



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

March 20, 2019 – 7:00 p.m.

THE CITY OF
NOVATO
CALIFORNIA

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Mayor

Eric Lucan
Mayor Pro Tem
Denise Athas

Councilmembers

Pam Drew
Pat Eklund
Josh Fryday

City Manager

Regan M. Candelario

MINUTES

Present: Beth Radovanovich
Patrick MacLeamy
Michael Edridge

Absent: Michael Barber, Chair
Joseph Farrell, Vice Chair

Staff: Brett Walker, Senior Planner
Shelley Woods, Senior Office Assistant

CALL TO ORDER / ROLL CALL

The meeting was called to order at 7:00 p.m.

APPROVAL OF FINAL AGENDA:

M/s: Radovanovich/Edridge to appoint Patrick MacLeamy as the Acting Chair and to approve the Final Agenda: Passed (3-0-2)

PUBLIC COMMENT: None

CONSENT CALENDAR:

1. **APPROVAL OF MINUTES OF MARCH 6, 2019 (MB, JF, PM, ME)**
(No quorum in attendance. Continued to the April 3, 2019 meeting)

PUBLIC HEARINGS:

CONTINUED ITEMS:

2. **DOWNTOWN CENTER NEW BUILDING (BW)
P2018-033; DESIGN REVIEW AND USE PERMIT
CEQA CATEGORICALLY EXEMPT – SECTION 15061(b)(3) AND 15303
APN 141-201-54; 1727 Grant Ave (7th Street Frontage)**

Conduct a Design Workshop regarding a proposed 3,322-square-foot one-story building with two restaurant tenant spaces and a vehicle drive-through for one of the restaurants. The Design Review Commission does not make a decision regarding a project at a Design Workshop.

Brett Walker, Senior Planner, presented the staff report. Acting Chair MacLeamy asked Walker to clarify the requested entitlements and process.

Dan MacDonald, applicant's architect, gave the project summary. There are no tenants proposed for the project yet. The architecture was originally to be similar to the Downtown building on 7th & Grant. The applicant is requesting input from the Commission on site design.

SUMMARY OF PUBLIC COMMENT

OF SPEAKERS: 1

Resident William Bernt expressed concerns about air quality if the tenant will have a grill. He questioned if a variance is required when building next to the creek and can a restaurant be approved without a proposed tenant.

SUMMARY OF COMMISSION COMMENTS:

Acting Chair MacLeamy informed the public that DRC is looking at the design only and will not make a recommendation to the Planning Commission at this meeting. A use permit component is required for a drive-thru and to fix the Zoning and General Plan designation as there was a mapping error. He also responded that they were sympathetic to the resident although his concerns should be brought up at the Planning Commission meeting.

Senior Planner Brett Walker explained that the Planning Commission would be more appropriate to bring the resident's concerns regarding the land use decision. The City hired an air quality consultant to review potential air quality impacts from additional traffic and idling vehicles at the drive-through. The project has not triggered any mitigation measures based on the thresholds from the Air Quality Control Board.

Resident William Bernt said he heard that affordable housing was ultimately being proposed for the site.

Applicant Dan MacDonald stated that there are no proposals for affordable housing on the site.

Acting Chair MacLeamy then directed the Commission and public to go to the drawing table for additional design ideas.

Commissioners MacLeamy, Radovanovich, and Edridge gave different site design ideas with an emphasis on reconfiguring the drive-through so it is not adjacent to the park.

Commissioner Radovanovich suggested that the applicant meet with a subcommittee to discuss alternatives to the site plan and design and bring back to the Design Review Commission at a later date.

M/s Radovanovich/Edridge approved a subcommittee of 2 members, consisting of Commissioners MacLeamy and Farrell, to look at alternatives to the site plan and bring back design revisions to the DRC for review.

NEW ITEMS: NONE

GENERAL BUSINESS: NONE

ADJOURNMENT: The meeting was adjourned at 8:30 p.m.