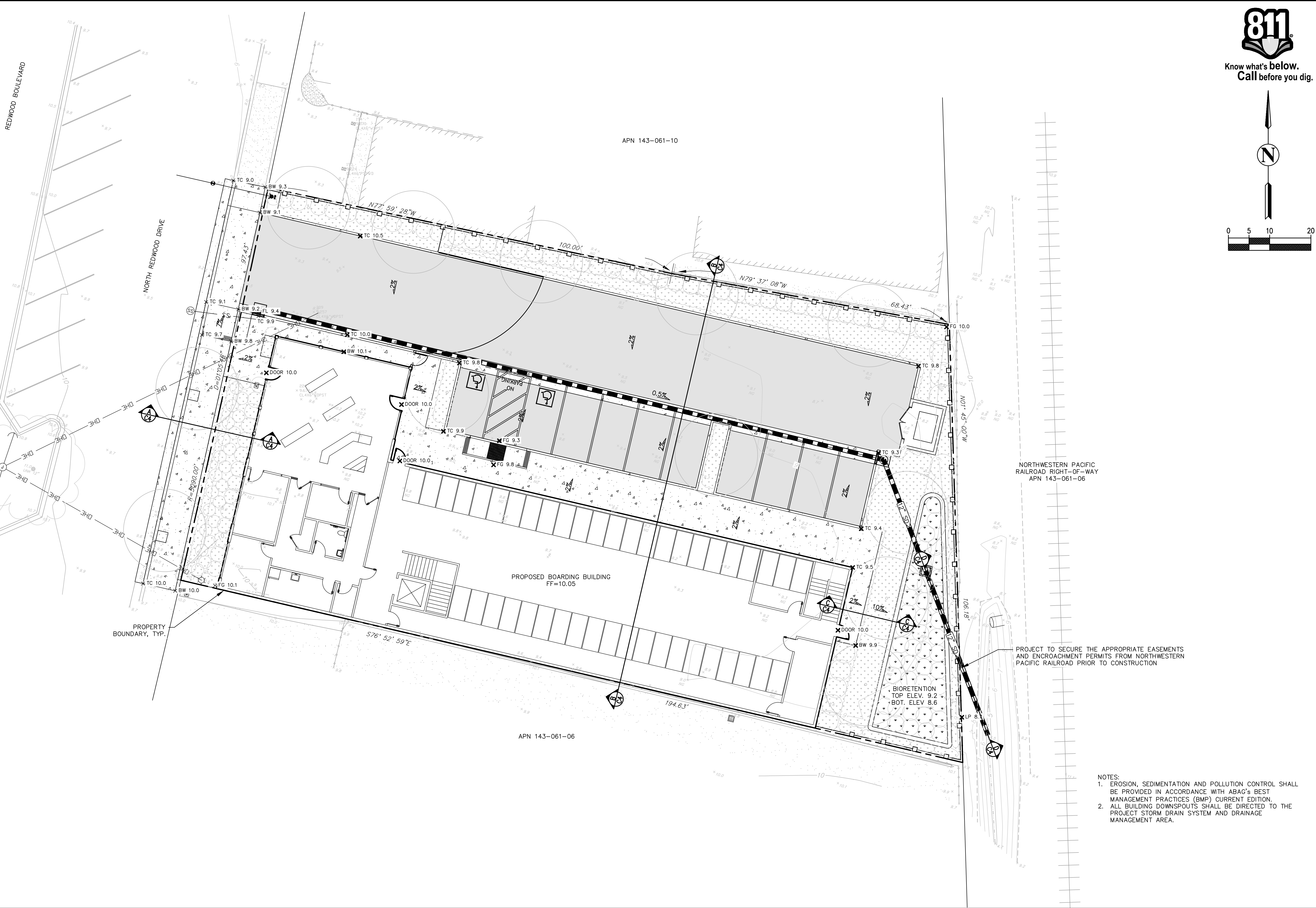
Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0136

EXISTING CONDITIONS AND
DEMOLITION PLAN

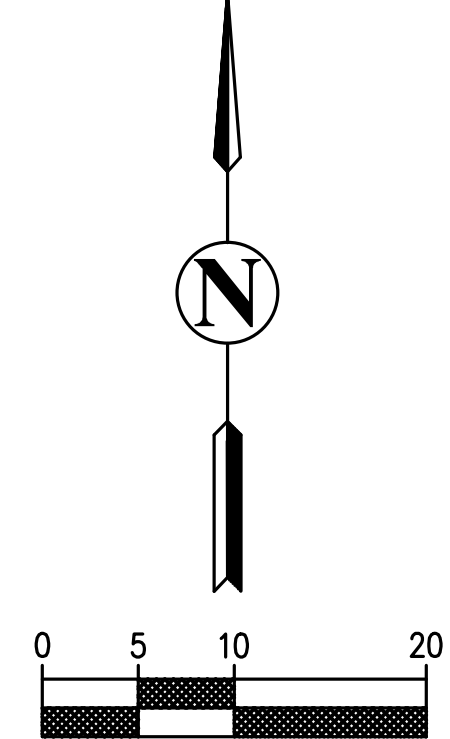
PARK-A-PUP NOVATO
7586 N. REDWOOD DRIVE
NOVATO, CA 94945

Date: 10/06/2017
Scale: 1" = 10'
Drawn: MRM
APN: 143-061-11
Job: 16-95
Sheet: C2

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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

Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16 099 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0136

GRADING 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: **C3**

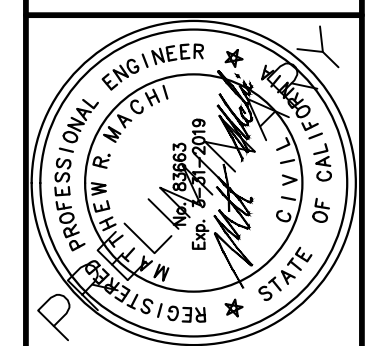
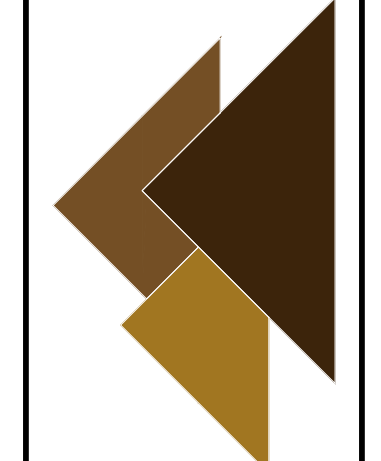
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Know what's below.
Call before you dig.

REVISION	DESCRIPTION	BY	DATE

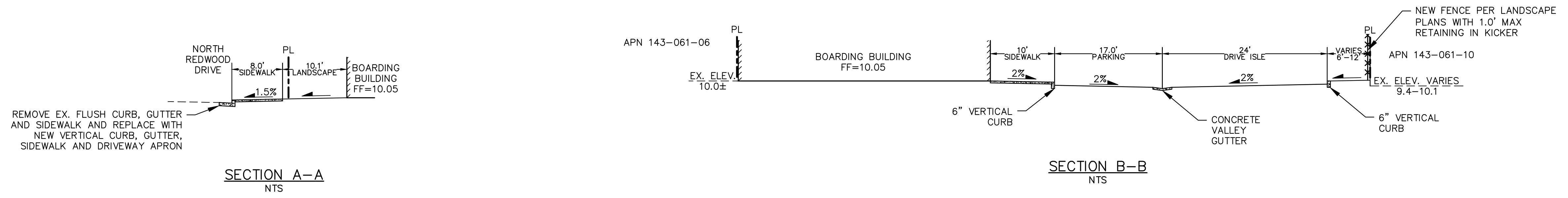
Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 435-0134; Fax: (707) 435-0136



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

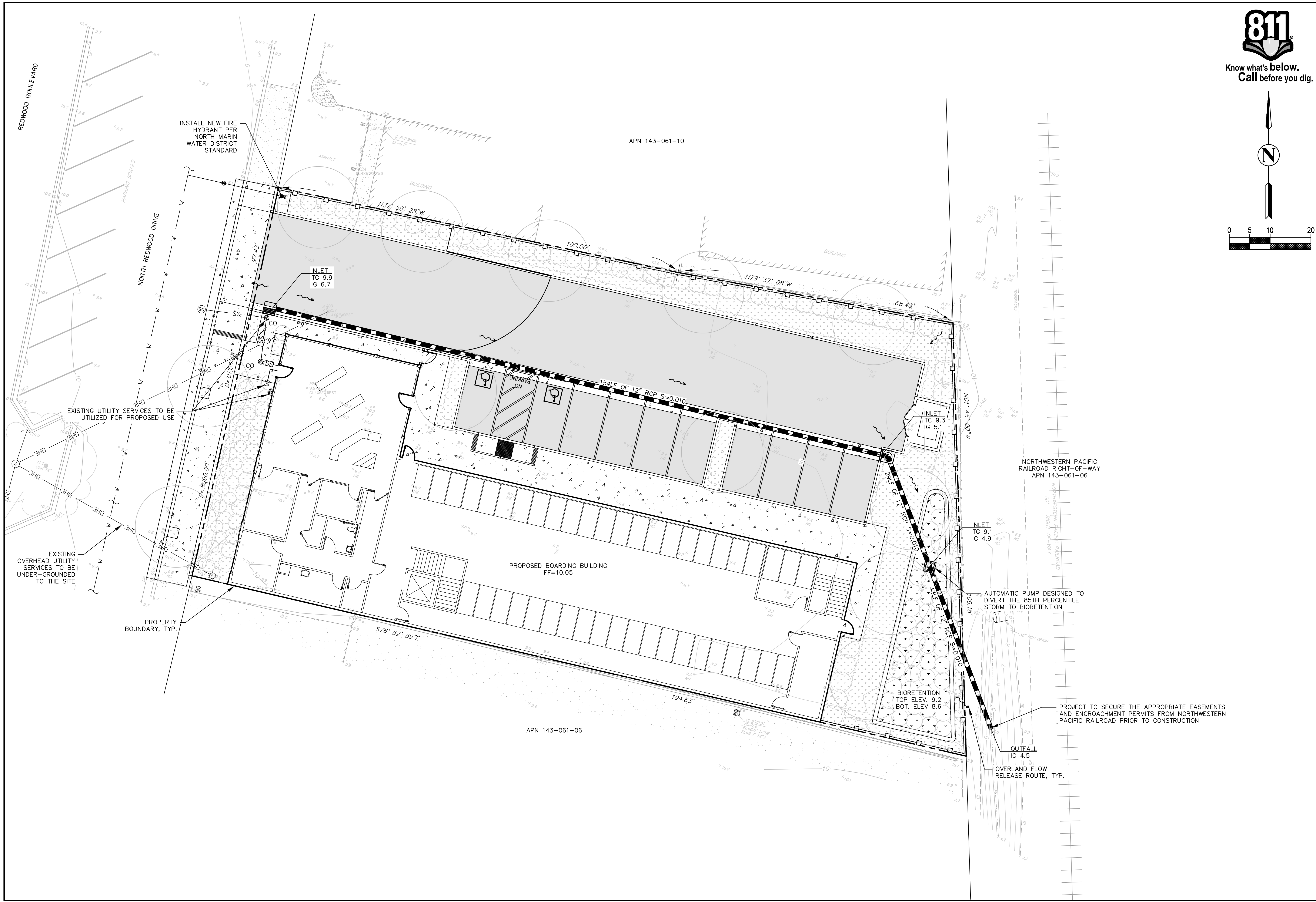
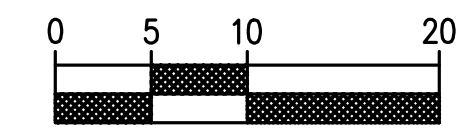
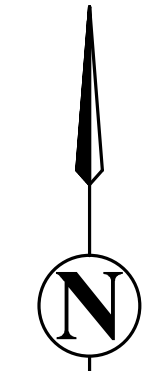
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Scale: 1" = 10'
Drawn: MRM
APN: 143-061-11
Job: 16-95
Sheet: C4

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Know what's below.
Call before you dig.



REVISION	DESCRIPTION	BY	DATE

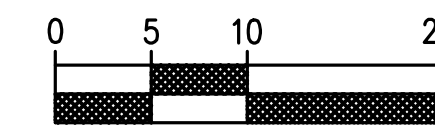
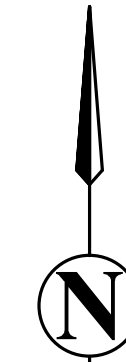
Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16 099 Healdsburg Avenue, Suite D, Healdsburg, CA 95448
Phone: (707) 433-0134; Fax: (707) 433-0136

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

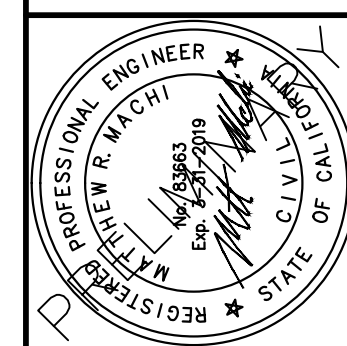


Know what's below.
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REVISION	DESCRIPTION	BY	DATE

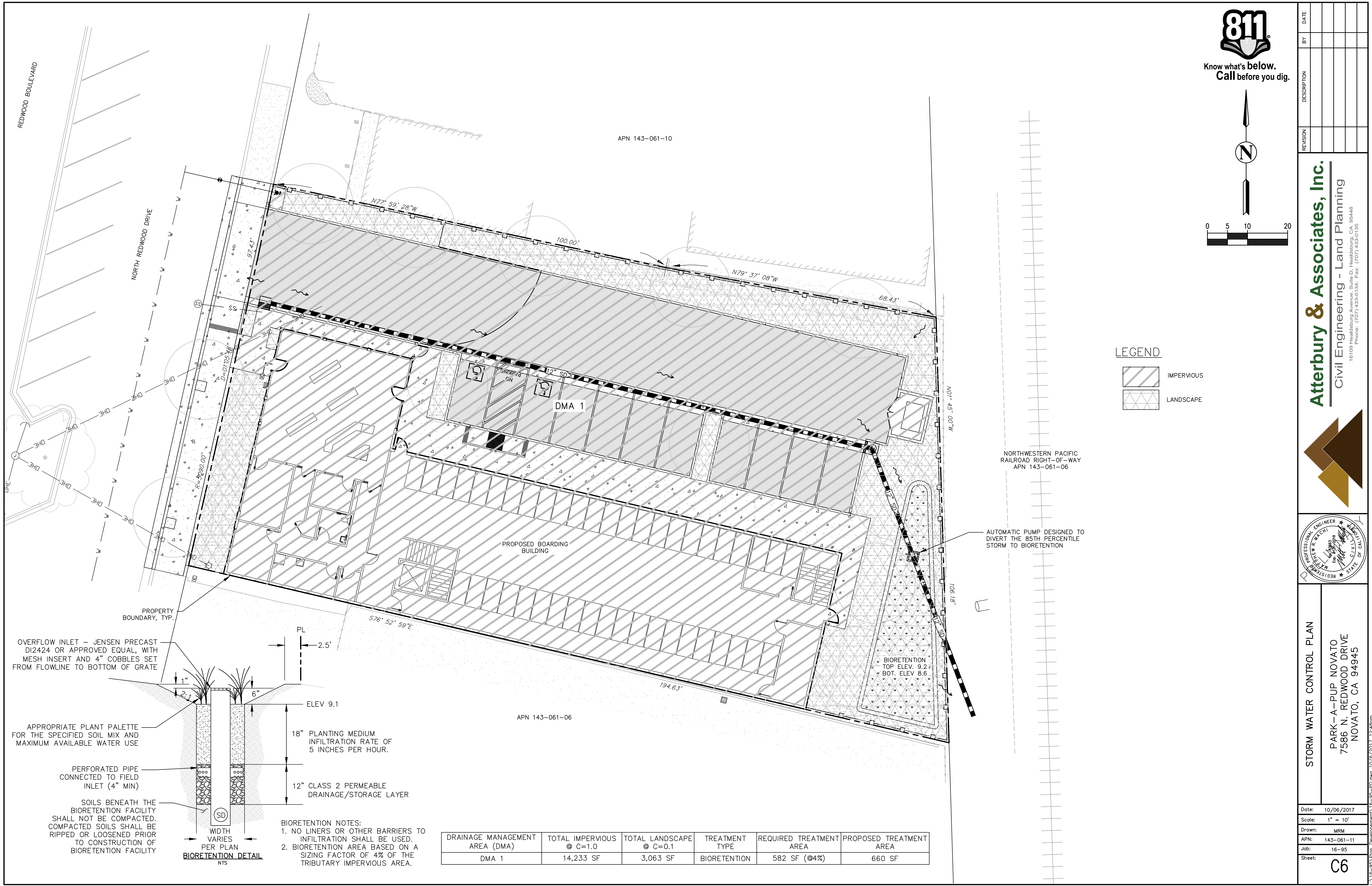
Atterbury & Associates, Inc.
Civil Engineering - Land Planning
16109 Healthsburg Avenue, Suite D, Healthsburg, CA 95448
Phone: (707) 435-0134; Fax: (707) 435-0136



STORM WATER CONTROL 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:

C6



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

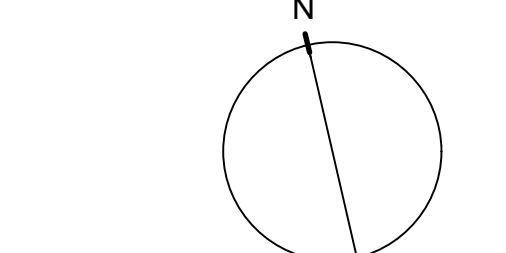
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PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION

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



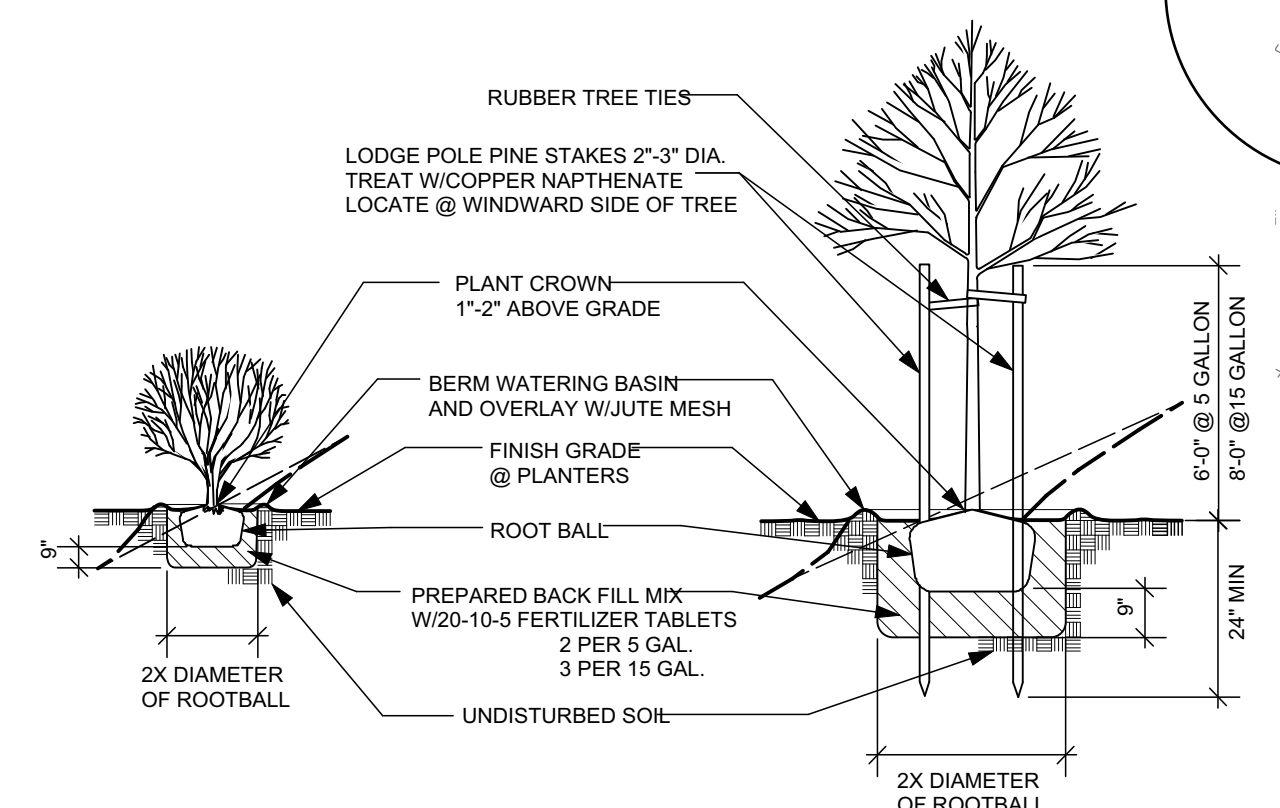
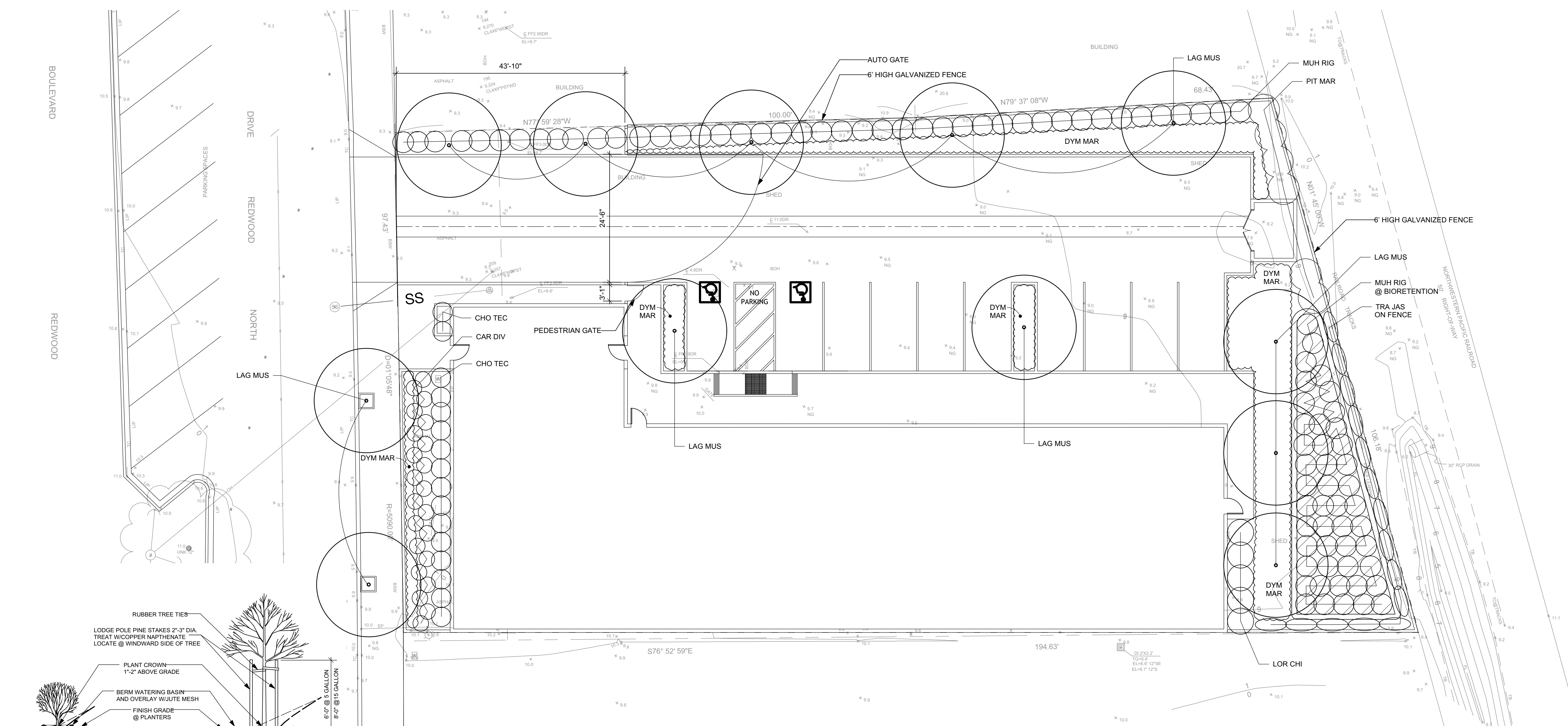
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 ORIGINAL DRAWING SIZE: 24" X 36"
 SCALE: 1" = 10' - 0"



DD
LANDSCAPE PLAN
 SHEET #

DD-1

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TREE & SHRUB PLANTING
 NO SCALE



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

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.

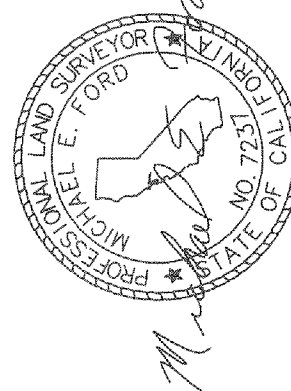
CULTIVATE INTO THE TOP 8" OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST, AND 'OSMOCOTE PLUS' 16-8-12 FERTILIZER AT A RATE OF 25 LBS. PER 1,000 S.F.

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.



REVISIONS:

DATE: 06/02/16

DRAWN BY: DC

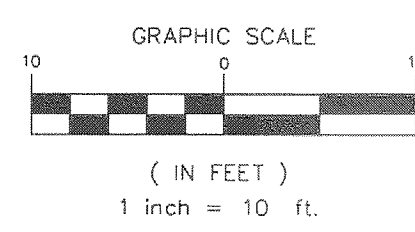
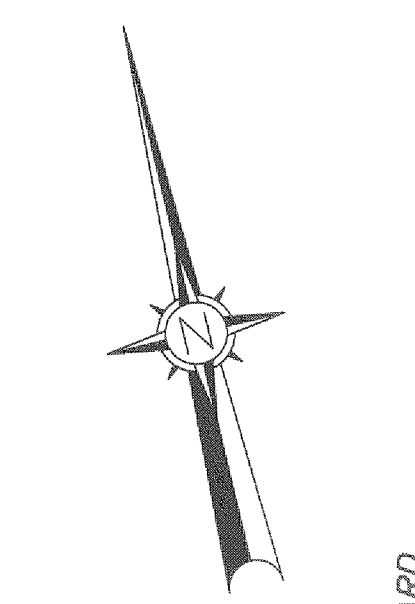
CHECKED BY: MEF

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"

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 NOVATO, CA 94945
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 INFO@PARKAPUP.COM

PROPOSED EXTERIOR ELEVATIONS

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

A3.0

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