



FINAL ARB ACTION MEMO

Date: October 6, 2025

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

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

Staff: Margaret Maliszewski
Mariah Gleason

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES: Mr. Van Der Werf said that he would need to leave the meeting at 1:45. Mr. Henningsen disclosed that he would recuse himself from the Fasmart discussion because he worked with the firm on the original building design.

PUBLIC COMMENT: None

CONSENT AGENDA: None

REGULAR REVIEW ITEMS:

a. ARB-2025-22: Fasmart Store – Major Amendment

Location: 1248 Crozet Avenue

Proposal: To revise the exterior of the building by painting it black and adding Nichiha panels on a portion of the side elevation.

Staff Contact: Margaret Maliszewski
Representative: Eric Warner, GPM Investments

Motion: Mr. Van Der Werf made a motion for the applicant to return to the ARB with revisions to be discussed in a work session.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0 (Henningsen recused)

WORK SESSION:

b. ZTA2024-01: Rio29 Form-Based Code Update

The ARB held a work session on ZTA-2024-01: Rio29 Form-Based Code Update. After discussion, it was the consensus of the ARB that staff should return for another work session after additional research on trees and lighting.

Mr. Van Der Werf left the meeting at 1:45 PM.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Henningsen moved for approval of the minutes from the September 29, 2025, ARB meeting.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0. (Van Der Werf absent)

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

c. Next ARB Meeting: Monday, October 20, 2025, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 2:11p.m. to the next ARB meeting on Monday, October 20, 2025, at 1:00 p.m.