

Proposed Revisions to The Pavilions, Design Review Application P2018-018 February 4, 2020

Proposed Project

Novato Creek Partners, LLC, is submitting revised plans for a Design Review Workshop for a proposed 28-unit live/work project at 200 Landing Court.

Setting

The 3.4-acre site is located east of Redwood Boulevard and west of Highway 101. The site has an average slope of 22% and has been previously graded. The surrounding land uses on Landing Court are varied, including a self-storage facility, light-industrial, and automotive service, apartments and an RV storage yard which has been approved for townhouse development.

The property has a General Plan designation of Business Professional Office (BPO) which is zoned Planned Development. The Novato Creek Landing Master Plan was approved in 2007 and allowed two office structures totaling 31,500 of floor area and a large parking structure. This project was not constructed due to the intervening recession and the continued lack of local demand for office space, with existing office vacancies still exceeding 20%.

Proposed Revisions

In 2018 Novato Creek Partners, LLC, submitted the Pavilions Eco Village application, proposing live/work units, which is the only economically feasible use allowed in the BPO land use designation. The project has been reviewed by the Design Review Commission twice - on August 1, 2018 and on December 4, 2019.

The 2018 project consisted of 16 attached townhouses along the Landing Court terminus and 10 single-family homes located along a new private roadway behind homes on Clousing Court and on the previously graded mid-slope terrace. The project proposed to develop just over half of the site with structures and the access roadway. Comments from members of the DRC included concerns regarding development of the upper portion of the site, the height of retaining walls for the roadway cut and a preference for the previous office building design approach which graded buildings into the hillside. A member of the public requested that the expanse of the Landing Court cul-de-sac be reduced.

The 2019 project was redesigned to move development off the upper slopes of the site and grade the units into and stepping up the hillside as was the case with the previously approved office development and as recommended by the DRC. The single-family units on the upper graded slope were eliminated, and all units were shifted to attached townhouse units and flats in four buildings at the base of the site with access to enclosed garages from Landing Court. The revised project reduced the proposed developed area from one-half to one-third of the

site. The DRC appreciated the elimination of the development of the upper slope, but suggested that the stacked and recessed penthouse units be eliminated and that the Pavilion 1 building closest to the freeway berm be redesigned to be more similar to the other Pavilion buildings.

In response, the project has been redesigned to eliminate the penthouse units, resulting in three story buildings 32 feet in height where 35 feet is allowed. Also as suggested by the Board, the floors step back with the hillside, resulting in large and deep patios (230 to 296 square feet, 11' to 14' deep and 18' to 22' wide).

The project has been reduced by two units. The number of Pavilion buildings has increased from four to five, and the former Pavilion 1 nearest the freeway has been reoriented. The project has extended an additional 50 feet to the west.

The closest Pavilion building to a neighboring single-family home on Clausing Court is 95 feet. Homes along Clausing Court will be shielded from new structures by new and existing landscaping.

Units range in size from 800 to 1,310 square feet, including the work space, which is 30% of each unit.

Proposed parking exceeds the minimum zoning standard of 2 spaces per live/work unit (56 required for 28 units). The project proposes to provide 69 spaces, 45 within garages, 17 unreserved and guest spaces on-site and 7 guest spaces around the radius of the street terminus.

Comparison of Current and Previous Live-Work Proposals

	2018 Proposal	2019 Proposal	Current Proposal
Live-Work units	26	30	28
Building Square Footage	30,276 sf	36,600 sf	35,720
Site Coverage:			
Buildings		29,522 sf	16,980 sf
Hardscape		16,527 sf	15,332 sf
% Coverage	48%	31%	22%
Floor Area Ratio	.18	.24	.24

	2018 Proposal	2019 Proposal	Current Proposal
Unit Sizes	875-1,900 sf	850-1,800 sf	800-1,310 sf
Building Height	19-23'	27-31'	32'
Proposed Parking:			
Garages	36	40	45
On-site	34	9	17
On-street	-	11	7
Total Parking	70	79	69
Required Parking	52	60	56

Affordable Housing and Density Bonus

In meeting the City's affordable housing requirements, the project is eligible for provisions of the State Density Bonus Law (Chapter 4.3 of the Government Code) and Division 19.25 of the Novato Municipal Code. As such, the project's base density is proposed at 22 units. With provision of 10% of the units for low-income households and 10% for moderate-income households, the project qualifies for a 25% density bonus, resulting in a total project size of 28 units. The project also qualifies for zoning concessions and waivers to assure affordability of the project.

Since the calculation of the number of affordable units required results in fractional units (2.2 low-income and 2.2 moderate-income units), the applicant proposes to provide 2 low-income units and 2 moderate-income units and pay a proportional in-lieu fee for the 0.4 fractional unit.