



DESIGN REVIEW BOARD MEETING MINUTES

May 12, 2026

The Design Review Board of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on May 12, 2026, at 4:30 p.m.

BOARD PRESENT

Dane Astle, Chairperson
Ryan Circello, Vice Chairperson
Boardmember Denise Dunlop
Boardmember Nicole Lynam
Boardmember Megan Neal
Boardmember Shelly Udall

BOARD ABSENT

Boardmember David Winstanley

STAFF PRESENT

Evan Balmer
Mallory Ress
Tulili Tuiteleleapaga-Howard

1. Chairperson Astle conducted a roll call.

Chairperson Astle excused Boardmember Winstanley from the entire meeting.

2. Approval of minutes of previous meetings as written.

Minutes from the Design Review meetings held on April 14, 2026.

It was moved by Vice Chairperson Circello, seconded by Boardmember Udall, that the April 14, 2026 minutes be approved.

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Dunlop – Lynam – Neal – Udall

NAYS – None

ABSENT – Winstanley

Chairperson Astle declared the motion carried unanimously by those present.

3. Discussion Items:

- 3-a. **DRB25-00910. "RV Service Building,"** 5.8± acres located at 2038 North Country Club Drive. Design Review to allow for a 7,975± square foot expansion of an existing Automobile/Vehicle Sales and Service Facility. (District 3)

Removed from the agenda.

- 3-b. **DRB26-00047. "Cannon Beach Hotel,"** 1.3± acres located at the southeast corner of South Power Road and East Warner Road. Design Review for a 110,000± square foot, five-story hotel. (District 6)

Assistant Planning Director Evan Balmer reviewed agenda Item 3-b, (**DRB26-00047. "Cannon Beach Hotel," 1.3± acres located at the southeast corner of South Power Road and East Warner Road. Design Review for a 110,000± square foot, five-story hotel. (District 6)**), and displayed a PowerPoint presentation. (See Attachment 1)

Mr. Balmer presented to the Board, a design review request for the Cannon Beach Hotel within the larger Cannon Beach mixed-use development at the southeast corner of Power and Warner Roads. Staff explained the approximately 110,000-square-foot hotel is the first of two approved hotel sites and is located adjacent to the wave pool along Power Road. The project site is 1.3 acres and surrounded by restaurants, recreation uses, and other mixed-use development components nearing buildout. (See Pages 1 through 5 of Attachment 1)

Mr. Balmer noted the original site plan was approved in 2020 and that the current proposal maintains the approved footprint while adding one additional story. The Board reviewed the landscape plans, architectural elevations, material palette, and renderings, including proposed trellises, murals, and glass railings facing the wave pool. Staff stated the design is generally consistent with the Cannon Beach design guidelines and the City's objective design standards. (See Pages 6 through 8 of Attachment 1)

Mr. Balmer explained that the request is to review alternative compliance related to facade material distribution, roof articulation, and base/top treatment standards. Staff stated the proposed design supports the overall aesthetic and vision of the Cannon Beach development and requested the Board's recommendation regarding the alternative compliance requests. The applicant was present and available for questions. (See Pages 9 through 18 of Attachment 1)

The Design Review Board made recommendations based on the Staff presentation.

Mr. Balmer provided the following summary of the Board's recommendations:

- Revise the plant palette to replace Crape Myrtle, Compact Cherry, Red Flower Carpet Rose and Fountain Grass with more regionally appropriate, drought tolerant species.
- Vary the tree species on the east adjacent to the wave pool.

3-c. **DRB26-00206. "Select Medical Banner Rehab Expansion," 7.2± acres located at 1702 South Pierpoint. Design Review to allow for a 13,231± square foot addition to an existing Hospital. (District 2)**

Planner II Tullili Tuiteleapaga-Howard reviewed DRB26-00206, a design review request for an approximately 13,231-square-foot expansion to the existing Select Mesa Banner Rehab Hospital located on the south side of the US 60 and east of Greenfield Road. Staff explained the expansion would occupy an existing landscaped area adjacent to the hospital and would maintain the existing north and south access points from South Pierpont Drive. (See Pages 1 through 6 of Attachment 2)

Ms. Tuiteleapaga-Howard reviewed the site plan, landscape plan, architectural elevations, materials, and renderings. The proposed landscaping includes a variety of desert-adapted trees and shrubs, and the proposed building design incorporates EIFS, CMU veneer, and metal panel materials intended to match the existing hospital architecture. Staff stated the expansion was designed to maintain consistency with the existing building architecture including colors, materials, and massing. (See Pages 7 through 11 of Attachment 2)

Ms. Tuiteleapaga-Howard explained that the applicant requested alternative compliance related to roof height variation, vertical modulation for flat roof areas exceeding 100 feet, and facade material distribution requirements. Staff stated the request met the approval criteria for design review and requested the Board's comments and recommendation regarding the proposed alternative compliance requests. (See Pages 12 through 15 of Attachment 2)

The Design Review Board made recommendations based on the Staff presentation.

Ms. Tuiteleapaga-Howard provided the following summary of the Board's recommendations:

- Ensure that the block has a volume that turns back at the roof line
- Revise the landscape data table as the vines and groundcover appear to be quantified twice.
- Incorporate additional trees on the west side of the building.

4. Staff update.

Staff welcomed new Boardmember Nicole Lynam to her first Design Review Board meeting.

5. Adjourn.

Without objection, the Design Review Board adjourned at 4:53 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Design Review Board meeting of the City of Mesa, Arizona, held on 12th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.



DANE ASTLE, CHAIRPERSON
For:

City of Mesa

Design Review Board

DRB26-00047

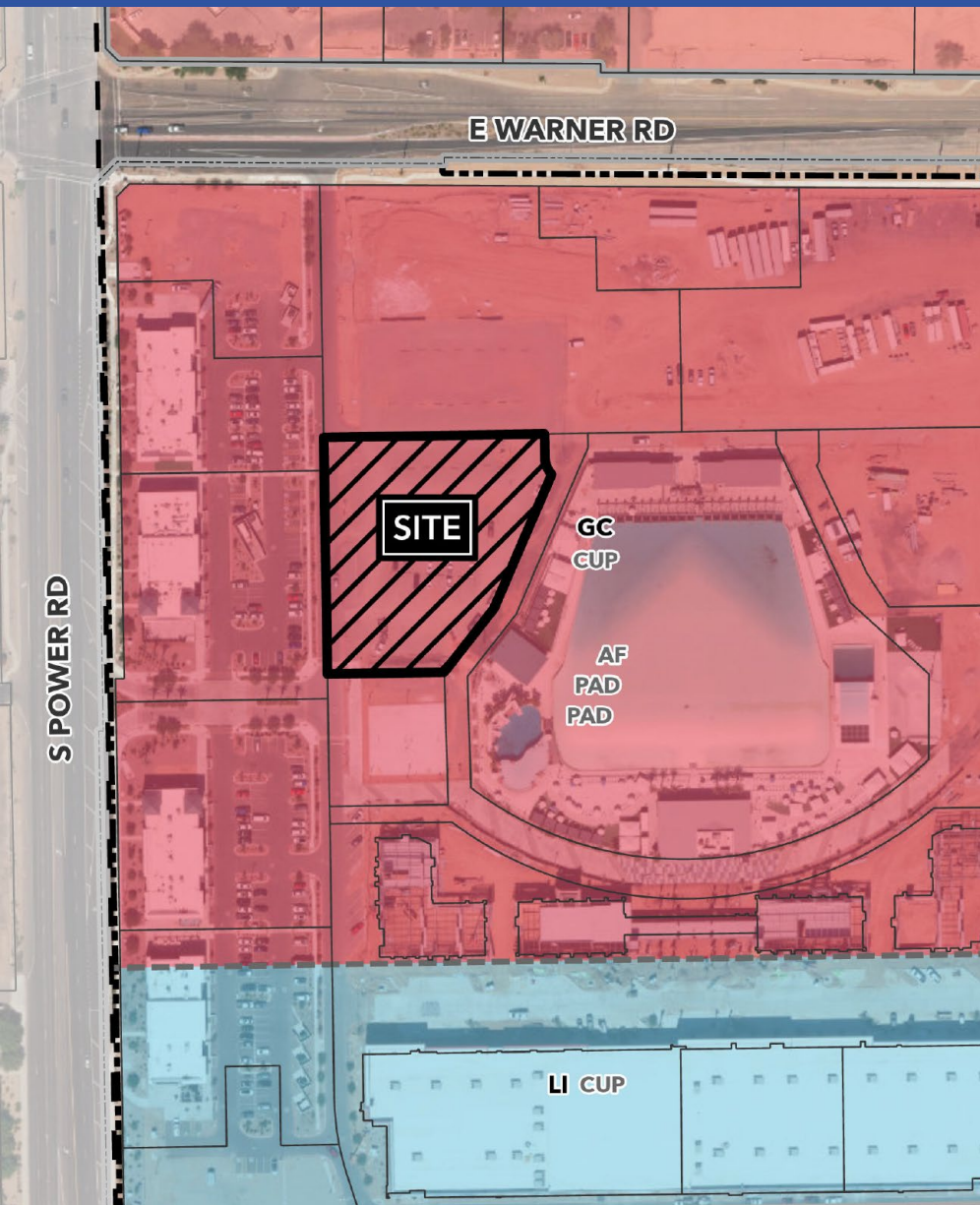
Cannon Beach Hotel

Evan Balmer, Assistant Planning Director



Request

- Design Review
- To allow for an approximately 110,000 square foot hotel



Location

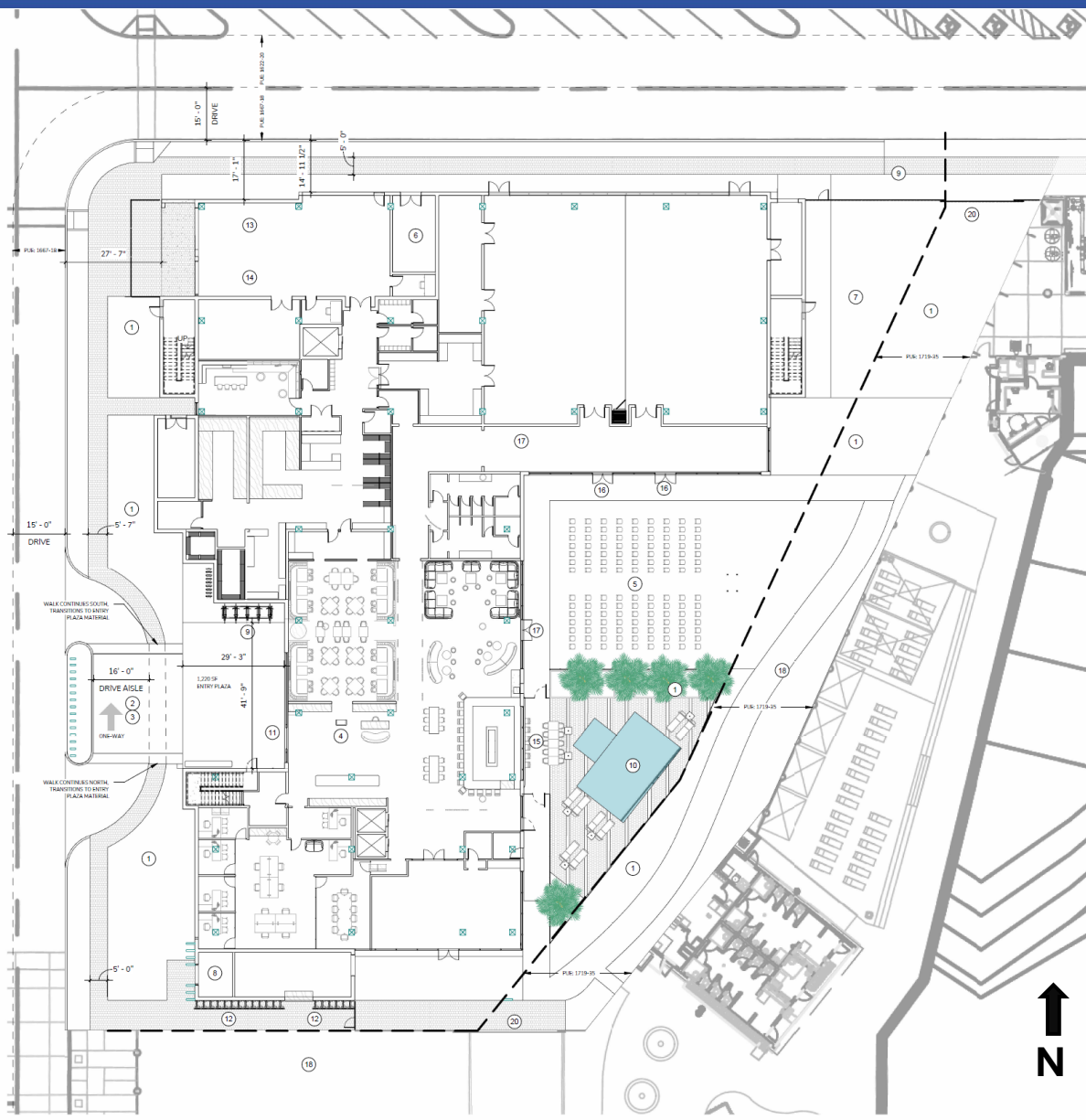
- 1.3± acre parcel
- Southeast corner of Power Road and Warner Road



Site Photos



Looking south toward the site from Warner Road

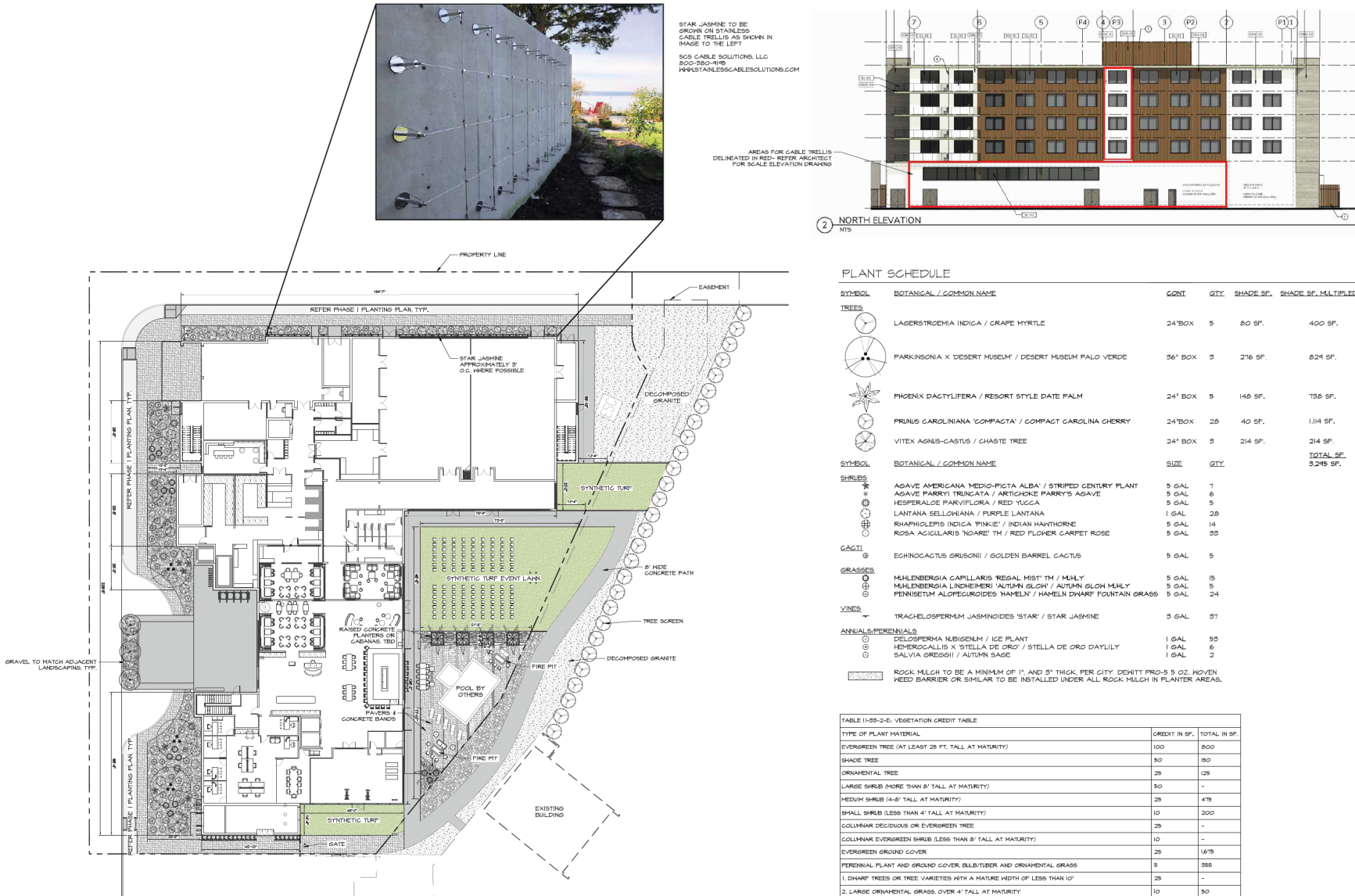


Site Plan

- Approx. 110,000 square foot hotel
- Primary access from Power Road and Warner Road
- Mixed use site with a variety of recreation, entertainment and restaurant uses



Landscape Plan:

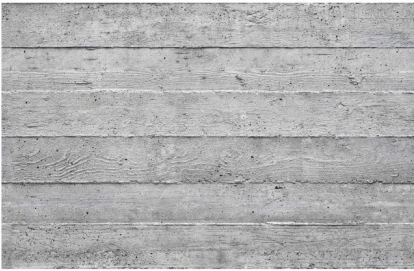


- Trees: Desert Museum, Date Palm, Compact Carolina Cherry
- Star Jasmine trellis on north elevation



Materials & Colors

- Board form concrete
- Smooth concrete
- EIFS
- Wood finish aluminum
- Glass railing



ACCENT: CONC-02
BOARDFORM CONCRETE



FIELD: CONC-01
E.I.F.S. SYSTEM: BASED ON DRYVIT
396 - ALABASTER (OR SIMLAR)



RAILING: GL-02
CLEAR GLASS RAILING SYSTEM



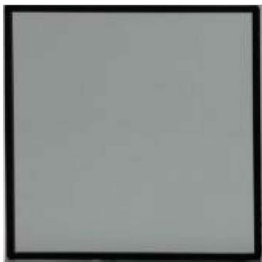
ACCENT: CONC-03
SMOOTH CONCRETE



ACCENT: WD-01
REALISTIC WOOD FINISH ALUMINUM
CLICK-ON BATTEN SYSTEM
COLOR: BASED ON SCULPTFORM
NORTHERN SPOTTED GUM (OR SIMILAR)



STOREFRONT FRAME:
DARK ANODIZED ALUMINUM BASED ON
ARCADIA AB-7 STANDARD DARK
BRONZE (OR SIMILAR)

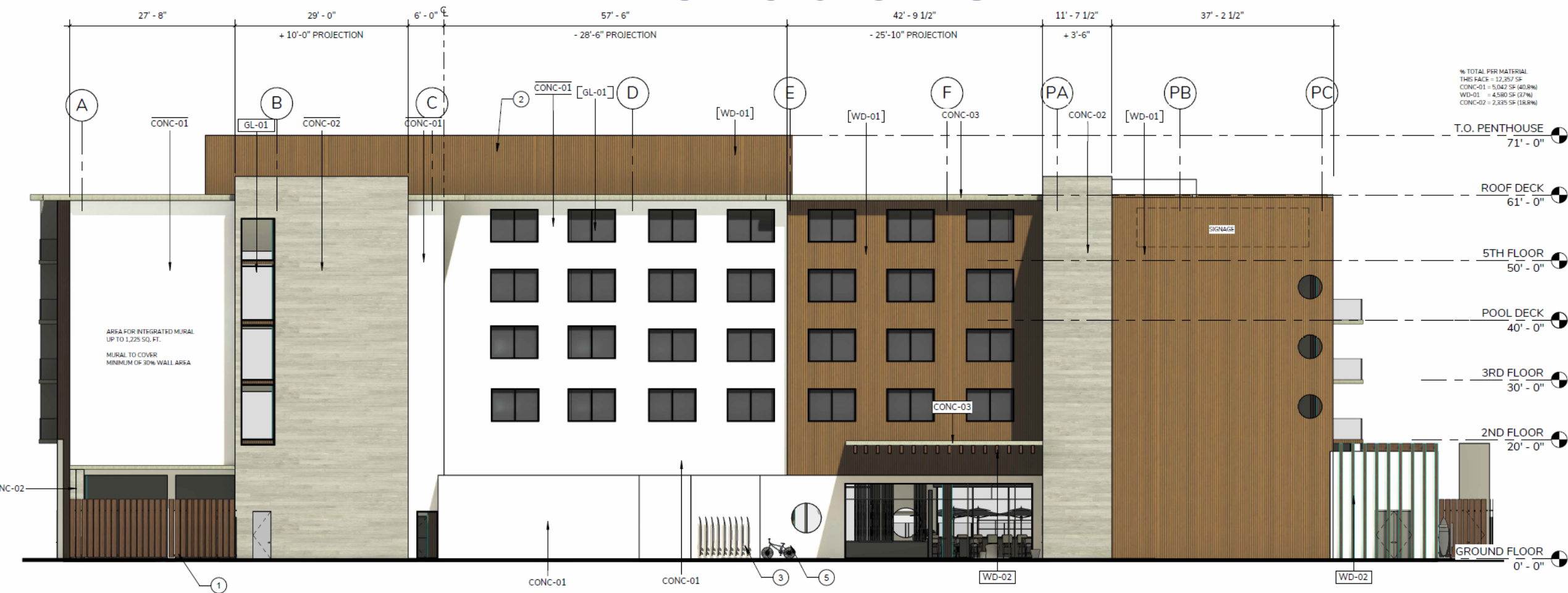


PRIMARY GLAZING: GL-01
VITRO OPTIGRAY (OR SIMILAR)



ACCENT: WD-02
REALISTIC WOOD FINISH ALUMINUM
SYSTEM
COLOR: BASED ON SCULPTFORM :
NORTHERN SPOTED GUM (OR SIMILAR)

Elevations



WEST ELEVATION

$$3/32'' = 1'-0''$$



Elevations



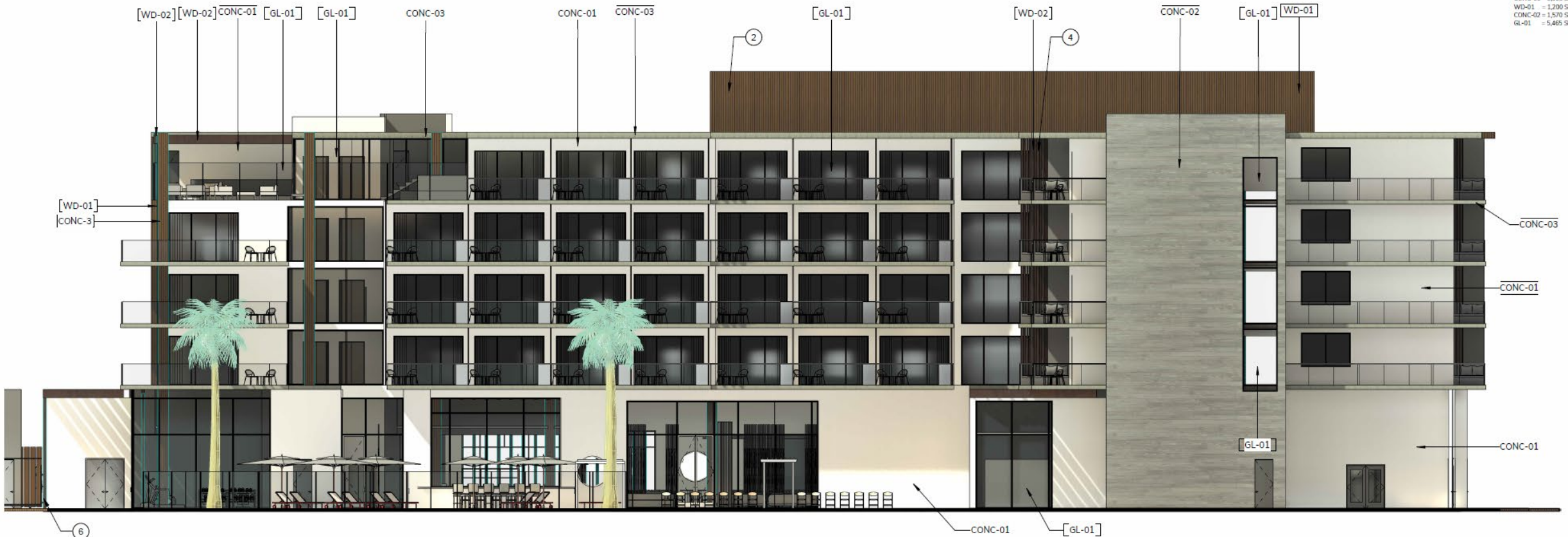
3 SOUTH ELEVATION

3/32" = 1'-0"



Elevations

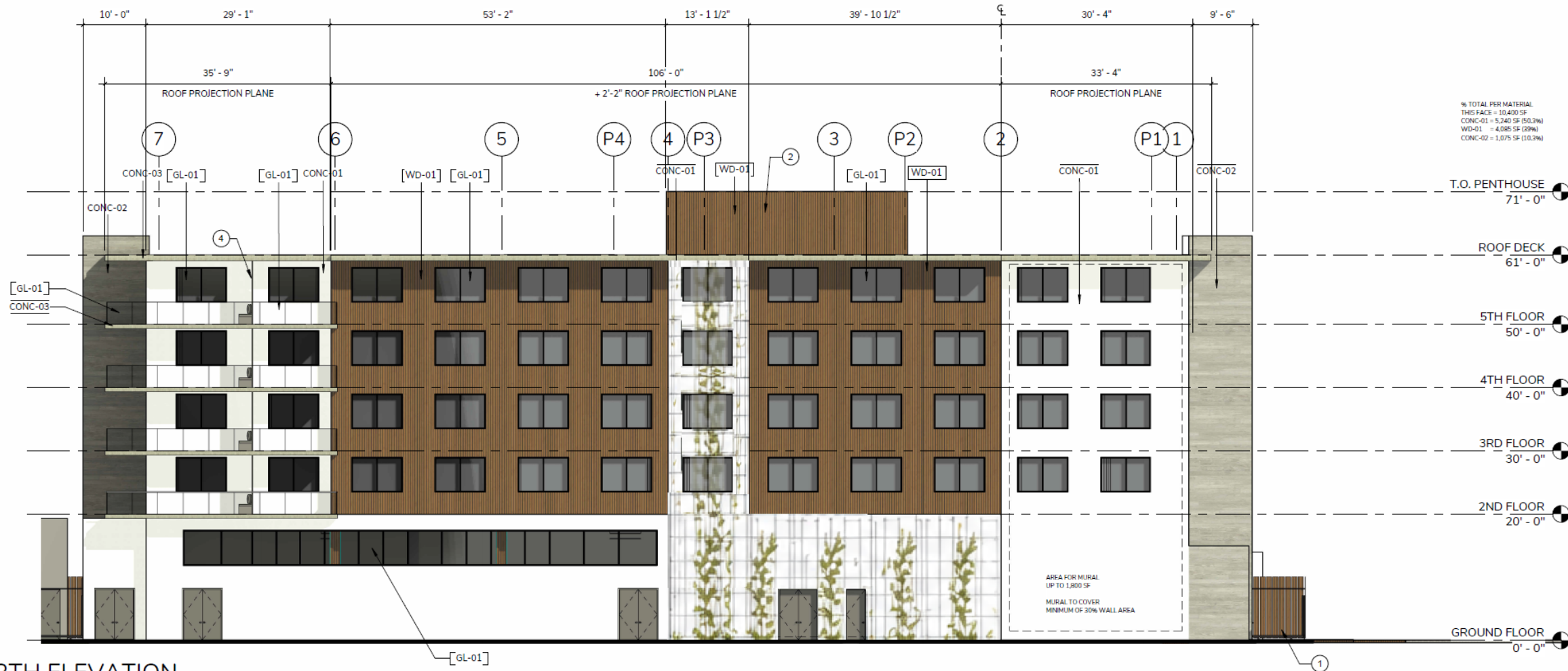
% TOTAL PER MATERIAL
THIS FACE = 13,825 SF
CONC-01 = 5,958 SF (43%)
WD-01 = 1,200 SF (8.6%)
CONC-02 = 1,570 SF (11.3%)
GL-01 = 5,465 SF (39.5%)



1 EAST ELEVATION
3/32" = 1'-0"



Elevations





Rendering





Rendering





Rendering





Rendering





Alternative Compliance

- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Roof Articulation. Vary building height including at least 2 changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane and orientation
- ✓ Base and Top Treatment. All facades shall have recognizable base and top treatments.



Findings

Staff is seeking your review and recommendation on the following:

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

City of Mesa

Design Review Board

City of Mesa

Design Review Board

DRB26-00206

Select Mesa Banner Rehab Expansion

Tulili Tuiteleleapaga-Howard, Planner II



Request

- Design Review
- To allow for an approximately 13,231 square foot expansion of an existing hospital building



Location

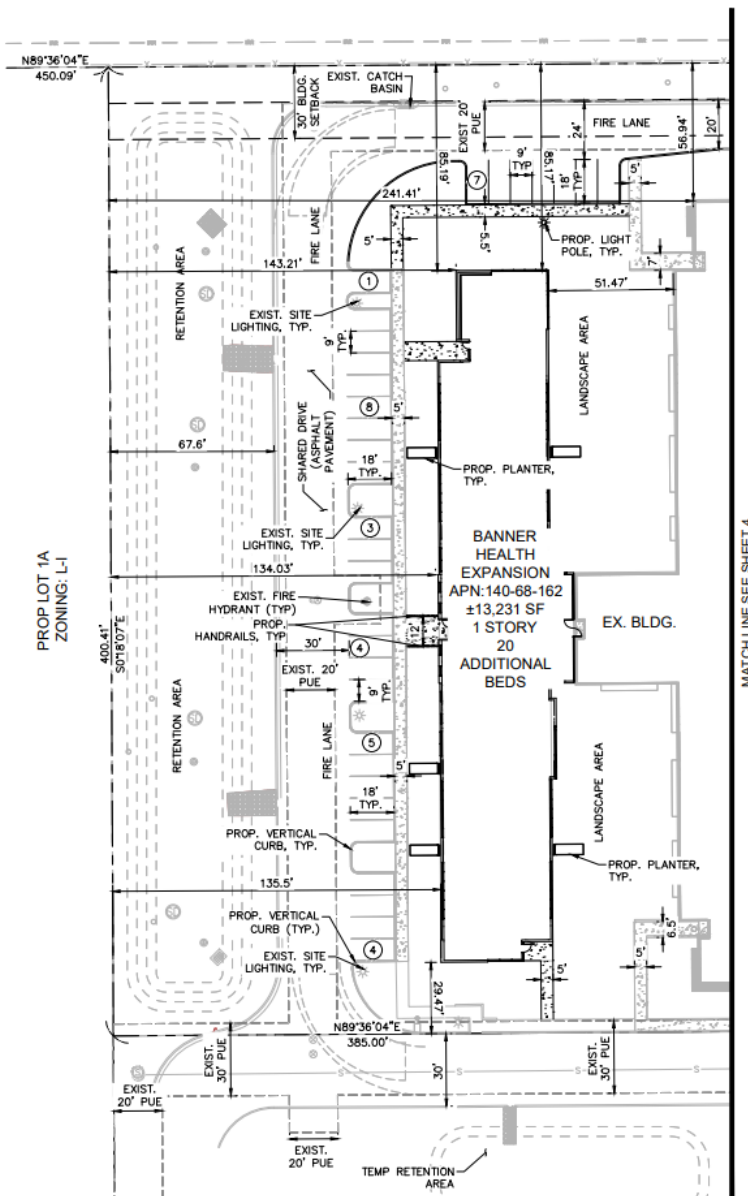
- 1702 South Pierpont
- 7.2± acre parcel
- South of US 60
- East of Greenfield Road



Site Photo



Looking west towards the site



Site Plan

- 13,231 sq. ft. building expansion
- North and south access from South Pierpont Drive



Landscape Plan

- Trees: Thornless Cascalote, Desert Diva Desert Willow, Desert Museum Palo Verde, Ironwood
- Shrubs: Valentine Bush, Rio Bravo Sage, Natal Plum, Yellow Bells

PLANTING LEGEND

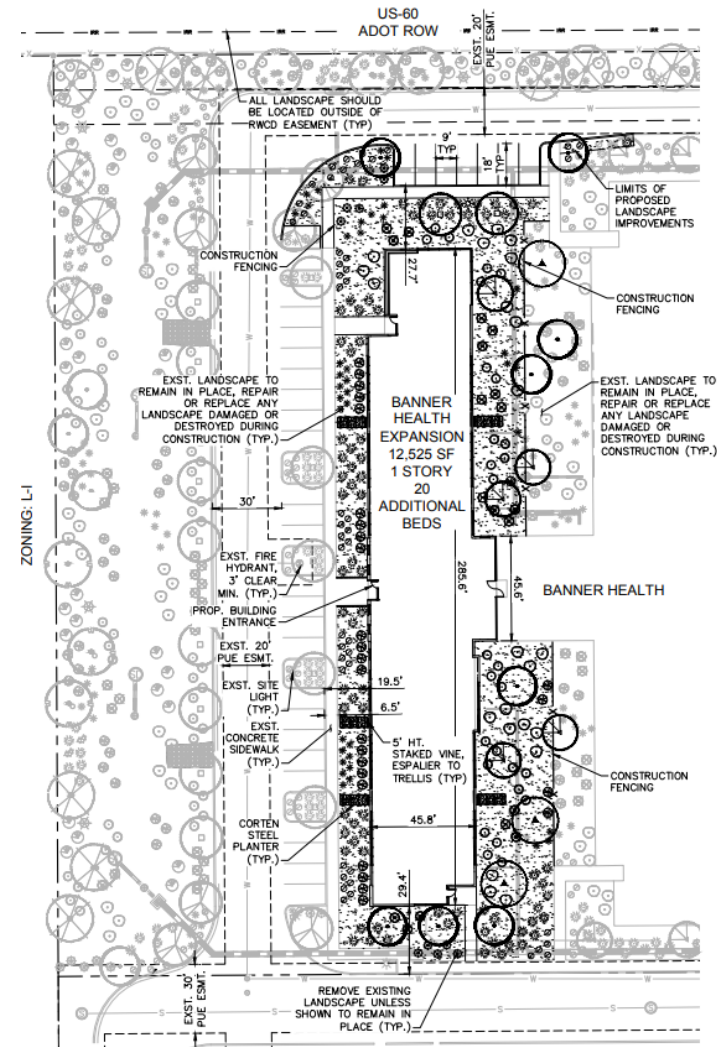
TREES				
BOTANICAL NAME / COMMON NAME	SIZE	MATURE SIZE	QTY	
Caesalpinia cacalaco 'Smoothie'	24" Box	15' Height	2	
Thornless Cascalote	1½" Cal.	15' Spread		
Chilopsis linearis 'Lopur' PPAF	24" Box	20' Height	5	
Desert Diva Desert Willow	1½" Cal.	20' Spread		
Parkinsonia x 'Desert Museum'	24" Box	25' Height	3	
Desert Museum Palo Verde	1½" Cal.	25' Spread		
Olneya tesota	24" Box	20' Height	8	
Ironwood (Multi-Trunk)	1½" Cal.	20' Spread		

SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Eremophylla maculata 'Valentine'	5 Gal.	27	
Valentine Bush			
Leucophyllum langmaniae 'Rio Bravo'	5 Gal.	10	
Rio Bravo Sage			
Carissa macrocarpa	5 Gal.	28	
Natal Plum			
Tecoma stans 'Gold Star'	5 Gal.	23	
Yellow Bells			

ACCENTS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Bougainvillea 'Barbara Karst'	15 Gal., Staked	5	
Barbara Karst Bougainvillea			
Dasylium wheeleri	5 Gal.	19	
Desert Spoon			
Hesperaloe parviflora 'Perpa'	5 Gal.	38	
Brakelights Red Yucca			
Muhlenbergia rigens	5 Gal.	82	
Deer Grass			
Opuntia 'Santa-Rita'	5 Gal.	10	
Purple Prickly Pear			

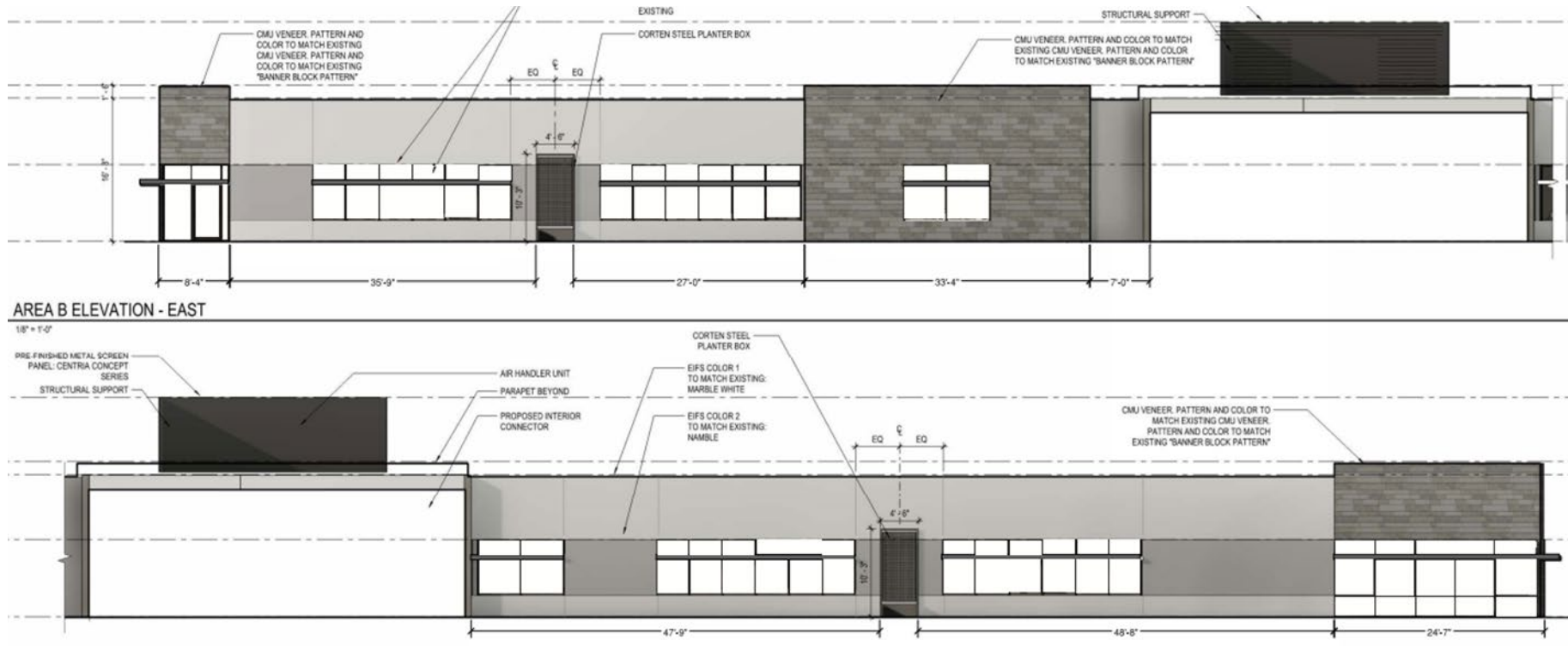
VINES & GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Lantana camara 'New Gold'	1 Gal.	48	
New Gold Lantana			
Lantana camara 'New Gold'	1 Gal.	30	
New Gold Lantana			

MATERIALS		QTY
Decomposed Granite		15,345 SF
Size and Color to Match Existing, 2" Depth Min. (Submit Sample to Landscape Architect Prior to Installation)		
Construction Fencing		280 LF
T-Stake and Gold Nylon Rope (30' O.C. and at all angle points)		



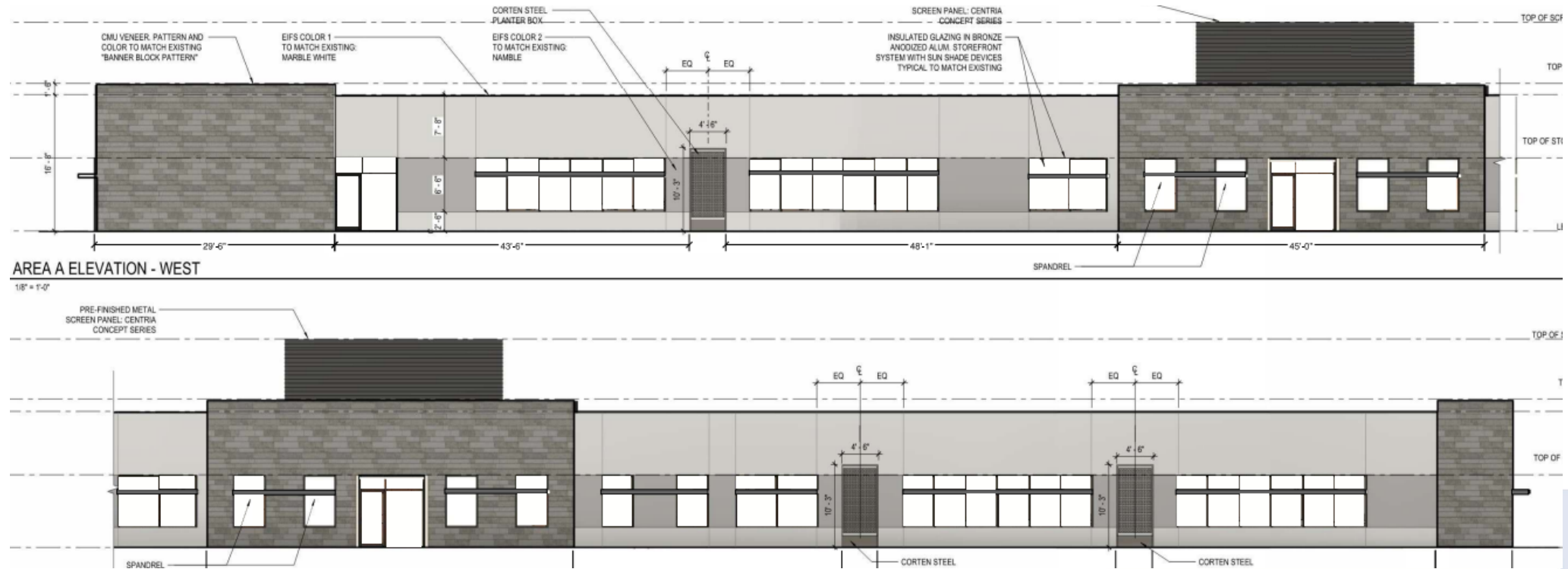


Elevations





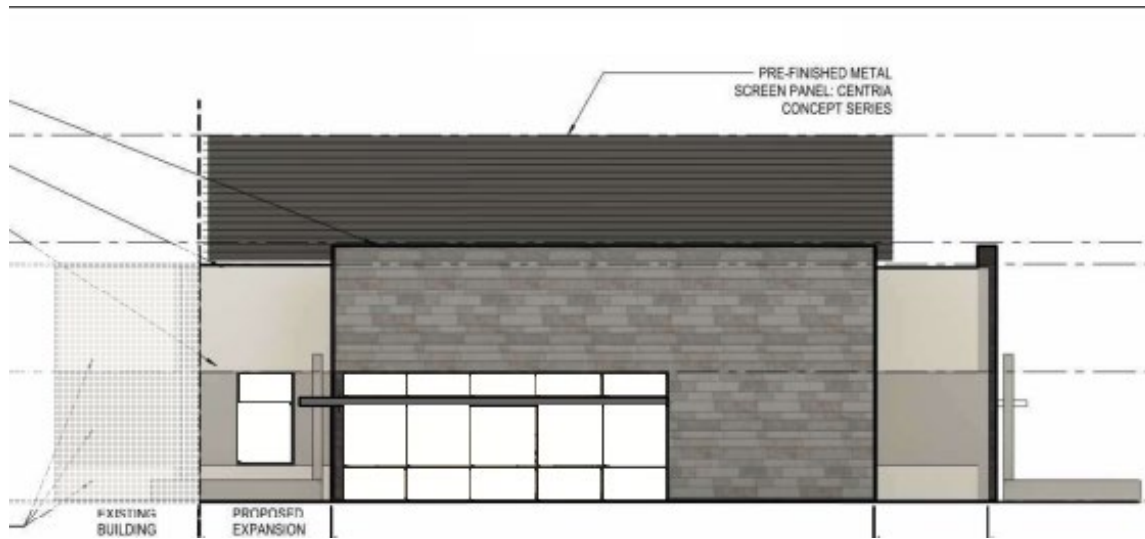
Elevations



West Elevation



Elevations



North Elevation

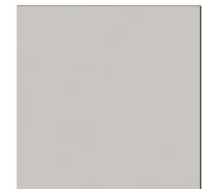


South Elevation



EXTERIOR INSULATION FINISH SYSTEM (EIFS) COLORS AND TEXTURE

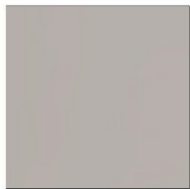
COLORS SELECTED FROM STO "SOUTHWEST COLLECTION"- www.stocorp.com
FINAL COLORS TO BE FIELD SELECTED.
BASF SENERGY CHANNELED ADHESIVE CI DESIGN IS AN ACCEPTABEL ALTERNATE



01008 80 Marble White

EIFS COLOR 1

BASF SENERGY- ACCEPTABLE ALTERNATE
COLOR SAP: 26556
FINISH BASE: FINE MAXI-WHITE
START COLOR: MARBLE WHITE



01012 48 Nambe

EIFS COLOR 2

BASF SENERGY- ACCEPTABLE ALTERNATE
COLOR SAP: 26557
FINISH BASE: FINE MAXI-WHITE
START COLOR: MARBLE NAMBE



EIFS TEXTURE

FINE

CMU VENEER

CMU VENEER FINISH, COLORS AND PATTERN TO MATCH ADJACENT BANNER
AS INDICATED IN THE ACCOMPANYING PHOTO



ROOF TOP SCREEN WALL PANELS

METAL PANELS TO BE CENTRIA "CONCEPT SERIES" OR EQUAL

METAL PANEL PROFILE
CENTRIA CS-660



METAL PANEL COLOR
CENTRIA 133 "SANDSTONE"

133
Sandstone

STOREFRONT: COLOR TO BE DARK BRONZE
LOUVER: COLOR TO BE DARK BRONZE

Materials & Colors

- EIFS
- Textured EIFS
- CMU Veneer
- Metal Panel



Renderings



Looking northeast



Renderings



Looking south



Alternative Compliance

- ✓ Massing and Scale. Each building shall provide at least two (2) changes in height or roof form, achieved through changes in pitch, plane, and orientation.
- ✓ Massing and Scale. Flat roofs in excess of 100 feet in length shall provide vertical modulation that is the greater of either (a) two (2) feet; or (b) one-tenth the height of the supporting wall height, not to exceed one-third of the wall height.
- ✓ Materials. Facades shall incorporate at least 3 different materials.
- ✓ Materials. Each primary building material shall cover at least 25% of that façade.



Findings

Staff is seeking your review and recommendation on the following:

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

City of Mesa

Design Review Board