

# Design Review Board



## *Meeting Minutes*

**Mesa City Council Chambers - Lower Level, 57 East 1st Street  
Date: September 9, 2025 Time: 4:30 p.m.**

A meeting of the Design Review Board was held at 4:30 p.m.

**MEMBERS PRESENT:**

Chair Dane Astle  
Boardmember Ryan Circello  
Boardmember Denise Dunlop  
Boardmember Shelly Udall  
Boardmember David Winstanley

**MEMBERS ABSENT:**

Vice Chair Kyle Bell  
Boardmember Paul Johnson

**STAFF PRESENT:**

Mallory Ress  
Tulili Tuiteleleapaga-Howard  
Vanessa Felix

**OTHERS PRESENT:**

(\* indicates Boardmember or staff participated in the meeting using audio conference equipment)

**1 Call meeting to order.**

Chair Astle welcomed everyone to the meeting at 4:30PM.

**2 Consider the Minutes from August 12, 2025, Design Review Board Meeting.**

A motion to approve the Minutes from the August 12, 2025, Design Review Board Meeting was made by Boardmember Winstanley and seconded by Boardmember Circello.

**Vote: 5 – 0**

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Dunlop – Udall – Winstanley

NAYS – None

ABSENT – Bell – Johnson

ABSTAINED – None

**3 Discuss and provide direction on the following Preliminary Design Review cases:\***

- 3a DRB25-00458 "St. Vincent de Paul Medical Office,"** 0.6± acres located at 2352 West Main Street. Design Review for an existing building to allow a Medical Office. **(District 3)**

**Staff planner Tulili Tuiteleleapaga-Howard presented the case.**

See attached presentation.

**Staff planner Tulili Tuiteleleapaga-Howard summarized the case:**

- Ensure that the choice of plantings does not detract from the building design
- Provide an alternative to hop seed bush, such as a Texas sage or something similar, with an airy structure that grows up to 4' in height.

- 3b DRB25-00570 "Sprouts Farmers Market - Fiesta,"** 15.8± acres located at 1110 West Southern Avenue. Design Review for an existing multi-tenant commercial development. **(District 3)**

**Staff planner Tulili Tuiteleleapaga-Howard presented the case.**

See attached presentation.

**Staff planner Tulili Tuiteleleapaga-Howard summarized the case:**

- No comments

- 4 Staff Update:** Meetings will be held in the new City Chambers next month.

- 5 Adjournment:** Boardmember Winstanley moved to adjourn the meeting and was seconded by Boardmember Circello.

Vote: 5 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Dunlop – Udall – Winstanley

NAYS – None

ABSENT – Bell – Johnson

ABSTAINED – None

The meeting was adjourned at 5:01 p.m.

Respectfully submitted,

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Chair Dane Astle



# DRB25-00458

## St. Vincent de Paul Medical Office





# Request

- Design Review
- To allow for a 10,289 SF Medical Office

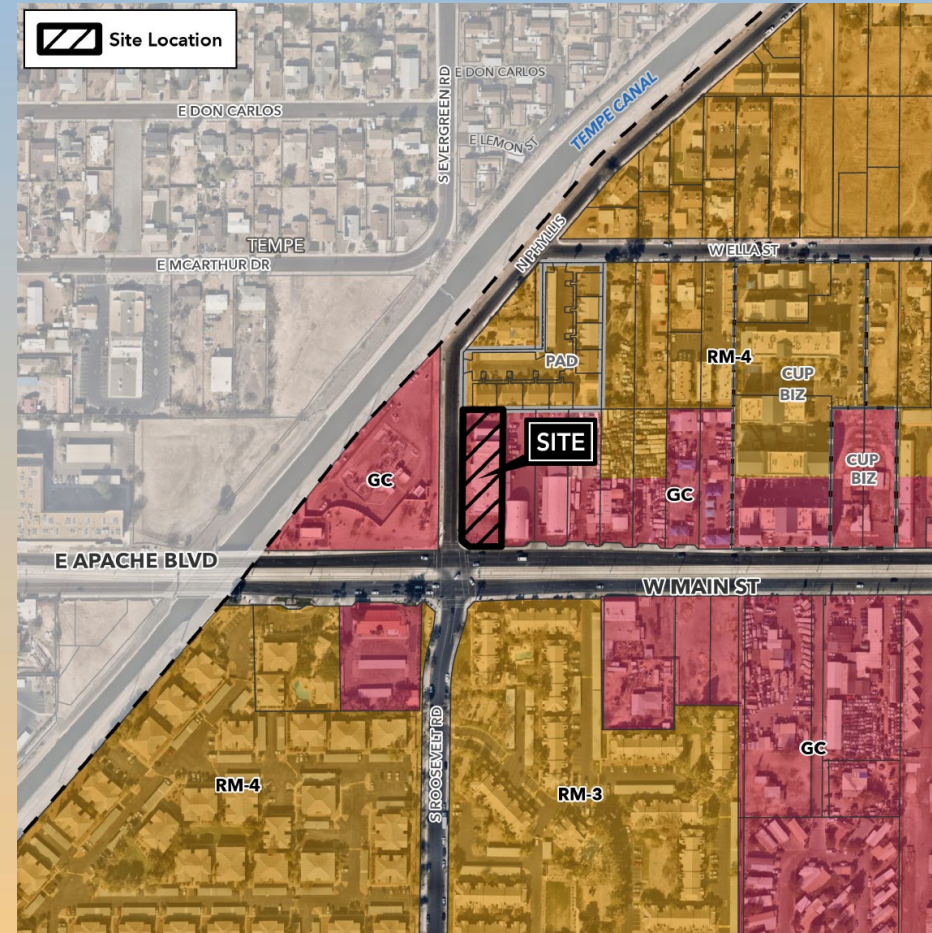






# Location

- North side of Main Street
- East of Phyllis Street







# Site Photo



Looking north from Main Street





- 10,289 SF building
- 26 provided parking spaces





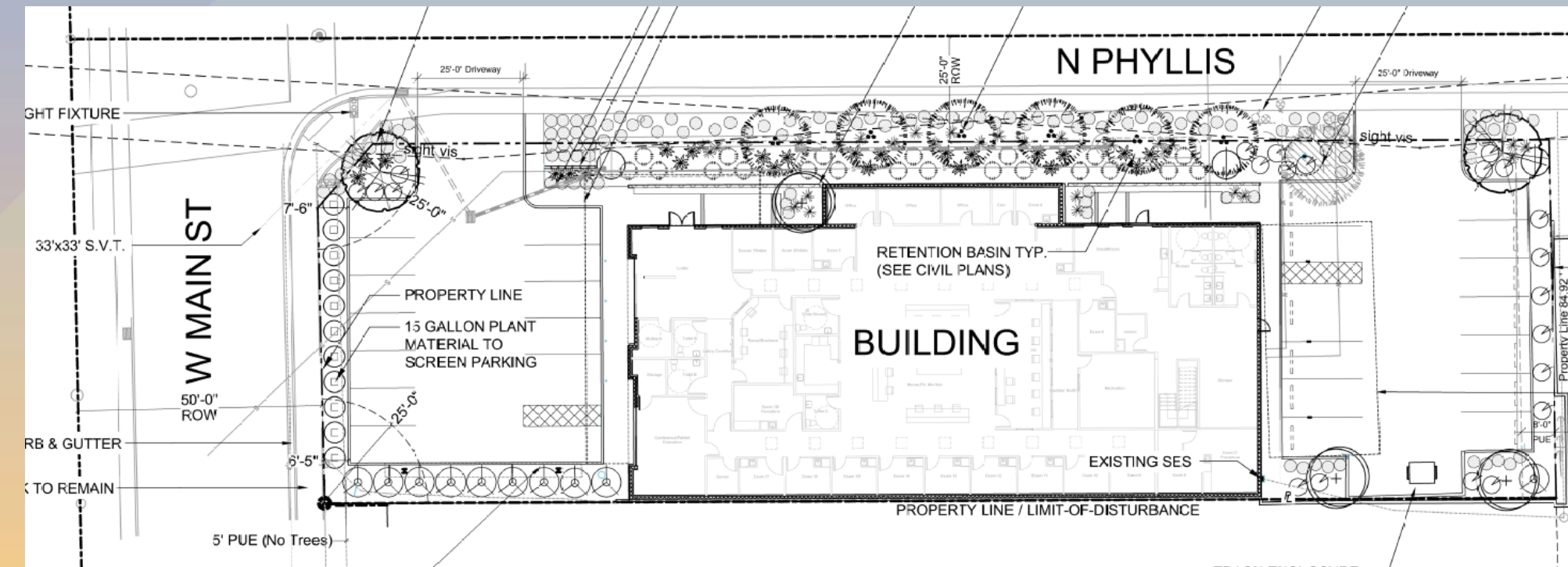
# Landscape Plan

**LANDSCAPE LEGEND** ALL TREES TO MEET OR EXCEED A N.A. SPEC.  
During bid it shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

TREES	SIZE	QTY
Prosopis alba Argentine mesquite	48" bch, matching	2
Quercus Virginiana Southern Live Oak	24" box, standard	6
Caesalpinia mexicana (tree form) Mexican Bird of Paradise Tree	36" bch	3
Existing Mesquite Tree to remain and be protected	selectively trim to 7' canopy	1
SHRUBS	SIZE	QTY
Muhlenbergia rigens Deer grass	5 gal.	21
Hesperaloe parviflora "Yellow" Yellow Yucca	5 gal.	30
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	3
Leucophyllum frutescens "Green Cloud" Compact Green Cloud Sage	5 gal.	22
Hesperaloe funifera Giant Hesperaloe	5 gal.	24
Tecoma stans Yellow Bells	15 gal.	13
Dodonaea viscosa Green Hopseed Bush	15 gal.	11
Lantana montevidensis Trailing Lantana "Purple & Gold Meand" 50/50 Mix for Colors	1 gal.	127
INERT MATERIAL	SIZE	
Decomposed Granite-3/4" Screened Rock Pros Mahogany 2" min thickness in all landscape areas		
SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL		

## TREE CALCULATIONS

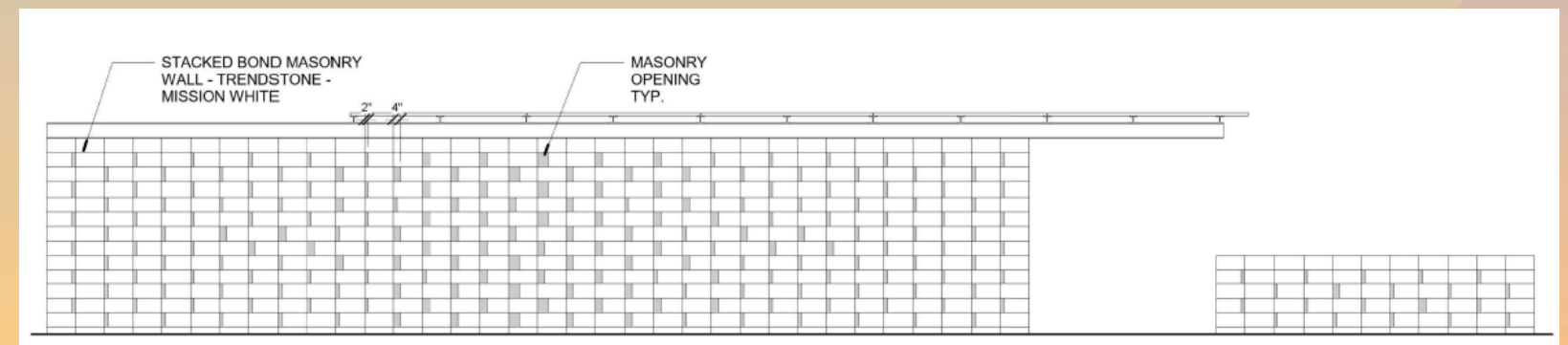
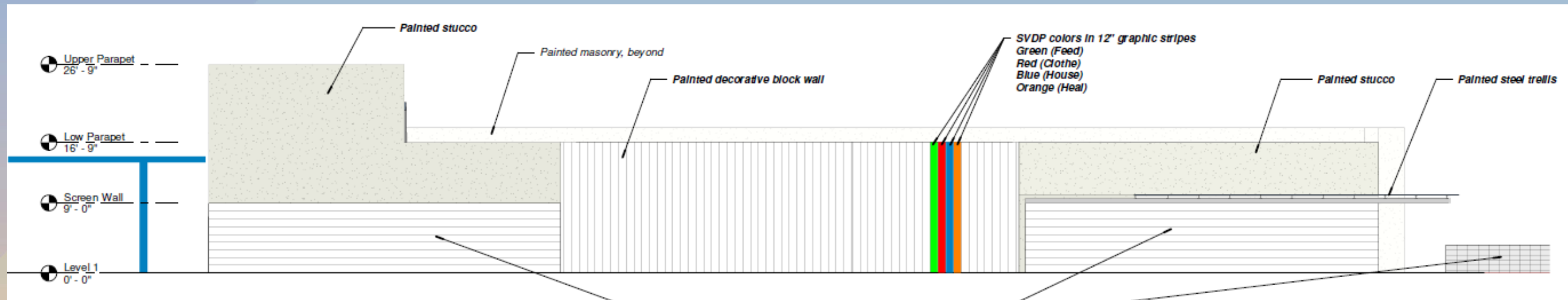
TREES	CANOPY SIZE	x	QTY	=	SQFT
Prosopis alba	314 sqft.		2		628
Argentine mesquite	254 sqft.		6		1,524
Quercus Virginiana	176 sqft.		3		528
Southern Live Oak	314 sqft.		1		314
Caesalpinia mexicana (tree form)					
Yellow Mexican bird-of-paradise					
Existing Mesquite Tree to remain and be protected					
<b>TOTAL</b>				<b>SQFT</b>	<b>%</b>
Total Square Footage of Site: 28,492				2,994	10.5%





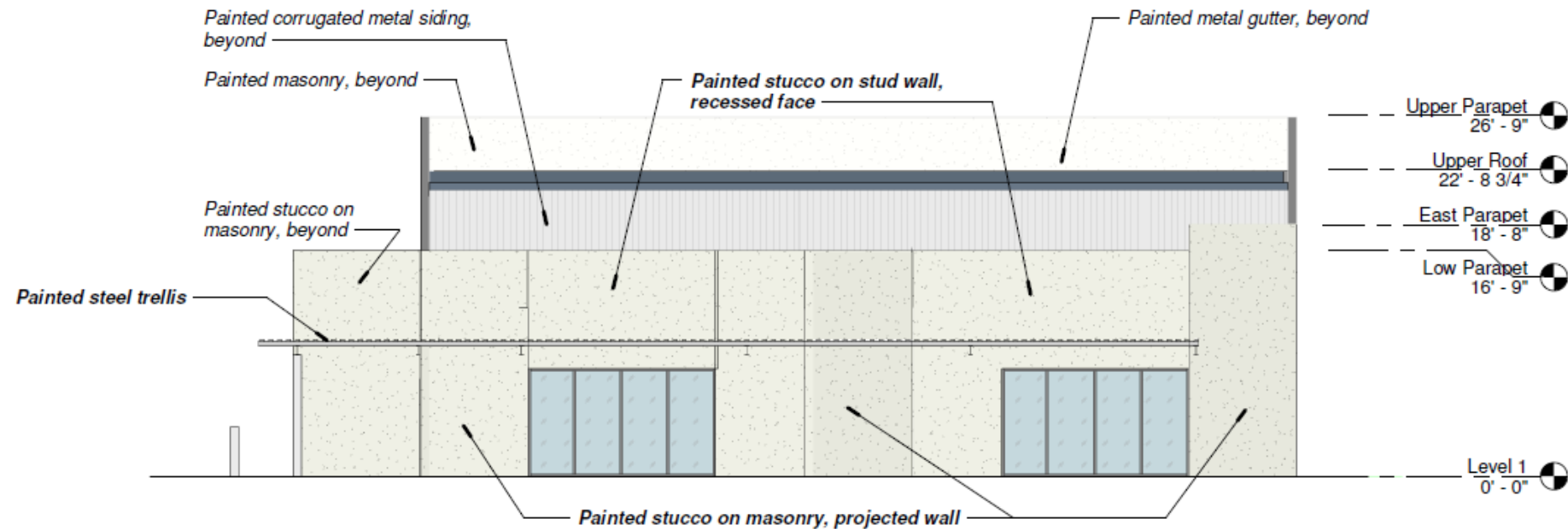


# Elevations





# Elevations

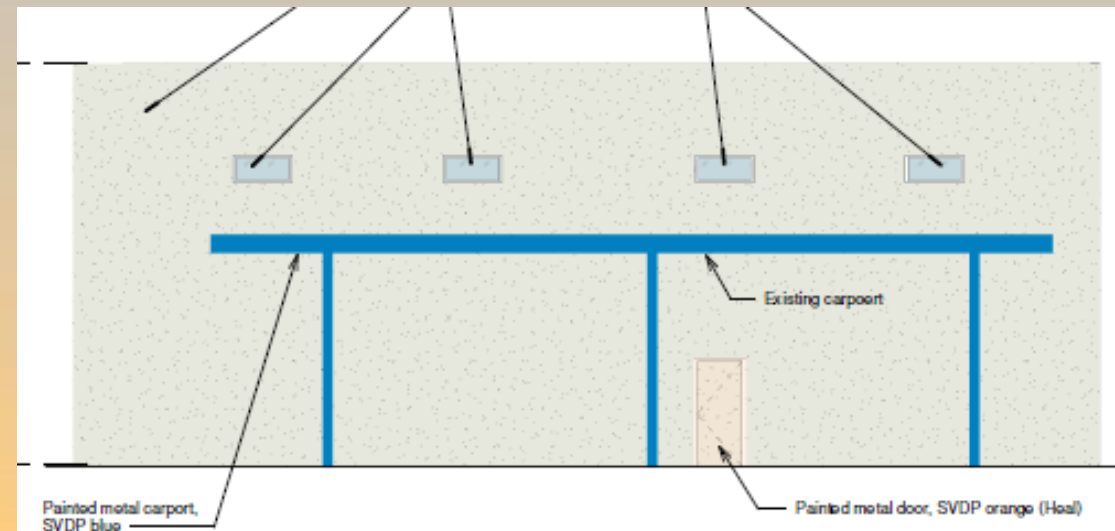
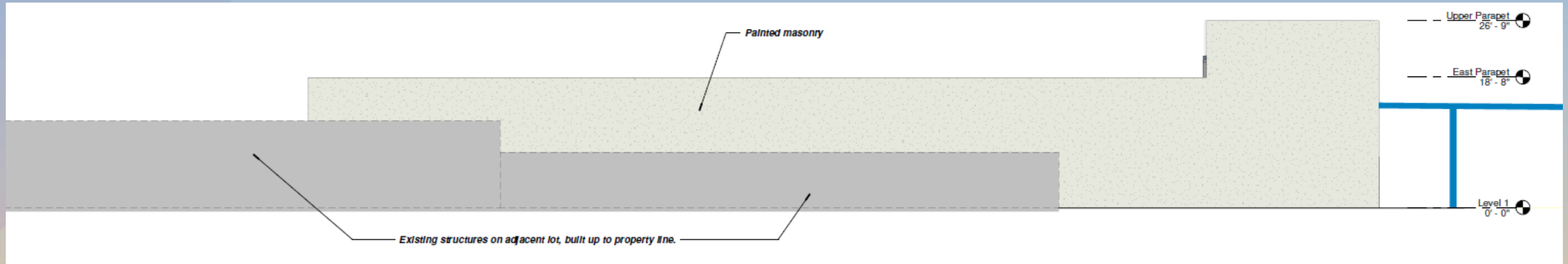


③ COLORED ELEVATION - SOUTH  
1/8" = 1'-0"





# Elevations







# Renderings







# Renderings







# Colors and Materials







# Alternative Compliance

- ✓ *Wall Articulation:* Publicly-visible facades may not have blank, uninterrupted wall lengths exceeding 50 feet without a change in plane.
- ✓ *Materials and Colors:* No more than 50% of a total façade may be covered with one (1) single material.
- ✓ *Materials and Colors:* Predominant façade colors shall be low reflectance, subtle, neutral or earth tone colors.



# Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Proposed Alternative Compliance

***Staff welcomes any feedback***





# DRB25-00570

## Sprouts Farmers Market – Fiesta



# Request

- Design Review
- For existing multi-tenant commercial center

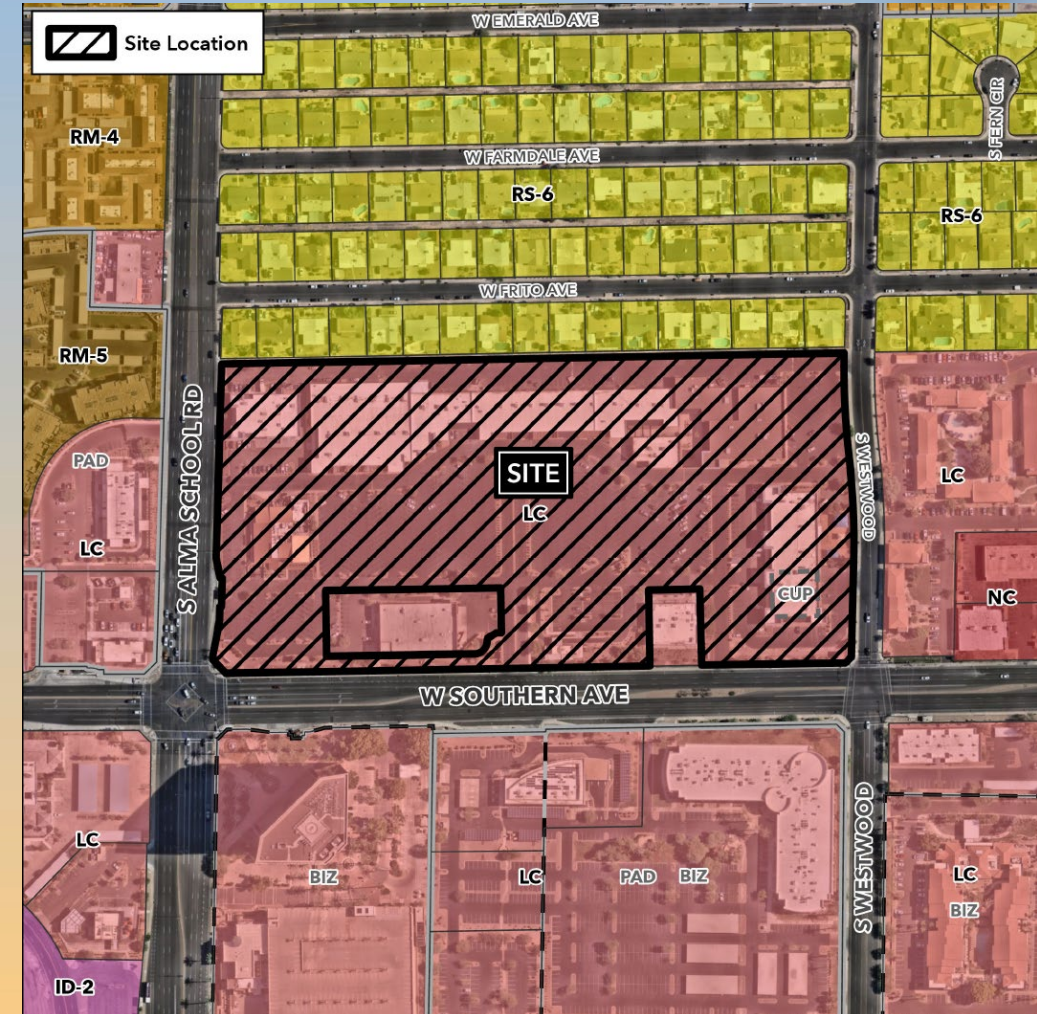






# Location

- North side of Southern Avenue
- East of Alma School Road







# Site Photos



Looking north from Southern Ave





# Site Photos



Looking northeast from Southern Ave





# Site Aerial Photo

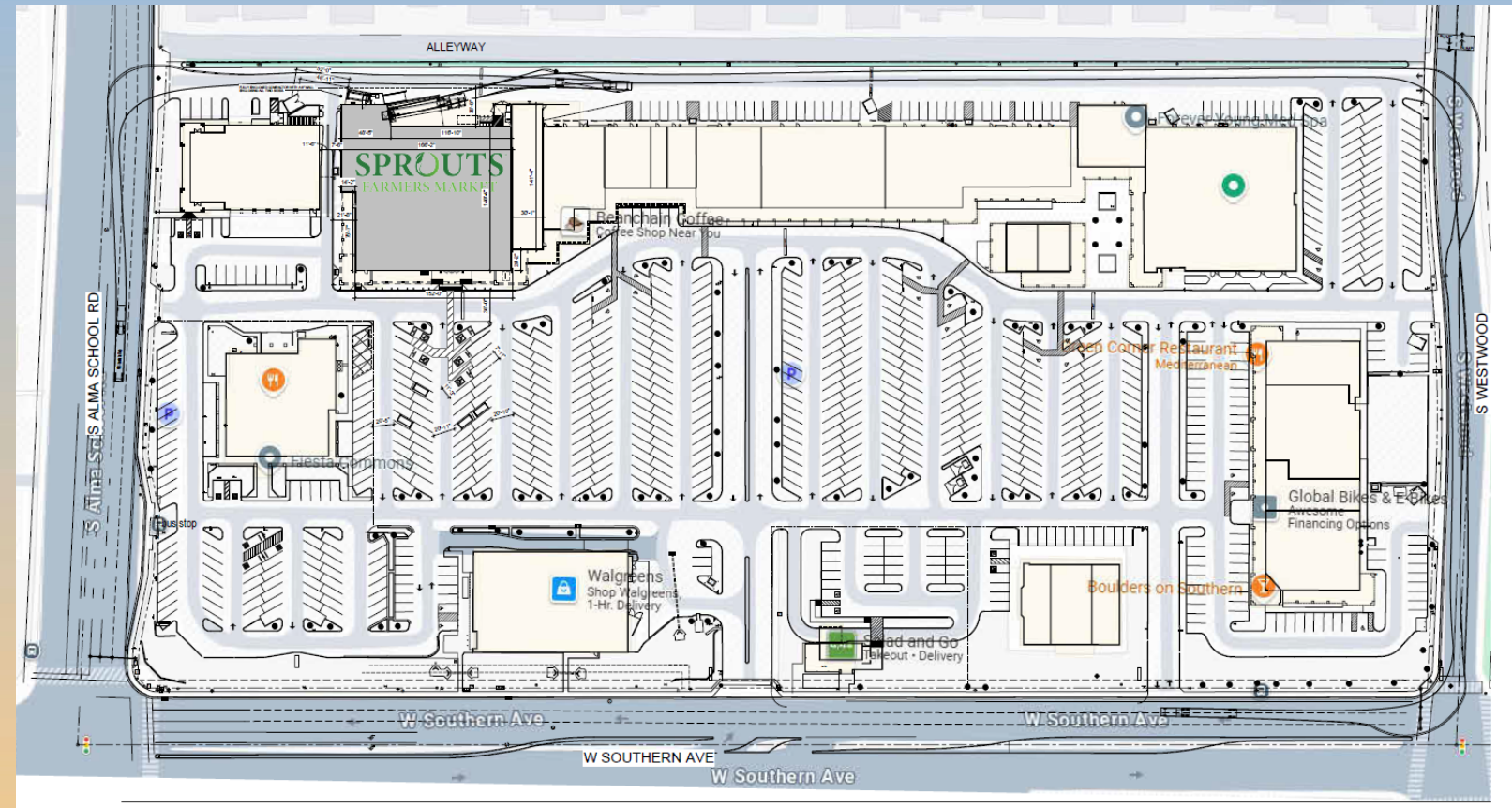






# Site Plan

- Overall commercial center: 120,000 SF
- Façade upgrade to accommodate Sprouts





# Elevations







# Elevations



**SOUTH ELEVATION - PART 1/4**

SCALE: 1" = 10'-0"



**SOUTH ELEVATION - 2/4**

SCALE: 1" = 10'-0"

## MATERIALS & COLORS

	(1) PAINTED BRICK/STUCCO
	(2) PAINTED BRICK/STUCCO
	(3) PAINTED BRICK/STUCCO
	(4) PAINTED BRICK/STUCCO
	(5) PAINTED BRICK/STUCCO
	(6) PAINTED BRICK/STUCCO
	(7) PAINTED BRICK/STUCCO
	(8) PAINTED BRICK/STUCCO
	(9) PAINTED BRICK/STUCCO
	(10) PAINTED BRICK/STUCCO







# Elevations



**SOUTH ELEVATION - 3/4**

SCALE: 1" = 10'-0"



**SOUTH ELEVATION - 4/4**

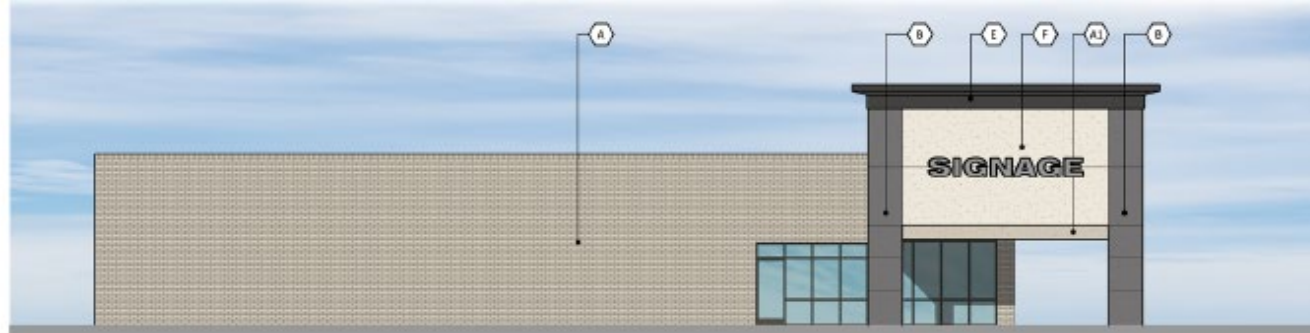
SCALE: 1" = 10'-0"







# Elevations



**NORTH ELEVATION BLD.2**

SCALE: 1" = 10'-0"



**SOUTH ELEVATION BLD.2**

SCALE: 1" = 10'-0"





# Elevations



WEST ELEVATION BLD.2







# Renderings





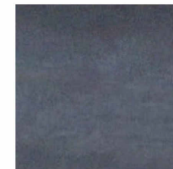
# Renderings



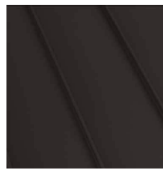




# Colors and Materials



**STOREFRONT  
FINISH**  
"DARK BRONZE"  
(M01)



**STANDING SEAM  
METAL ROOFING**  
BERRIDGE  
"AGED BRONZE"  
(M03)



**PAINT**  
PPG 1009-1  
"TUNDRA FROST"  
(P06)



**PAINT**  
PPG 1142-6  
"JERICOHO JADE"  
(P07)



**PAINT**  
PPG 1000-5  
"BEAR CUB"  
(P10)



**PAINT**  
PPG 1024-4  
"MOTH GRAY"  
(P12)



**PAINT**  
PPG 1006-7  
"METROPOLIS"  
(P15)



**PAINT**  
EXISTING BRICK  
MOTH GRAY  
(P20)



**STONE VENEER**  
CORONADO STONE  
OLD WORLD LEDGE  
"ANTIQUE CREAM"  
(SV02)



**SILL**  
CORONADO STONE  
900 SERIES  
"GREY"  
(SV01)



**PAINT**  
CUSTOM  
PMS-2465  
(BC01)



# Findings

Staff is seeking review and recommendation on the following:

- ✓ Proposed building elevations

***Staff welcomes any feedback***





# Design Review Board





