



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

December 18, 2019 – 7:00 p.m.

MINUTES

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novato.org

Mayor
Denise Athas
Mayor Pro Tem
Pat Eklund
Councilmembers
Eric Lucan
Amy Peele
Susan Wernick

City Manager
Adam McGill

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

Absent: None

Staff: Steve Marshall, Planning Manager
Hans Grunt, Senior Planner
Brett Walker, Senior Planner
Kaitlin Zitelli, Planner I

CALL TO ORDER / ROLL CALL

The meeting was called to order at 7:00 PM.

APPROVAL OF FINAL AGENDA:

M/s: Farrell/MacLeamy; (5-0-0-0) to approve the Final Agenda.

PUBLIC COMMENT:

None

CONSENT CALENDAR:

1. APPROVAL OF MINUTES OF DECEMBER 4, 2019 (MB, JF, PM, ME)

M/s: Farrell/MacLeamy (4-0-1-0) to approve the Minutes. Commissioner Radovanovich absent.

PUBLIC HEARINGS:

CONTINUED ITEMS:

None

NEW ITEMS:

- 2. Atherton Place KB Home (BW)
P2018-063; Design Review
CEQA – MND adopted by City Council
APN 125-600-51 and -52; 7533/7537 Redwood Blvd**

Hold a public hearing to review and consider: 1) approval of a color scheme that is agreeable to KB Home and the Atherton Ranch HOA; and 2) review an arborist's report regarding the feasibility of a pervious pathway in proximity to the oak trees along the Pinheiro Circle street frontage and consider approval of said pathway.

Brett Walker, Senior Planner presented the staff report, described the two conditions of approval pertinent to the hearing, the information submitted by the applicant, and the comment letter submitted by the Atherton Ranch HOA representative.

Chris Moi, representing KB Home, introduced the efforts of KB Home regarding working with the Atherton Ranch HOA, the revised color schemes, and the arborist's report.

Ralph Strauss, SDG Architects, described the proposed color palette based on the Atherton Ranch color scheme that was provided to KB Home by the Atherton Ranch HOA.

SUMMARY OF PUBLIC COMMENT

NUMBER OF SPEAKERS: 1

Wayne McIntosh, Atherton Ranch resident, stated his concern for the color choices and provided his opinion regarding color choices.

SUMMARY OF COMMISSION COMMENTS:

Commissioner Farrell asked KB Home a question regarding the timeline of communications with Atherton Ranch. Chris Moi responded. Commissioner Farrell complimented KB Home regarding their outreach efforts with the HOA and stated that he is ready to approve the colors.

Commissioner Radovanovich stated that she agrees with Commissioner Farrell. Commissioner Radovanovich stated that she likes the variety and believes the color palette is in cohesion with the adjacent development.

Moved: Farrell Second: Radovanovich

That the Design Review Commission approve the proposed color palette and the pervious pathway along the Pinheiro Circle frontage.

Commission Action: Vote to recommend approval: Ayes: 5; Noes:0; Abstain: 0; Absent: 0

**3. HAMILTON VILLAGE (KZ)
P2019-079; DESIGN REVIEW
CEQA – To Be Determined
APN 157-970-03; 802 STATE ACCESS ROAD**

Conduct a public hearing and consider making a recommendation to the Novato Planning Commission and City Council regarding the site design and circulation, building design and massing, architecture and landscaping for a 75-unit townhome project.

Kaitlin Zitelli, Planner I presented the staff report and described the purpose of the Design Review Commission recommendation and subsequent entitlement steps.

Samantha Hauser, representative of the applicant City Ventures, introduced the project.

SUMMARY OF PUBLIC COMMENT

NUMBER OF SPEAKERS: 0

None.

SUMMARY OF COMMISSION COMMENTS:

Commissioner Radovanovich stated that the site plan has improved, however she needs to see a shade study and more cross sections and cannot support the project at this time. The buildings in some instances remain too close to one another and requested a shade study to better assess building siting implications.

Commissioner MacLeamy stated that the site plan was a ‘huge improvement’, and that the site plan creates a neighborhood with both private outdoor spaces and a very generous common outdoor use area; a solution he appreciates very much. MacLeamy observed that the only issue is that which Commissioner Radovanovich brought up regarding shading at the narrow spacing between some of the buildings.

Commissioner Farrell stated that the current site plan is a good blend of both the applicant’s site plan and Commissioner MacLeamy’s recommended site plan from the public workshop. Farrell explained that he understands the shade concerns however perhaps 20% of the buildings would need to be removed in order to eliminate shade concerns, and that any shade will be appreciated in the summer months. Farrell further observed that projects of this density, and similar site and massing configurations are expected as more infill occurs wherein constraints like shading will be more common but feels the overall design solution presented addresses this concern to the extent feasible; is ready to move forward with this design plan.

Commissioner Edridge stated that the site plan is a big improvement but understands shading concern.

Commissioner Barber stated he is in favor of having a shade study, and that the grade change at the southwest corner of the site remains an unresolved issue but the applicant can show details on this issue at the final design review meeting.

The Commissioners continued its discussion regarding a possible shade study and what the implications of recommending approval of the site plan without a shade study at this time would be.

Planning Manager Marshall asked if it would be helpful to the Commissioners to see a floor plan demonstrating what rooms would be affected by shade?

Commissioner Radovanovich responded no, shading of the outdoor space remains an issue.

Commissioner Barber stated that a shade study would have been good to see, however any changes to the site plan to avoid shade impacts would need to be major.

Moved: Farrell Second: MacLeamy

That the Design Review Commission recommend approval to the Planning Commission and City Council of the site design, massing/scale, architecture, and landscape plan for the Hamilton Village project as presented on the plans prepared by William Hezmalhalch Architects, Inc. dated December 5, 2019 based on the analysis section of staff's report to the DRC dated December 18, 2019, and the following findings and conditions:

FINDINGS

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 staff's report to DRC dated December 18, 2019, the Design Review Commission finds that:

Standard Design Review Findings:

- a) The design, layout, size, architectural features and general appearance of 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 environmental 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 OF APPROVAL

- 1. Subsequent to a City Council decision regarding project entitlements, the Project shall return to the Design Review Commission for action on the final details of the project's final design, architecture, and landscaping 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, exterior colors, and tree and plant species locations and size, and type and style of exterior lighting fixtures.
- 2. The applicant shall comply with Novato Municipal Code Division 19.21 – Art Program, prior to issuance of a building permit.

Commission Action: Vote to recommend approval: Ayes: 3; Noes: 1; Abstain: 1; Absent: 0 (Commissioner Radovanovich No, Commissioner Edridge Abstain)

GENERAL BUSINESS: NONE

ADJOURNMENT: The meeting was adjourned at 8:15 PM.