

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:*

City of Mesa – Design Review Board – September 9, 2025 – Meeting Minutes

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 Tuiteleapaga-Howard presented the case.
See attached presentation.

Staff planner Tulili Tuiteleapaga-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 Tuiteleapaga-Howard presented the case.
See attached presentation.

Staff planner Tulili Tuiteleapaga-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

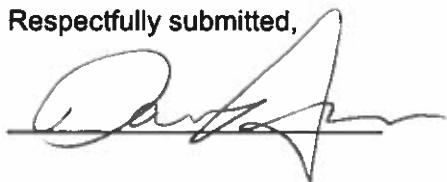
NAYS – None

ABSENT – Bell – Johnson

ABSTAINED – None

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

Respectfully submitted,



Chair Dane Astle



DRB25-00458

St. Vincent de Paul Medical Office

Tulili Tuiteleapaga-Howard, Planner II

September 9, 2025



Request

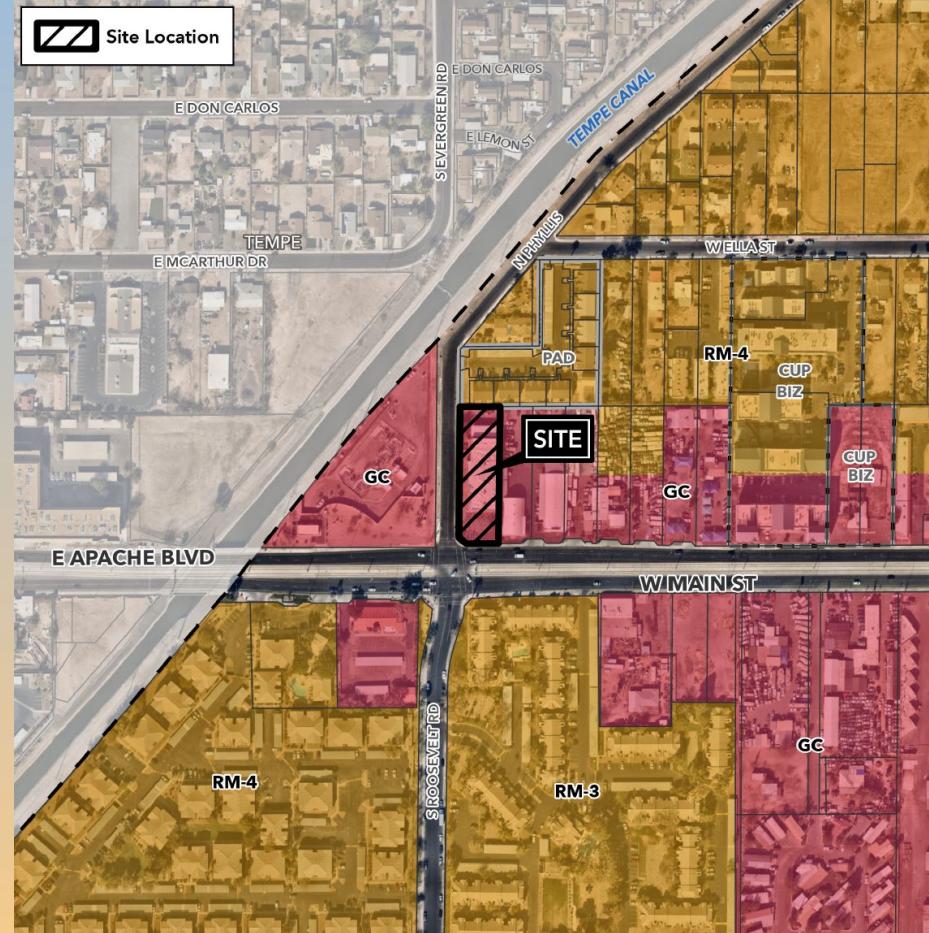
- Design Review
- To allow for a
10,289 SF
Medical Office





Location

- North side of Main Street
- East of Phyllis Street





Site Photo

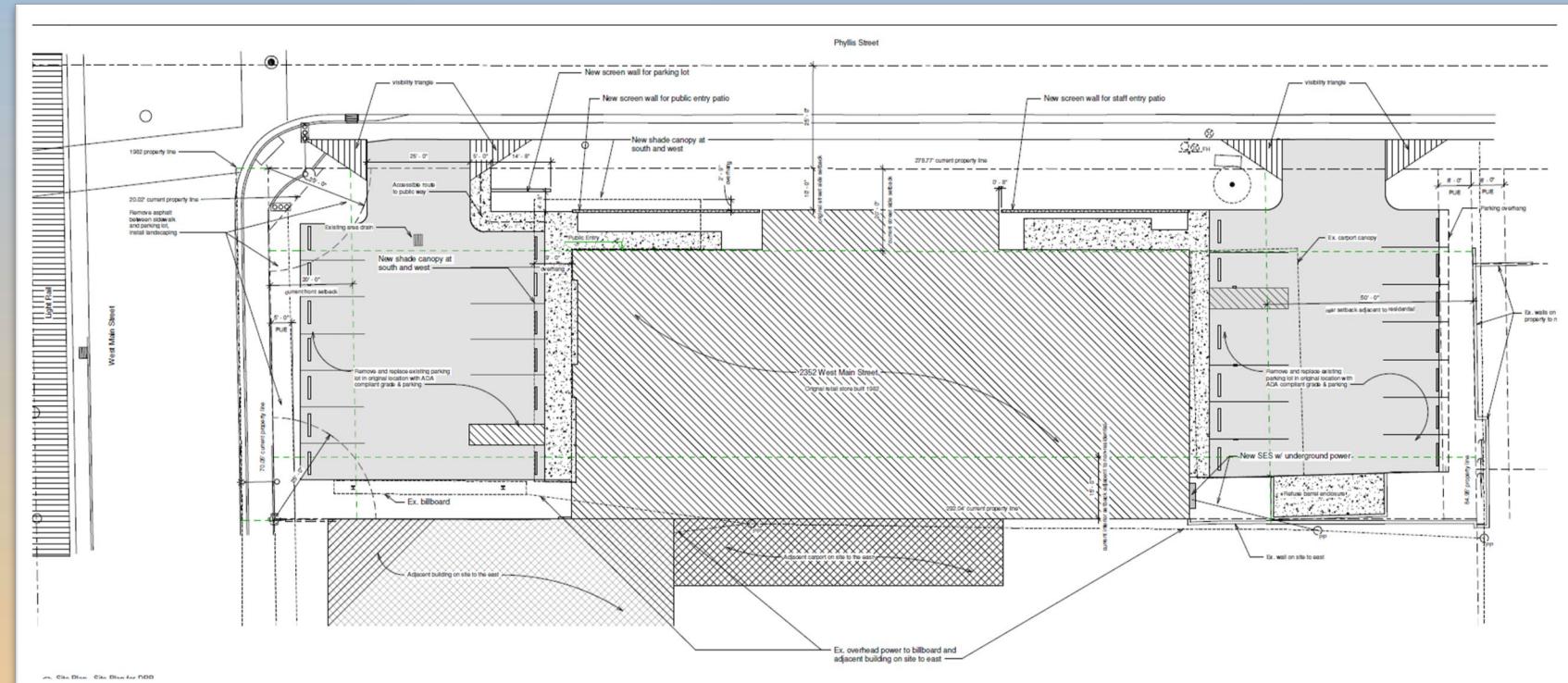


Looking north from Main Street



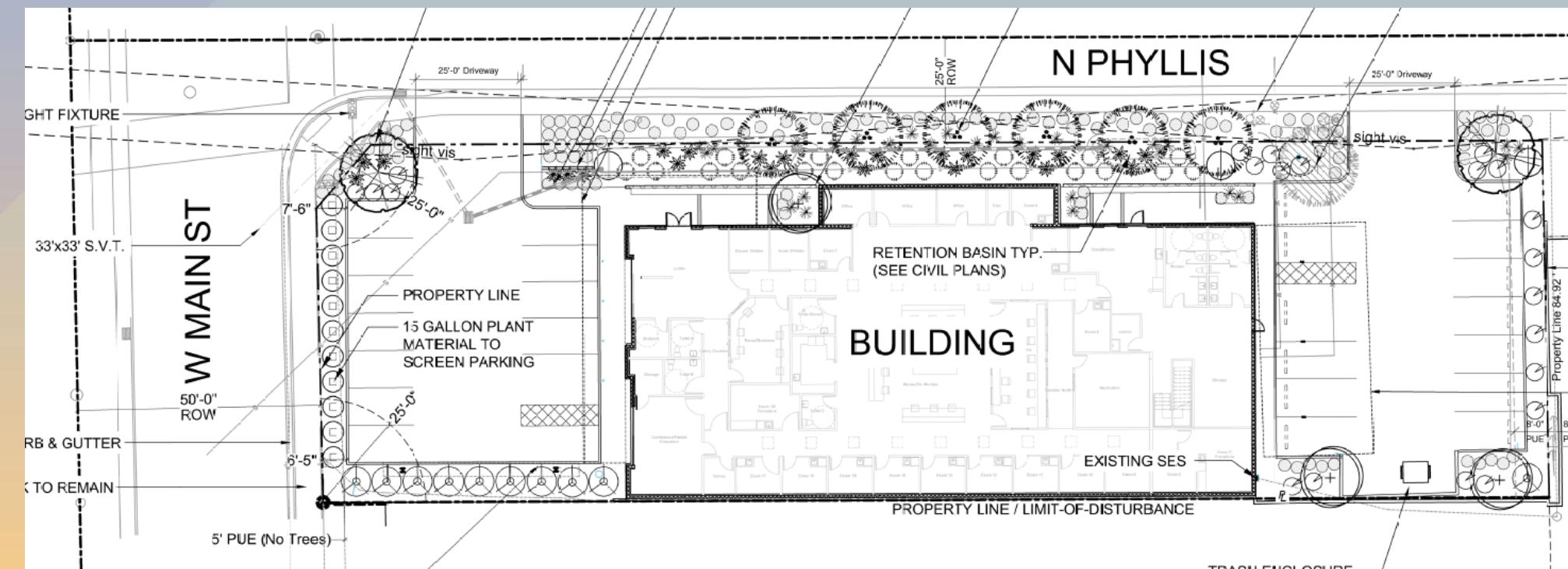
Site Plan

- 10,289 SF building
- 26 provided parking spaces





Landscape Plan

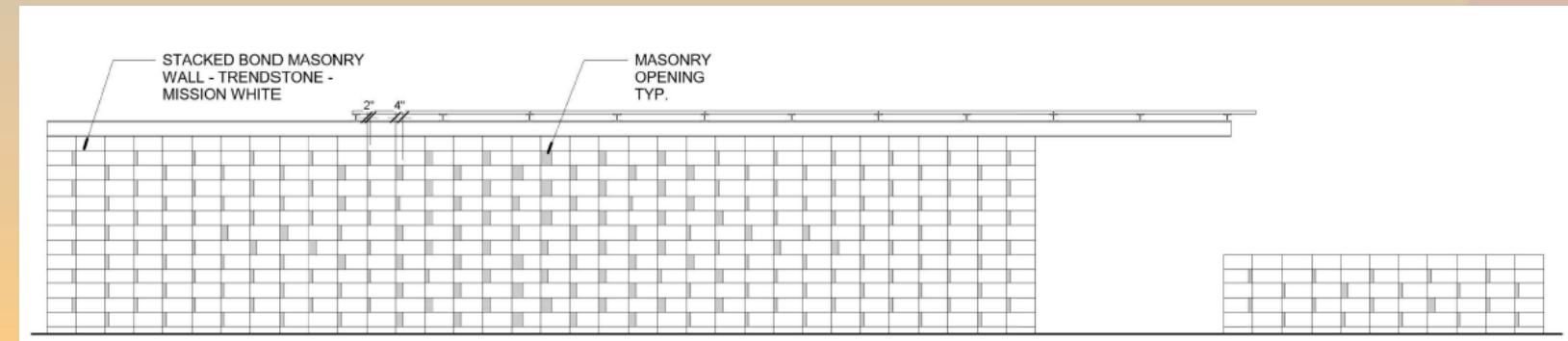
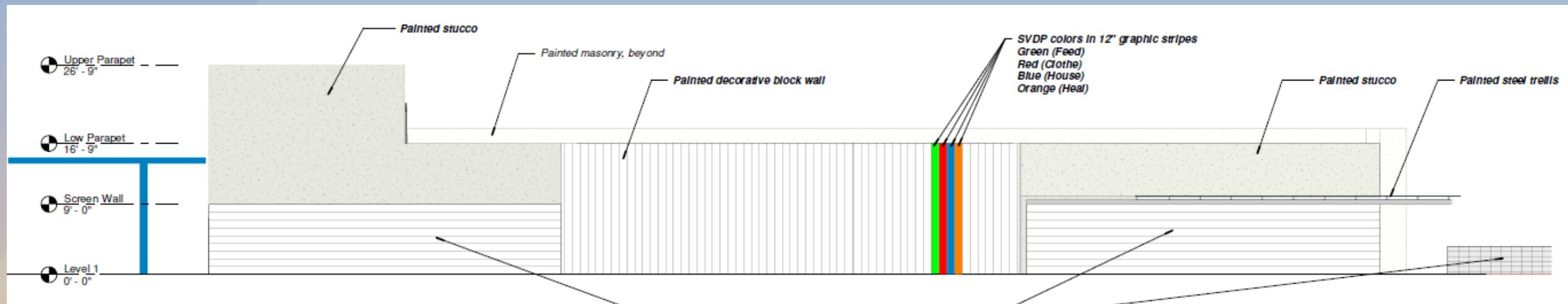


LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECS
During bid it shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor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

TREES	SIZE	QTY
Prosopis alba Argentine mesquite	48" box, matching	2
Quercus Virginiana Southern Live Oak	24" box, standard	6
Caesalpinia mexicana (tree form) Mexican Bird of Paradise Tree	36" box	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.	10
Dodonaea viscosa Green Hopseed Bush	15 gal.	11
Lantana montevidensis Trailing Lantana 'Purple & Gold Mound'	1 gal.	127
	50/50 mix for Colors	
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 Argentine mesquite	314 sqft.	2 = 628
Quercus Virginiana Southern Live Oak	254 sqft.	6 = 1524
Caesalpinia mexicana (tree form) Yellow Mexican bird-of-paradise	176 sqft	3 = 528
Existing Mesquite Tree to remain and be protected	314 sqft	1 = 314
TOTAL	SQFT	%
Total Square Footage of Site	28,492	10.5%

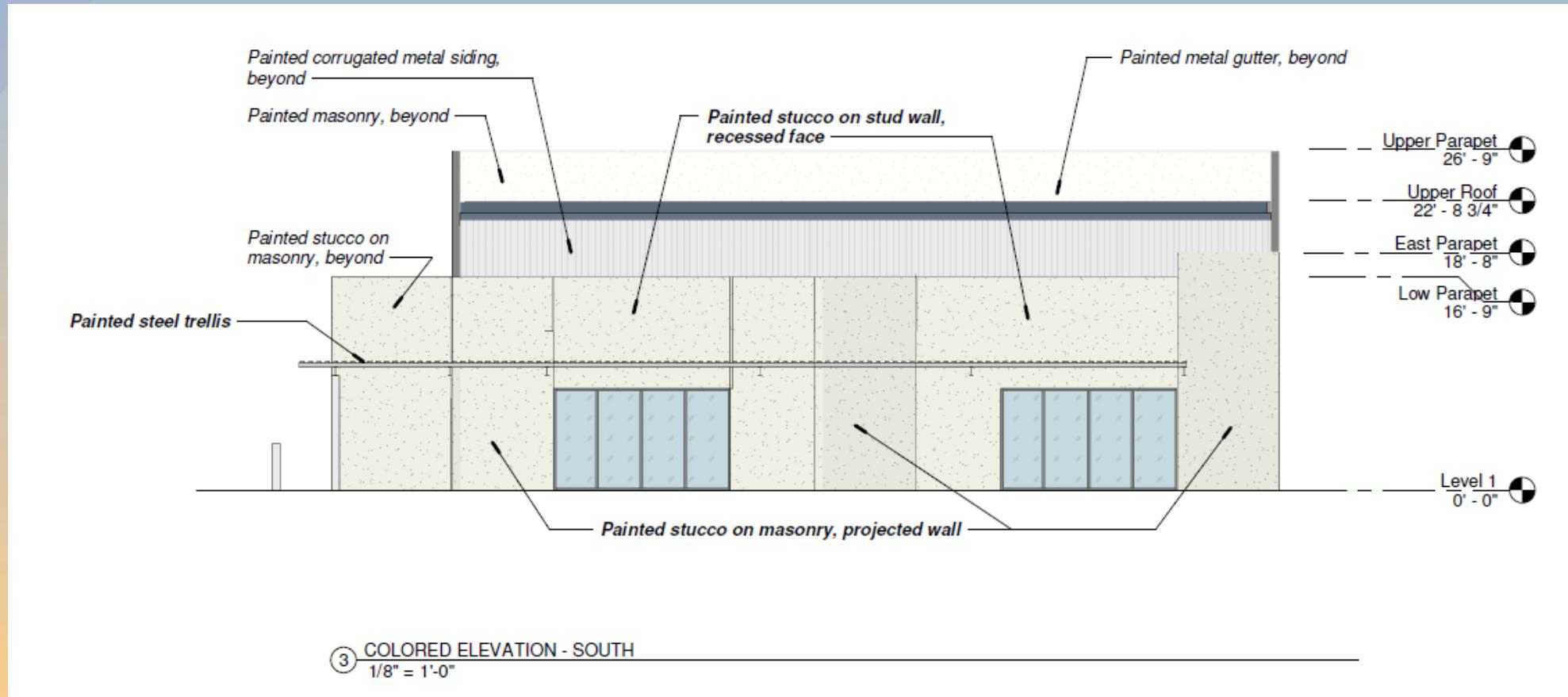


Elevations



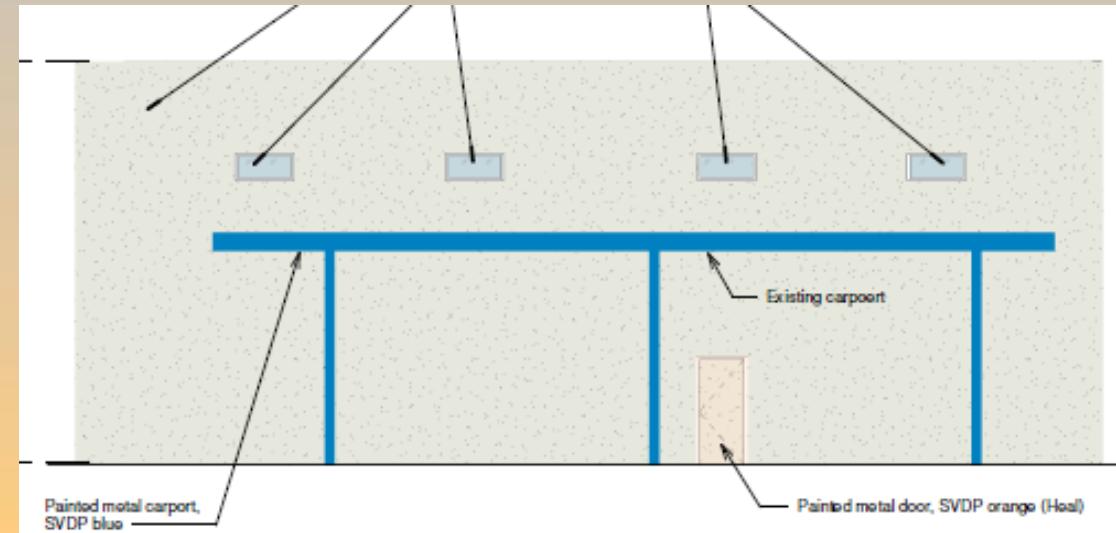
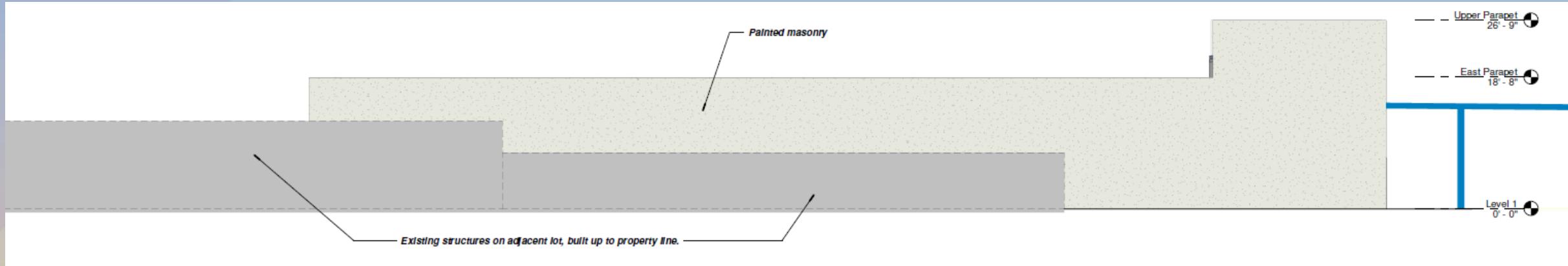


Elevations





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

Tulili Tuiteleapaga-Howard, Planner II

September 9, 2025



Request

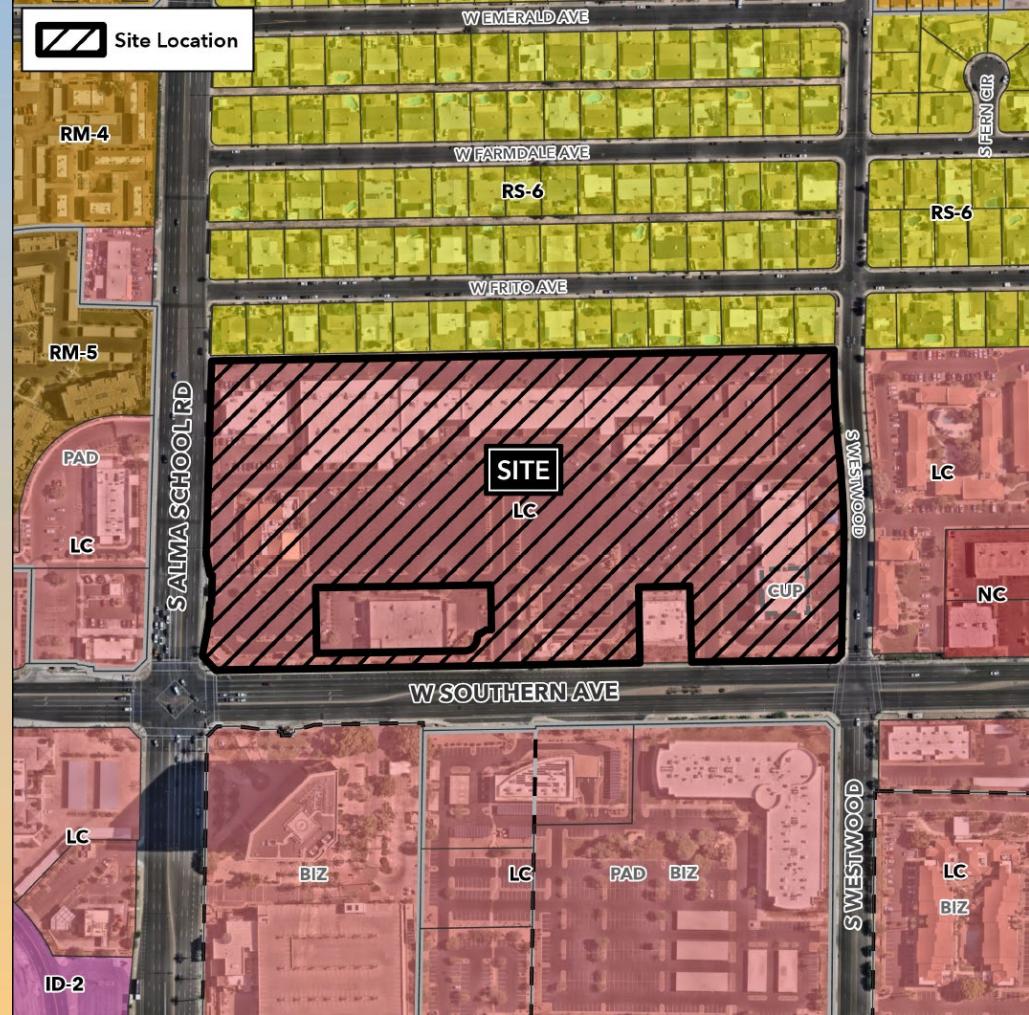
- Design Review
- For existing multi-tenant commercial center





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



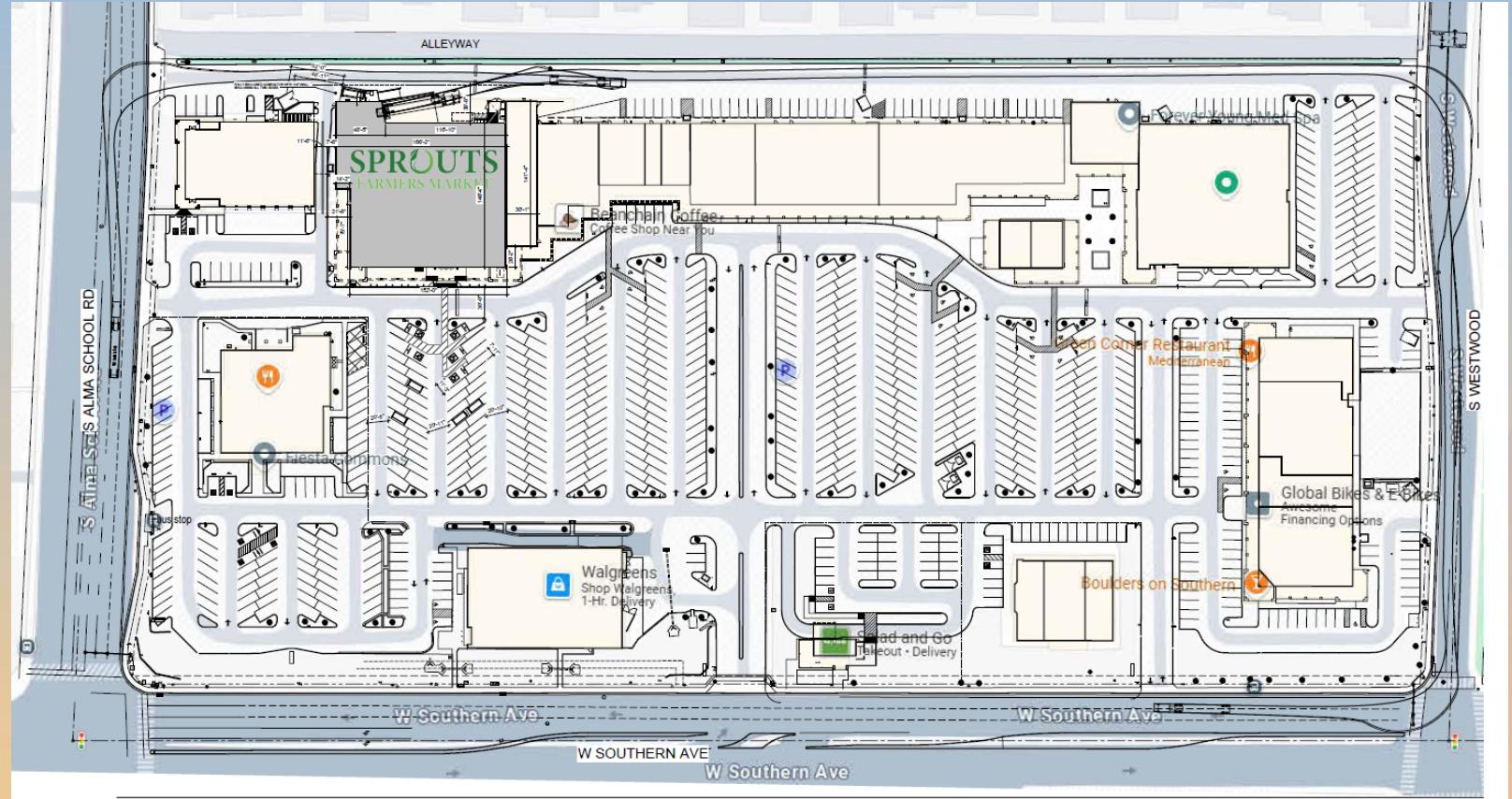
Site Aerial Photo





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" = 20'-0"

MATERIALS & COLORS

	PAINTED BRICK/CONCRETE BLOCK: TAUPE
	PAINTED STUCCO: BROWN TAUPE
	PAINTED STUCCO: BROWN TAUPE
	PAINTED STUCCO: CLOUD FROST
	PAINTED STUCCO: BLACK
	PAINTED BRICK/CONCRETE BLOCK: TAUPE
	PAINTED BRICK/CONCRETE BLOCK: TAUPE



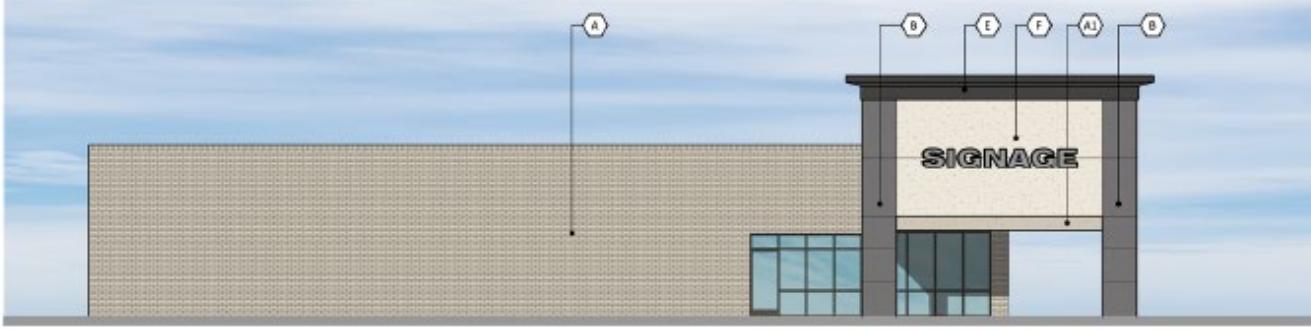


Elevations





Elevations



NORTH ELEVATION BLD.2

SCALE: 1" = 10'-0"



SOUTH ELEVATION BLD.2

SCALE: 1" = 10'-0"





Elevations



WEST ELEVATION BLD.2





Renderings



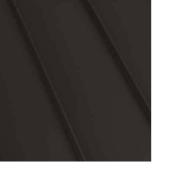
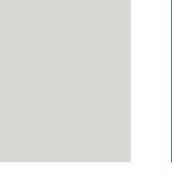


Renderings





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 "JERICHO 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



