



Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue*

January 15, 2020 – 7:00 p.m.

922 Machin Ave
Novato, CA 94945
415/899-8900
FAX 415/899-8213
novato.org

MINUTES

Mayor
Denise Athas

Present: Joseph Farrell, Vice Chair
Patrick MacLeamy
Michael Edridge

Mayor Pro Tem
Pat Eklund

Absent: Michael Barber, Chair
Beth Radovanovich

Councilmembers
Eric Lucan
Amy Peele
Susan Wernick

Staff: Hans Grunt, Senior Planner
Vivek Damodaran, Planner II

City Manager
Adam McGill

CALL TO ORDER / ROLL CALL

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

APPROVAL OF FINAL AGENDA:

M/s: MacLeamy/Farrell; (3-0-0-2) to approve the Final Agenda.

PUBLIC COMMENT:

None

CONSENT CALENDAR:

1. APPROVAL OF MINUTES OF DECEMBER 18, 2019 (MB, JF, PM, BR, ME)

M/s: MacLeamy/Farrell (3-0-0-2) to approve the Minutes.

PUBLIC HEARINGS:

CONTINUED ITEMS: NONE

NEW ITEMS:

**2. HOMEWARD BOUND – WORKFORCE & VETERAN HOUSING (HG/VD)
P2019-055 DESIGN REVIEW
APN 157-970-07, VACANT PARCEL**

Conduct a public hearing to review and make a recommendation to Planning Commission on the site design, building massing and design, and landscaping for Homeward Bound’s Workforce and Veteran Housing project, including 50 residential apartment units and an 8,928 square foot commercial/training kitchen with combined event gathering spaces at APN 157-970-07, the parcel south of 1385 Hamilton Parkway

Vivek Damodaran, Planner II presented the staff report and described the recommendation requested and outlined the remaining entitlement process; a Planning Commission hearing and a City Council action on the precise development plan and project design.

The project architects, Fred Divine and Pat Cousens presented the project design, and provided a comprehensive overview of the design revisions incorporated into the plans in response to the Design Review Commission’s feedback at the December 4, 2019 workshop.

The project’s landscape architect, Dan Wilberg described the design and intent of the landscaping plan.

SUMMARY OF PUBLIC COMMENT

NUMBER OF SPEAKERS: 0

None.

SUMMARY OF COMMISSION COMMENTS:

Commissioner MacLeamy inquired about the existing landscaping on the Next Key site, and whether there were any plans to refurbish the existing planter area in the center of the surface parking lot. Mr. Wilberg and Mr. Divine indicated that Homeward Bound had considered this, and that there are plans for the landscaping in this area. Commissioner MacLeamy suggested that they consider installing sycamore trees in this area to help create a strong focal point for the campus with a large mature tree.

Commissioner Edridge asked about the height of the wall along the southern property line, adjacent the proposed Hamilton Village project site. Pat Cousens clarified that the height of the landscaping wall in this area is about 3-feet. The wall is a raised planter and will afford the project site better screening from the development proposed to the south, which is the Hamilton Village project.

Commissioner MacLeamy acknowledged that he likes the project and appreciates the fact that the applicant listened to the commissioner’s feedback from the workshop. Overall, he appreciates the project design, and believes that it will be a good addition to the community. He praised the work that Homeward Bound is doing and indicated that he is glad that New Beginnings is in Novato.

Commissioner Farrell echoed Commissioner MacLeamy’s comments. He agreed that the applicant “nailed” the project revisions. He did suggest that the applicant considering bringing the side beam down on the events building’s tower element. Commissioner Farrell also did point out that the plantings along the southern property line may not be very important as this area may also be covered by landscaping provided by the pending development to the south.

M/s MacLeamy/Edridge

The Design Review Commission recommends approval of the plans dated December 16, 2019, addressing the site design, building massing, design, and landscaping for Homeward Bound’s Workforce and Veteran Housing project, located at APN 157-970-07, based on the findings and conditions listed below as supported by the facts in support of the findings discussed in the analysis section of staff’s report to the Commission dated January 15, 2020.

FINDINGS

In accordance with NMC § 19.42.030.F and based on the discussion in the staff analysis section of staff’s report to the Commission dated January 15, 2020 and the associated Project plans, the Design Review Commission finds that:

Design Review Findings:

1. 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 the Municipal Code, including this Zoning Ordinance and any approved Master Plan and Precise Development Plan.
2. The 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.
3. 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. The Project shall return to the Design Review Commission for approval of final details of the Project’s design, including exterior architecture, and landscaping prior to issuance of a building permit. The submittal shall include exterior architectural detailing [color(s), window and door type, and trim and/or wall relief, roofing material, and lighting], and tree and plant species and their locations size, and number.

Commission Action: Vote to recommend: Ayes: 3; Noes: 0; Abstain: 0; Absent: 2

GENERAL BUSINESS: NONE

ADJOURNMENT: The meeting was adjourned at 7:30 PM.