



REPORT TO DESIGN REVIEW BOARD

SUBJECT: 800 Mission Ave. (“Aegis Living San Rafael”) – Review final details on the upper-story stepback along the Mission Avenue elevation, the landscaping of all outdoor common areas (patios and terraces), and the articulation to the north elevation of an approved 103-room/105-bed residential care facility with memory care services located on two vacant parcels at the northwest corner of Lincoln and Mission Ave. A Use Permit and an Environmental and Design Review Permit were approved for the project, subject to conditions, on October 12, 2021; APNS: 011-184-08 & -09; Multifamily Residential – High Density (HR1) District Zone; Geoff Forner, Applicant; ASG San Rafael, LLC, Owner; Downtown Neighborhood.

BACKGROUND

On June 8, 2021, the Design Review Board (Board) reviewed and unanimously (5-0 vote) recommended approval to the Planning Commission (Commission) a project proposing to construct a new 103-room/105-bed residential care facility with memory care services, located at the northwest corner of Lincoln and Mission Avenues, subject to the following conditions: 1) Provide additional stepback of the upper-story along the Mission Ave elevation; 2) Update the landscape plan to show the proposed landscaping at all outdoor common areas (patios and terraces); and 3) The applicant is encouraged to explore providing greater articulation to the north elevation to help break up perceived visual bulk.

The Board requested these design changes be incorporated into the project plans prior to Commission review and return for final review, as a consent calendar item, after Planning Commission approval. On October 12, 2021, the Commission reviewed and approved (5-1-1 vote; Previtali no; Harris absent) the project, subject to conditions which included final consent calendar review of the recommended design changes.

ANALYSIS

Upper-Story Stepback

Board Recommendation. Provide additional stepback of the upper-story along the Mission Ave elevation.

Staff’s Comments. The project has been redesigned to provide greater stepback of the upper-story along the Mission Ave. elevation. The previous design provided primarily a 2-foot stepback of the 5th floor along the Mission Ave. elevation. The redesign pulls back a majority of the residential rooms 8 feet from the building edge to create private terraces. This is in addition to the previous removal of two residential rooms to stepback the upper-story away from the dome tower feature and create a new common outdoor terrace on the 5th floor.

August 2021 DRB Design



October 2021 Planning Commission Approved Design



APPROVED FOR PUBLIC	
REVISION	REASON FOR DATE
SHEET NUMBER	6.1

Site Landscaping

Board Recommendation. Update the landscape plan to show the proposed landscaping at all outdoor common areas (patios and terraces).

Staff's Comments. The project plans have been updated to provide comprehensive landscape plans for the ground-level as well as common outdoor terrace areas at the rear of the 2nd floor and along building edge of the 5th floor (See Sh. 12-16 of the approved plans for site landscape details; Exhibit 1).

The project is required to landscape 50% of the required front and street side setbacks or 1,921.5 sq. ft. of street front landscaping. The project provides 2,743 sq. ft. of street front landscaping. In addition, the project provides site landscaping throughout outdoor terraces located on the 2nd and 5th floors. This landscape plan provides a cohesive plant palette through a combination of new trees, shrubs and grasses, vines and seasonal (i.e., annuals and perennials) plantings. The site landscaping proposes to remove all five (5) existing street trees along the Lincoln Avenue frontage and install three (3) replacement trees (36"-box size).

Greater Articulation

Board Recommendation. The applicant is encouraged to explore providing greater articulation to the north elevation to help break up perceived visual bulk.

Staff's Comments. The project plans have been updated to provide greater articulation and interest to the north elevation, including: the upper-story is heightened with belly band trim, distinct exterior color (light tan) and additional windows (See Sh. 9.1 of the approved plans, "North Elevation – Proposed"; Exhibit 1). This is in addition to the previous addition of a 3-story architectural metal trellis feature to match a similar trellis located along the west elevation.

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Architectural logo (M) at the top.

REVISION	DATE

9.1

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Architectural logo (M) at the top.

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NEIGHBORHOOD CORRESPONDENCE

Notice of the Board's final review of details for the project was conducted in accordance with noticing requirements contained in Chapter 29 of the Zoning Ordinance. A Notice of Public Hearing was mailed to all property owners and occupants within a 300-foot radius of the subject site, the appropriate neighborhood groups (Lincoln/San Rafael Hill Neighborhood Association and the Federation of San Rafael Neighborhoods), and all other interested parties, a minimum of 15 calendar days prior to the date of this continued Board meeting. Additionally, notice was posted on the site at the corner of Lincoln and Mission Avenues, a minimum of 15 calendar days prior to the date of this Board meeting.

At the time of the distribution of staff's report to the Board, staff had received one (1) written comment as a result of the noticing. The comments in support of the project believe "...the design is an asset to our city and reflects our Mission heritage." These comments are attached as Exhibit 2.

CONCLUSION

Planning staff believes the level of details provided meets the Board's prior recommendations and improves the overall design of the approved project.

EXHIBITS

1. Approved Project Plans
(https://storage.googleapis.com/proudcity/sanrafaelca/uploads/2021/09/Aegis-San-Rafael-PC-revisions_9.01.21.pdf)
2. Public Comments

cc: ASG San Rafael, LLC – C/o Bryon Ziegler (email only)
Geoff Forner (email only)

Steve Stafford

From: Valerie Wong <[REDACTED]>
Sent: Monday, November 1, 2021 3:57 PM
To: Steve Stafford
Subject: 800 Mission Ave

We are very close neighbors to the proposed project and favor its approval at design review. The design is an asset to our city and reflects our Mission heritage. We live on Laurel Place and look forward to seeing Aegis complete this project. Thanks for keeping us up to date.. Rob Jordan

Sent from my iPhone