



FINAL ARB ACTION MEMO / MINUTES

Date: November 18, 2024

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
Khris Taggart

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:04 p.m. and established a quorum.

DISCLOSURES: Mr. Stoner said that he would recuse himself from the Flow Hyundai discussion because his firm is working on the project.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

WORK SESSION: None.

Mr. Henningsen noted that the High School Center applicant was running late, so the order of regular review items would be switched.

REGULAR REVIEW ITEMS:

a. **ARB2024-50: Flow Hyundai**

Location: On the west side of Rt. 29, approximately 1280' south of the Rt. 29/Hilton Heights Rd. intersection

Proposal: To establish a Hyundai auto dealership consisting of one showroom with service bays; a carwash; storage, display, customer and employee parking; and associated site improvements on approximately 5.72 acres.

Staff Contact: Khris Taggart
Representative: Kevin Schafer

Khris Taggart summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Kevin Schafer addressed the ARB, focusing on the following issues: maintaining the columns on the interior of the building, visibility/screening of rooftop equipment, landscaping on the south side of the site, and the display pad. ARB members asked the applicant if the utility/landscape conflicts were

resolved (not yet). No members of the public spoke about the project. In discussion, the ARB agreed that the building volume was clear such that moving the columns was not required, but replacing parking spaces with trees on the south side was required. Mr. Matsuno said that the height of curbs and other related items must be considered in the representations of mechanical equipment and stressed the importance of coordinating landscaping with utilities.

Motion: Mr. Matsuno moved for approval of ARB2024-50: Flow Hyundai, with the conditions listed in the staff report, amended as follows:

1. Revise the architectural drawings to include the standard window glass note: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.
2. Revise the architectural drawings to include a note confirming that the window glass will not be heavily tinted.
3. Revise the architectural drawings to provide heights for the equipment and parapet wall. Show how the equipment will be screened from the EC.
4. Revise the site plan to provide a dumpster enclosure detail.
5. Revise the architectural drawings to provide elevations of the battery storage building.
6. Revise the architectural drawings to include the standard mechanical equipment note: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
7. Revise the lighting plans to include all information on proposed building-mounted fixtures.
8. Revise the lighting plan to provide cutsheet information for the building-mounted lighting.
9. Revise the photometric plan to show all decorative lighting or include a note that no decorative lighting is proposed.
10. Revise the landscape plan to show increased landscaping south of the site entrance along Rt. 29.
11. Revise the site plan to remove two parking spaces along the southern perimeter of the site and shift the nearby trees into interior parking islands.
12. The vehicle display pad shown in the site plan is not approved. Revise the submittal documents to remove the vehicle display pad from the plan.
13. Revise the landscape plan to indicate the specific groundcover species proposed to be planted within the RWSA waterline easement. Ensure that the species chosen is included in the County's recommended species list.
14. Revise the landscape plan to specify the individual trees that will remain in the designated "area of preserved trees" located near the southwest corner of the site.
15. Revise the site plan to show tree protection fencing coordinated throughout the site plan set.
16. Please note separate sign applications are required for all proposed signs.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0. (Hancock absent, Stoner recused)

b. ARB2024-49: High School Center 2

Location: 190 Lambs Lane

Proposal: To construct a new high school center building with associated site improvements on a portion of the existing campus.

Staff Contact: Margaret Maliszewski

Representative: Kylan Shirley, Kagan Squire, Matt Wertman

Margaret Maliszewski summarized the staff report in a PowerPoint presentation. Mr. Van Der Werf asked if there was any precedent or standards for relieving landscape requirements for safety (no standards set, but alternate planting may have been approved at one of the western schools). Mr. Stoner asked how far off the corridor the school would be (about a few hundred feet). Kylan Shirley and Kagan Squire addressed the ARB. Mr. Shirley summarized the proposal, noted the locations for the buff-colored brick,

stated that the intent of the mixed brick was to achieve a natural stone look – a biophilic design reference. He showed the shade of orange for the sun shades, noting that it matches the orange brick. He said that the bronze metal has an appropriate, earthier appearance. He explained that the one-story volumes were intentionally simple in design and clarified that one hood exhaust was located outside the equipment screen and did rise above it. He said that an existing waterline and proposed fiber optic line would make planting along the EC difficult. Matt Wertman added that landscape standards were relaxed at Brownsville school in 2019. Mr. Squire read a statement about SEPTED recommendations and the need for a clear line of sight into the property. ARB members asked the applicants about the mortar colors, the landscape issues and if shrubs could be planted (sometimes they can in the service authority easement; the applicant did not pursue this), and if the roof membranes would be visible (probably not). The ARB discussed the bronze metal color in detail, considering its relationship to other building colors and forms and to the sky, noting that the mountains are a key feature, and ultimately requesting illustrations showing other lighter metal colors for review. Members agreed that the small scale of the one-story volumes offset the impacts of any blankness. Board members were sympathetic to the safety considerations but felt low-level landscaping that helps offset the parked cars could be added without compromising safety.

Motion: Mr. Stoner moved for approval of the Certificate of Appropriateness for ARB-2024-49: High School Center 2 with the conditions listed in the staff report, amended as follows:

1. Provide samples of the buff-tan brick, the perforated metal panels, and the orange for the solar shades for review.
2. Coordinate references to the buff-tan brick throughout the drawings.
3. Provide illustrations of alternative lighter metal colors for review by the ARB.
4. Revise the drawings to clarify the appearance of the proposed glass film and the locations proposed for the film.
5. Revise the lighting plans to include legible light fixture cut sheets.
6. Revise the lighting plans to indicate the proposed color of the light fixtures and poles.
7. Include the locations of proposed wall mounted fixtures on the lighting plan and revise the photometrics accordingly.
8. Revise the lighting plan to show all information on proposed decorative light fixtures or state that no such fixtures are proposed.
9. Show tree protection fencing for the existing trees to remain in the southeast corner of the site.
10. Improve the appearance of the EC frontage with low-level landscaping to help screen parked cars.
11. Add the standard plant health note to the site 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.”
12. Note that separate building permit applications are required for all signs. No signs are approved with this submittal.

Mr. Henningsen seconded the motion.

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

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Vand Der Werf moved for approval of the minutes from the November 4, 2024, ARB meeting.

Mr. Stoner seconded the motion.

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

b. Other items from staff or ARB members:

- i. Mr. Stoner asked if there was an update on the EC Guidelines work. Staff said there was none.

- ii. Mr. Van Der Werf noted that some applicants' submittal documents are quite large, can take a long time to upload and can be cumbersome to navigate. He suggested that summary documents might be helpful.
- c. **Next ARB Meeting:** Monday, December 2, 2024, 1:00 PM – Lane Auditorium
 - i. All members present said they plan to attend the meeting.

ADJOURNMENT

The meeting was adjourned at 2:15 p.m. to the next ARB meeting on Monday, December 2, 2024, at 1:00 p.m.