

ITEM P56  
DATE 10-1-09  
STUDY SESSION

CITY OF MESA  
MINUTES OF THE  
DESIGN REVIEW BOARD  
JUNE 3, 2009

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

MEMBERS PRESENT

Tim Nielsen - Chair  
Wendy LeSueur – Vice Chair  
Vince DiBella  
Delight Clark  
Craig Boswell

OTHERS PRESENT

Lesley Davis  
Debbie Archuleta  
Jeff McVay  
Others

MEMBERS ABSENT

Tom Bottomley  
Greg Lambright

## MINUTES OF THE JUNE 3, 2009 DESIGN REVIEW MEETING

### 1. Work Session:

**CASE:** Beehive Assisted Living

**REQUEST:** Review of an 8,000 sq. ft. assisted living facility and an 858 sq. ft. addition to the existing 3,983 sq. ft. assisted living building

### **DISCUSSION:**

Boardmember Vince DiBella:

- Could they pick up barrels on-site?
- May need something more than asphalt, like concrete, the maneuvering of the sanitation trucks will be very hard on the asphalt

Boardmember Wendy LeSueur:

- It's a nice trash enclosure, but the elevation facing the street should be even nicer
- Could they put the signage on that elevation
- Landscaping is spotty
- Use fewer plant types, but use more dynamic plants
- Layer the plants

Chair Tim Nielsen:

- Could the enclosure be tiered so it works up toward the building

Boardmember Craig Boswell:

- Remove the wall in the center of the enclosure

## MINUTES OF THE JUNE 3, 2009 DESIGN REVIEW MEETING

A. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:04 p.m.

Chair Tim Nielsen thanked Boardmember Vince DiBella for 6 years on the Design Review Board. He stated the City of Mesa was a better place because of his dedication and input and guidance on the 703 cases reviewed during Boardmember DiBella's tenure on the Board.

B. Approval of the Minutes of the May 6, 2009 Meeting:

On a motion by Craig Boswell seconded by Vince DiBella the Board unanimously approved the minutes.

C. Take Action on all Consent Agenda items:

D. Design Review Cases:

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**CASE #:** DR09-10 **Los Ninos Children's Hospital**  
**DRB CASE NUMBER:** DR09-010  
**LOCATION/ADDRESS:** 610 West Jerome Avenue  
**REQUEST:** Approval of a 28,535 sq. ft. 2-story children's hospital  
**COUNCIL DISTRICT:** District 3  
**OWNER:** Hacienda Healthcare  
**APPLICANT:** John Szafran, DPA Architects  
**ARCHITECT:** John Szafran, AIA  
**STAFF PLANNER:** Angelica Guevara

**REQUEST:** Approval of a 28,525 sq. ft. 2-story children's hospital

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually

**MOTION:** It was moved by Craig Boswell and seconded by Wendy LeSueur that DR09-10 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
  - a. **A revised landscape plan/palette to be reviewed and approved administratively by Planning Division staff prior to submitting for building permit application for construction of phase 2.**
  - b. **Freestanding monument signage to be reviewed and approved by Design Review Staff.**
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green.* (*The City of Mesa has requested the change to green, to discourage theft.*)
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 5 – 0

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**CASE #:** DR09-12    **Mesa Marketplace Swapmeet**  
**LOCATION/ADDRESS:**    10550 East Baseline Road  
**REQUEST:**    Approval of a  
**COUNCIL DISTRICT:**    District  
**OWNER:**    Mesa Market Place  
**APPLICANT/ARCHITECT:**    Vince DiBella, Saemisch DiBella Architects, Inc.  
**STAFF PLANNER:**    Lesley Davis

**REQUEST:** Approval of a 4,373 sq. ft. office building

**SUMMARY:** This case was on removed from the consent agenda due to a conflict by Boardmember DiBella.

**MOTION:** It was moved by Craig Boswell and seconded by Wendy LeSueur that DR09-12 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. Any landscaping on the overall Mesa Marketplace site that has been removed or is not thriving will need to be replaced.

**VOTE:** Passed    4 – 0 – 1 (Boardmember Vince DiBella abstained)

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E. Other business:

None

F. Adjournment:

Respectfully submitted,

A handwritten signature in cursive script that reads "Debbie Archuleta".

Debbie Archuleta  
Planning Assistant

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