



CITY OF NOVATO
COMMUNITY DEVELOPMENT

DESIGN REVIEW COMMISSION

Meeting Minutes

ZOOM TELECONFERENCE

Wednesday, April 21, 2021 - 7:00 PM

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

The Design Review Commission meeting began at 7:00 PM.

Commission Present: Chair Joe Farrell, Vice Chair Patrick MacLeamy, Commissioner Michael Barber, and Commissioner Emily Studer

Commission Absent: Commissioner Edridge

Staff Present: Planning Manager Steve Marshall and Planner II Vivek Damodaran

B. APPROVAL OF FINAL AGENDA

COMMISSION ACTION: Upon motion by Vice Chair MacLeamy and seconded by Commissioner Barber, the Design Review Commission voted 4-0-0-1 via roll call to approve the final agenda.

AYES: Commissioners MacLeamy, Barber, Studer, and Farrell

NOES: None

ABSTAIN: None

ABSENT: Commissioner Edridge

Motion carried.

C. PUBLIC COMMENT

None

D. CONSENT ITEM

NONE

PUBLIC HEARING

E. CONTINUED ITEMS

NONE

F. NEW ITEMS

NONE

G. WORKSHOPS

G.1. NICHOLS SECOND-STORY ADDITION (VD) P2021-021; DESIGN REVIEW APN 153-031-11; 668 ORANGE AVENUE

Conduct a design workshop to receive public input and provide comments to the applicant and staff regarding the proposed building design and massing of a new 1,812 square foot second-story addition to the existing residence at 668 Orange Avenue.

Planner II Damodaran presented the staff report and described the intended purpose of the design review workshop.

Conrad de Jesus, architect, presented the project design, including massing, building elevations, floor plan and the colors/materials selected.

SUMMARY OF PUBLIC COMMENT

NUMBER OF SPEAKERS: 0

None.

SUMMARY OF COMMISSION COMMENTS:

Chair Farrell: Observed the project is described as a second-story addition, but the extent of the proposed addition involves rebuilding the existing home. He stated the scale of the project is too large for the neighborhood. He suggested the architect consider a redesign of the proposal that involved a reduction of the upper story and an expansion of the lower floor towards the rear of the property. He suggested the design should minimize height by using lower sloped roofs with dormers for any upper story additions. He acknowledged the architecture doesn't need to match the existing neighborhood exactly. Overall, the project needs to more contextual and compatible with the neighborhood.

Vice Chair MacLeamy: Agreed with Commissioner Farrell's comments and acknowledged the neighborhood appears to be in transition. He too recommended redistributing the massing of the home to the lower floor and expanding the lower-rear portion of the home. He suggested considering a partial second floor instead of a full width addition from side to side.

Commissioner Studer: Commented that she had visited the neighborhood and it is comprised of smaller, older single-story homes. She stated the proposal doesn't fit by size or visually with the neighborhood; the proposed home belongs in an area like Hamilton or Ignacio. She agreed with Commissioner Farrell's comments about the scale of the proposal. She stated the existing neighborhood's architecture should be preserved, maybe the project updates or refreshes this design.

Commissioner Barber: Commented the proposed design could be improved upon. He suggested widening and adding a more prominent roof over the entryway, as well as adding more windows to the front elevation for the master bedroom. He suggested the walls of the second story should be broken up and stepped back to create more articulation. He agreed with his fellow commissioners that the scale of the proposal needs to be more compatible with that of the existing neighborhood. He also

agreed with Commissioner Farrell that the proposed architecture doesn't need to match the existing neighborhood.

H. GENERAL BUSINESS

These items include significant and administrative actions of special interest and will usually include a presentation and discussion by the Commission. They will be enacted upon by a separate vote.

NONE

I. ADJOURNMENT

Motion to adjourn at 7:45 PM by Chair Farrell and seconded by Vice Chair MacLeamy. The Commission voted by roll call to approve the motion by a vote of 4-0-0-1.

AYES: Commissioners Barber, Studer, MacLeamy, and Farrell

NOES: None

ABSTAIN: None

ABSENT: Commissioner Edridge

I HEREBY CERTIFY that the foregoing minutes were duly adopted at the Design Review Commission meeting of April 21, 2021.

/Shelley Woods/

Shelley Woods, Senior Office Assistant