



THE CITY OF
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CALIFORNIA

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Mayor
Denise Athas
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Josh Fryday
Councilmembers
Pam Drew
Pat Eklund
Eric Lucan

City Manager
Regan M. Candelario

Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

November 15, 2017

MINUTES

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

Absent: None

Staff: Steve Marshall, Planning Manager
Hans Grunt, Senior Planner
Cindy Gnos, Consulting Planner

CALL TO ORDER / ROLL CALL: All Present

APPROVAL OF FINAL AGENDA:

M/s: Radovanovich/Barber (5-0)

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. APPROVAL OF MINUTES OF OCTOBER 4, 2017 (PM, MBar, JF, BR)

M/s: Farrell/Radovanovich to approve (4-0-1)

2. APPROVAL OF MINUTES OF OCTOBER 18, 2017 (PM, MBal, JF)

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

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:

**3. HANNA RANCH MIXED-USE DEVELOPMENT PROJECT(SM)
P2107-005; DESIGN REVIEW
APN 153-340-06; ROWLAND BOULEVARD AT VINTAGE WAY**

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

Contract Planner, Cindy Gnos, presented an overview of the changes made to date and focused on Building C and related site modifications in the staff report.

Applicant Brett Wood, and Architect, John Schmid described the site plan and architectural changes.

Public Comment:

Tina McMillan commented that she appreciated the project revisions, but still thinks the location is not appropriate for a gas station due to proximity to wetlands and traffic.

Sarah Bice commented she is concerned with surrounding wetland habitat/species and the impacts the proposed gas station would have on such. She also raised concerns regarding flooding and erosion of the hill sides, expressing that the project is too intense.

Commission Comments:

Commissioner Barber

- Building C is vast improvement
- Building C courtyard needs to be embellished
- Building C delivery/service area need more work and to be more easily accessible
- Building C patio walls need something to top it off like a rail to give it detail and wider shadow lines
- Concerned with gas station in this location
- Gas station will need landscaping to screen lighting
- Gas station should have a dedicated left turn lane to allow adequate stacking
- Suggested the through drive in front of Building C be located on the other side (west to allow parking closer to the building

Commissioner Radovanovich

- Like roadway at Building C as shown/revised
- Like changes to Building C but refinements needed to plaza, , service drive and trash areas, and path of travel
- Supports shared parking
- Concerned with gas station and impacts to traffic
- If feasible, City should consider adding a dedicated left turn lane at gas station
- Building C balconies and patios need to be a jewel on top rather than a blank wall
- Building C columns need coordination and detail embellishment

Commissioner Farrell

- Like roadway modifications at Building C
- Parking is too far from Building C. Office users will take premium spots.
- Building C is too big in that narrow gap
- Like plaza and shape of Building C
- Dislikes the unused back corner of the building. Should be designed to fit into the site
- Drawings are super conceptual so difficult to recommend moving forward
- Massing too simplistic
- Landscaping not enough detail
- Gas station is not appropriate but architecturally it is adequate for what it is
- If feasible, City should consider adding a dedicated left turn lane at gas station

Commissioner Balfe

- In full support of letter regarding bike path
- Concern about gas station circulation issues
- Parking for Building C should be closer
- If feasible, City should consider adding a dedicated left turn lane at gas station

Commissioner MacLeamy

- Design has made huge progress
- Share concerns of articulation of Building C
- Gas station is acceptable as long as environmental impacts mitigated
- Supports left turn lane into gas station
- Happy with road alignment next to Building C
- Likes plaza and many possibilities to create additional interest

The Commission discussed whether the project could move forward with a recommendation or should come back with further refinements. The Commission discussed a list of bulleted issues to add to the conditions of approval providing detail and clarification to the applicant regarding the extent of revisions needed when return the DRC.

M/s: Farrell/Radovanovich 5-0 (motion passed) that the Design Review Commission recommends to the Planning Commission and City Council approval of the site design circulation/parking, building massing/height, and conceptual architecture and landscaping revisions proposed for the Hanna Ranch project as presented on the plans prepared by MBH

Architects, submitted November 1, 2017, based on the staff analysis, the following, required, findings and subject to the conditions of approval below.

COMMISSION FINDINGS

1. In accordance with Section 19.42.030.F. of the Novato Municipal Code and on the basis of the discussion in the staff analysis section of this report, the DRC finds that:
 - a. The site design, circulation/parking, building massing/height, and conceptual architecture and landscaping revisions proposed for the Hanna Ranch project is consistent with the Novato General Plan and applicable provisions of the Novato Zoning Ordinance.
 - b. The Hanna Ranch 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 Hanna Ranch 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.

2. In accordance with Division 19.26.060, Hillside and Ridgeline Protection Ordinance, of the Novato Municipal Code and on the basis of the discussion in the staff analysis section of this report above, the DRC finds that:
 - a. The design, scale, massing, height and siting of the addition to the Hanna Ranch project is compatible with the character and scale of the surrounding, developed neighborhood.
 - b. The design and site layout of the Hanna Ranch project is respectful of and protects the natural environment to the maximum extent feasible.
 - c. Site grading has been designed to be as minimal as possible to achieve sensitive hillside design, minimize tree removal, and provide safe site access and required parking.
 - d. The Hanna Ranch project is designed and sited to screen development, to the extent feasible, through clustering and/or avoiding of highly visible hillsides, ridgelines, and knolls.

CONDITIONS OF APPROVAL

The Project shall return to the Design Review Commission for action on the final details of the project's site design, architecture, and landscaping including:

- a. Architectural detailing (e.g., window/door sizes, cornice treatments, railing materials, roof pitch, eave details, etc.);
- b. Building finish materials and colors;

- c. Tree and plant species and planting locations;
- d. Location, height, and materials of any proposed perimeter fencing;
- e. Location, height, type, and style of site lighting, including parking lot lights; and
- f. Location and design of a public art component as required by Novato Municipal Code Division 19.21, Art Program.
- g. The Project needs further design refinement, including:
 - Footprint of Building C needs refinement to the southeast corner to address topography and relate better to hotel parking;
 - Further development of Building C site pathways for exiting;
 - Refinement and details of plaza at Building C;
 - Better design development of service/trash area for Building C;
 - Address the blank walls where the building meets the ground for Building C;
 - Patios on Building C need better rails/walls to enhance;
 - Office lobby articulation on Building C;
 - Building C fire access to rear of building;
 - Building C fenestration needs refinement

NEW ITEMS: None

PROJECT DESIGN WORKSHOP: None

GENERAL BUSINESS: None

ADJOURNMENT: Meeting adjourned at 8:50pm. M/s: Barber/Balfe to adjourn (5-0)