



FINAL ARB ACTION MEMO

Date: April 7, 2025

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

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

Staff:

Margaret Maliszewski

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:03 p.m. and established a quorum.

DISCLOSURES: Mr. Stoner disclosed that he would recuse himself from the Flow Mercedes discussion because his firm is involved in the project.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS:

a. ARB2025-24: Flow Mercedes

Location: 1313 Richmond Road

Proposal: To replace the existing auto dealership building with a new Mercedes-Benz showroom of approximately the same size and to undertake associated site improvements.

Staff Contact: Margaret Maliszewski

Representative: Kevin Schafer

Motion: Mr. Van Der Werf moved for approval of the Certificate of Appropriateness for ARB2025-24 Flow Mercedes with the conditions listed in the staff report, without amendments, as follows:

1. Revise the color of the service building side elevation so that the blank wall will blend into the surroundings.
2. Provide in the architectural drawings the manufacturer's specifications for the window glass showing that VLT is not below 40% and VLR does not exceed 30%.
3. Add large shade trees along the frontage of the property to meet the frontage tree requirement (large shade trees, 3½" caliper at planting, 35' on center).
4. Revise the site plan to label the 8 parking spaces in front of the building by type.
5. Revise the limits of disturbance line to include the area of shrubs to be relocated.

Mr. Hancock seconded the motion.
The motion was carried by a vote of 4:0. (Stoner recused)

WORK SESSION:

a. CCP2021-02: AC44 Comp Plan: Review of Cultural Resources draft action steps

Staff Contact: Margaret Maliszewski

The ARB held a work session on the draft action steps for the Cultural Resources chapter of the Comp Plan. There was general agreement with the action steps and a few comments were provided for staff and the Comp Plan team.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Hancock moved for approval of the minutes from the March 3, 2025, ARB meeting.
Mr. Matsuno seconded the motion.
The motion was carried by a vote of 5:0.

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

c. Next ARB Meeting: Monday, May 5, 2025, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 1:55 p.m. to the next ARB meeting on May 5, 2025, at 1:00 p.m.