



DRAFT ARB ACTION MEMO MINUTES

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: Mr. Henningsen noted that he would need to leave the meeting at 2:40 and would turn the meeting over to Mr. Van Der Werf at that time.

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

Mariah Gleason gave a Power Point presentation summarizing the staff report. ARB members had no questions for staff. The applicant had no formal presentation and said that the staff recommendations were reasonable. Board members had no questions for the applicant. In discussion, ARB members acknowledged the applicant's acceptance of the staff recommendations. Mr. Stoner questioned the compatibility of the new designs with the existing neighborhood. Ms. Gleason stated that the townhouses would look different, but the appearance would be tempered by distance and orientation, and the level of compatibility was expected to be appropriate given those factors.

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

Margaret Maliszewski noted that the ARB had discussed earlier in the year the discrepancy between the submitted renderings and the completed project at the Presidio Apartments site (Alto View). She noted that Bob Pineo of Design Develop was present to talk about the technology used to create the types of 3D images submitted for ARB review. Mr. Pineo gave a slide presentation, describing his firm and noting the technology and applications used in his work. He stated that accurately representing tree cover was the challenge particular to the Presidio project, but the buildings and other site elements were accurately represented. The ARB questioned the trees shown at the retaining walls in some of the images and wanted more information the point in the process when the trees were eliminated from the design. They asked what recourse there is when decisions are based on inaccurate perspectives/renderings.

- 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 (include this concept in an objective, coordinate with other chapters), scenic highways (can include an action step related to local regulation of scenic highways), quality design and renewable energy/sustainable materials (how to balance these), 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.

Mr. Van Der Werf reminded the ARB members that the County's cell tower regulations are under review and stated that he submitted a question asking if administrative approval will be available for changes to sites previously reviewed/approved by the ARB.

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.