



FINAL ARB ACTION MEMO / MINUTES

Date: June 15, 2026

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

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

Staff:

Margaret Maliszewski

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

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA:

a. Approval of Minutes: June 8, 2026

Motion: Mr. Van Der Werf moved for approval of the consent agenda.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 3:0. (Matsuno and Henningsen absent)

REGULAR REVIEW ITEMS: None.

WORK SESSIONS:

a. ARB-2026-00008 – Vet Emergency Group Shell Building

Location: North corner of the intersection of Hydraulic Road and Swanson Drive

Proposal: To construct a veterinary clinic with associated site improvements.

Staff: Margaret Maliszewski

Representative: Juanita Li and Bob Pineo, Design Develop LLC

Margaret Maliszewski summarized the proposal in a PowerPoint presentation. ARB members had no questions for staff. Bob Pineo, Design Develop, addressed the ARB, sharing revisions intended to present a more holistic design, save trees, and incorporate vertical planting walls with an appearance and rhythm like those elsewhere in the development. He shared images to explain that the site wall would have little visibility from the street. ARB members confirmed that the intention was to retain

existing trees, asked if double-sided block was proposed (yes, the top 18"). In discussion, ARB members said that the applicant did a good job of responding to the ARB's comments and the grade was unfortunate. It was the consensus of the ARB that the project was moving in the right direction, that the site wall would likely have minimal visibility, that protecting existing trees was appropriate, and that the green screens and overall revised design fit well in the context.

b. ARB-2022-00061 – Vista 29: Rooftop equipment

Location: 415 Premier Cir., on the west side of Rt. 29, approximately 300' north of Westfield Rd.

Proposal: To install rooftop mechanical equipment that will be visible from the Entrance Corridor and to install a screen to limit visibility.

Staff: Margaret Maliszewski

Representative: Kurt Keesecker, BRW Architects

Margaret Maliszewski summarized the proposal in a PowerPoint presentation. ARB members had no questions for staff. Kurt Keesecker, BRW Architects, said that staff had summarized how we reached this point and presented a third color choice (Pebble Gray) which was in between the two original colors. ARB members had no questions for the applicant. In discussion, ARB members noted the degree of visibility and agreed that the new color would be most appropriate of the options presented.

Motion: Mr. Stoner moved to approve the rooftop equipment with equipment screen in color Pebble Gray as presented in the meeting.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0. (Matsuno and Henningsen absent)

c. Solar Guidelines

Proposal: To establish design criteria for rooftop solar installations in the Entrance Corridor Overlay District to be used by staff in the review of Countywide Certificate of Appropriateness applications.

Staff: Margaret Maliszewski

Margaret Maliszewski presented a PowerPoint presentation addressing the proposed distance from roof to panels on pitched roofs, and possible options for criteria for installations on flat roofs. After discussion, it was the consensus of the ARB that:

1. The maximum distance from roof surface to top of panels on pitched roofs should be 10".
2. Staff should pursue revised flat roof criteria to address roof-to-top-of-panel measurements, optimal panel angle, and panel size.
3. Staff should pursue additional flat roof criteria to address rooftop installations that represent independent design features that complement the building.

OTHER BUSINESS

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

b. Next ARB Meeting: Monday, July 6, 2026, 1:00 PM – Lane Auditorium

- i. Mr. Stoner said he would not be able to attend the July 6 meeting.

ADJOURNMENT

The meeting was adjourned at 1:55 p.m. to the next ARB meeting on Monday, July 6, 2026, at 1:00 p.m.