

DESIGN REVIEW MINUTES EXCERPT

NEW ITEMS:

**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.