



THE CITY OF
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CALIFORNIA

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Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue
October 4, 2017

MINUTES

Present: Patrick MacLeamy, Chair
Michael Barber, Vice Chair
Joe Farrell
Beth Radovanovich

Absent: Marshall Balfe

Staff: Steve Marshall, Planning Manager
Hans Grunt, Senior Planner

CALL TO ORDER / ROLL CALL: 7:05 pm

APPROVAL OF FINAL AGENDA:

M/s: Farrell/Barber
Passed: 4-0-1

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. APPROVAL OF MINUTES - AUGUST 16, 2017 (MBar, JF, BR)

M/s: Farrell/Barber
Passed: 3-0-1-1 (Abstain MacLeamy)

2. APPROVAL OF MINUTES - SEPTEMBER 20, 2017 (MBal, MBar, JF, PM)

M/s: Farrell/Barber
Passed: 3-0-1-1 (Abstain Radovanovich)

PUBLIC HEARINGS:

Interested persons may speak on any of the below-noted CONTINUED or NEW ITEMS up to three minutes per individual; 20 minutes for applicant; 10 minutes

per recognized group. Speakers are limited to one opportunity per item, so please be thorough and to the point. Prior to speaking please submit a speaker card to the Meeting Recorder.

CONTINUED ITEMS: None

NEW ITEMS:

- 3. NORTH BAY CHILDREN'S CENTER (HG)
P2014-095; DESIGN REVIEW
931 - 934 C STREET; APN 157-980-03**

Conduct a public hearing to make a recommendation to the Novato Planning Division Zoning Administrator on plans for the site design, circulation, building massing, building architecture and landscaping for redevelopment of the North Bay Children's Center, a child day care center, located at 932 C Street, just north of the intersection with Main Gate Road; Assessor's Parcel Number 157-980-03.

Senior Planner Grunt presented the staff report.

Applicant, Susan Gilmore, on behalf of NBCC introduced the project, the need for a new campus and the benefits it will provide for their programs and the children.

Architect, Chris Dorman, described the design approach taken for the site plan, including vehicle circulation and parking, and also described the building design, finish materials and related facilities and changes made in response to the Commission's feedback provided at the prior workshop.

Landscape Architect, Amy Mitchell, described approach to landscape materials selected, including edible tree and plant varieties i.e. edible garden for beauty, health and education.

Commission members asked clarifying questions of staff and the applicant.

Public Comment

NBCC Board member, Gina Benedetti-Petnic, expressed strong support for the project and the benefits it will afford NBCC operations. Questioned the need for final design details to come back to the DRC and suggested they could be addressed at a staff level in an effort to reduce soft costs.

Resident Amy Galusha expressed support for the project and believes the design is beautiful; asked for measures to be carefully employed during construction to ensure child safety for Novato Charter.

Resident, John Caye, supports the project and NBCC; request that the City ensure that frontage and landscape improvements (trees, shrubs) to C Street are employed with this and future projects along said street.

Commission Comment

Commissioner Barber complemented the overall design; advocated for large shade trees in the parking lot planter areas; wants; an interactive art component that is based on the children's activities or efforts is an excellent idea; would like to see more specific tree selection and locations come back for final approval.

Commissioner Radovanovich stated she did not want to comment more on the building design as she was not able to attend the prior design workshop and offer feedback, but supports having the applicant bring back final design details and the art component for review and approval; ready to support a motion to approve the conceptual design.

Commissioner Farrell also supports the project's design – well executed; agrees with interactive art concept that ties to the children and their activities; generally okay with materials and colors, but would like the architectural detailing (e.g. window and door relief, trim depth etc.) to be brought back to the DRC for final approval, but otherwise ready to support.

Chair MacLeamy complimented the project design, and ready to move to support the project, but agrees that the DRC should review the final design details, colors and the planned art component should the applicant receive approval of a pending use permit.

Motion/Second: Farrell/Barber to recommend approval of the plans received on September 25, 2017, addressing the site design, building massing, building architecture and landscaping for North Bay Children's Center, a child day care center, located at 932 C Street, APN 157-980-03, based on the findings and conditions listed below as supported by the facts presented in the analysis section of the October 4, 2017 report to the Commission. Motion passed 4-0-1.

FINDINGS FOR APPROVAL

1. In accordance with Section 19.42.030.F. of the Novato Municipal Code and on the basis of the discussion above in support of the findings in the staff analysis section of this report, the Design Review Commission finds that:
 - a. The site design, massing/scale, and conceptual architecture of the North Bay Children's Center project is consistent with the General Plan and with the applicable development standards and design guidelines of the Hamilton Army Airfield Reuse Plan - Master Plan, and applicable provisions of the Novato Zoning Ordinance.
 - b. The North Bay Children's Center 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 North Bay Children's Center 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 OF APPROVAL

1. The Design Review Commission shall review the final details of the site design, architecture, and landscaping for North Bay Children's Center if the project's use permit entitlement is approved. The Design Review Commission's review of the project's final design shall include, but is not limited to:
 - a. Architectural detailing (e.g. windows/door detailing, siding, trim details, etc.);
 - b. Exterior colors;
 - c. Tree and plant locations, species, size;
 - d. Type and style of sight lighting, and
 - e. Final design, including materials to construct the public art component, if proposed, pursuant to Novato Municipal Code Division 19.21, Art Program.

4. **HANNA RANCH MIXED-USE DEVELOPMENT PROJECT (SM/CG)
P2017-005; DESIGN REVIEW
APN: 153-340-06; ROWLAND BOULEVARD AT VINTAGE WAY**

Conduct a public hearing to consider making a recommendation to the Planning Commission and City Council regarding the revised site design, building massing/height, and conceptual architecture and landscaping for Hanna Ranch, a mixed-use development proposal featuring a 125-room hotel, three restaurants, office/retail building, and a Costco fuel center.

Planning Manager Marshall introduced the item and Cindy Gnos, consulting planner.

Consulting Planner Gnos presented the staff report.

Brett Wood, Pacific Star Capital (Applicant Representative), provided overview of project changes since August 2017 design workshop.

John Schmid, MBH Architects, reviewed the revised project plans on behalf of the applicant.

Commission members asked clarifying questions of staff and the applicant.

Public Comment

Susan Stompe – Building C is quite a focal point since it is so big. Size needs to be addressed. Concern about underground fuel tanks leaking and contaminating soil and nearby wetlands. A gas station is not the first choice for the site, but if it can be mitigated it would be okay.

Commission Comment

Commissioner Farrel expressed concern that Building C remained too large and was still quite close to the roadway. He noted the original roadway design near Building C was much better than currently proposed. In summary, Building C doesn't work as designed.

Commissioner Radovanovich stated she had the same opinion as Commissioner Farrel regarding

Building C. The revised entry road at Building C feels like you're driving through a parking lot – original plan was better and offered a more paseo like feel. Perhaps consider modifying Building C to wrap the hillside. Need to also deal with the height of the building.

Commissioner Barber state he was comfortable with overall site plan, architecture and landscaping concept. He noted a desire for more detailed landscape plans assuming the project returns to the Commission for a final review of design details. Not comfortable with a gas station near wetlands and expressed concern about traffic. Building C doesn't bother him as much as some of the other commission members; however it is too close to the roadway for its height. Hotel and Building D are fine.

Chair MacLeamy stated he had the same reaction as other to the revised version of Building C. He noted the original drive into the hotel area was more elegant than proposed and is now lost to a parking lot for Building C. He like the revised building locations in the pan handle area. The addition of seating locations along the entry drive is a plus. However, the design of Building C and the adjacent roadway need to be reconsidered.

There was Commission consensus that it was not prepared to make a recommendation on project revisions given concerns about the design of Building C and the adjacent roadway. Staff advised the Commission it may continue the matter or vote on the matter. The applicant was consulted regarding their preference with respect to continuing the matter to allow more time focus on Building C or request a vote. The applicant was willing to have the matter continued.

Motion/Second: Barber/Radovanovich to continue item recognizing most of the project revisions were acceptable to the Commission and additional alterations need to be addressed to Building C and its adjacent roadway. Motion passed – 4-0-1

PROJECT DESIGN WORKSHOP: None

GENERAL BUSINESS: None

ADJOURNMENT:

Motion/Second: Radovanovich/Barber adjourn meeting at 9:30 PM.

Motion Passed: 4-0-1