



FINAL ARB ACTION MEMO

Date: November 20, 2023

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Absent
Frank Stoner: Present
Dade Van Der Werf: Present
Taro Matsuno: Present

Staff:

Margaret Maliszewski
Mariah Gleason

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:01 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS

a. **ARB2023-92: Dunlora Park 2**

Location: Vacant, graded lots located at the southeast corner of the intersection of Dunlora Drive and Varick St., approximately 280' from Rio Road East.

Proposal: To construct three attached townhouse units on individual, existing lots.

Staff Contact: Mariah Gleason
Representative: Chris Schooley

Motion: Mr. Stoner moved to approve the proposal with the conditions listed in the staff report, as follows:

1. Revise the Elevations and Exterior Selections document to indicate material selections for the side and rear elevations of Lots 29-31.
2. Revise Lot 31 to amend the arctic white siding color to a muted earth tone compatible with siding colors on existing attached units within the development.
3. Revise the architectural drawings and/or landscaping on Lot 31 to eliminate the appearance of blankness on the west elevation.
4. If trees will be added to eliminate the appearance of blackness on the west elevation of Lot 31, 1) a site plan amendment will be needed, 2) the plants must be chosen from the approved list of recommended species, and 3) the following standard landscaping note must be included on the plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height;

the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”

5. Revise the architectural drawings to indicate conformity with the EC window glass criteria.
6. Provide information to indicate where the mechanical equipment will be located. If fencing will be used to screen the equipment, provide a detail and indicate the material of the fence. Note that a site plan amendment may be required depending on the location of the mechanical equipment and screening technique.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 4:0. (Hancock absent)

WORK SESSIONS

- a. **Discussion: Presidio/Alto View Apartments:** Creation of images for ARB review

Staff: Margaret Maliszewski

Presenter: Bob Pineo, Design Develop

Bob Pineo gave a slide presentation summarizing the technology used to create 3D images for ARB and other related applications and discussed with the Board the challenges particular to the Presidio project.

- b. **Comp Plan Goals and Objectives**

Staff: Margaret Maliszewski, Tori Kanellopoulos

Staff presented the draft goals and objectives for the Historic, Scenic and Cultural Resources chapter of the Comp Plan. The ARB provided comments related to the future trajectory of development, scenic highways, quality design balanced with renewable energy and sustainable materials, and incentives for historic preservation.

OTHER BUSINESS

- a. **Minutes Approval:**

Motion: Mr. Van Der Werf moved for approval of the minutes from the November 6, 2023, ARB meeting.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 4:0. (Hancock absent)

- b. **Other items from staff or ARB members:** None.

- c. **Next ARB Meeting:** Monday, December 4, 2023, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 2:30 p.m. to the next ARB meeting on Monday, December 4, 2023, at 1:00 p.m.