

MINUTES OF THE JANUARY 9, 2013 DESIGN REVIEW MEETING

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**JANUARY 9, 2013**

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

Craig Boswell - Chair  
Ralph Smith – Vice Chair  
Eric Paul  
Brian Sandstrom  
Howard Utter  
Taylor Candland

OTHERS PRESENT

John Wesley  
Wahid Alam  
Angelica Guevara  
Debbie Archuleta  
Gordon Sheffield

Hugo Medina  
Kenny Harris  
Richard Dyer  
Others

MEMBERS ABSENT

None

- A. Discuss and Provide Direction Regarding Design Review cases:

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**CASE:** DR13-02 Veterinary Clinic  
6454 East Main

**REQUEST:** Review of an expansion of an existing veterinary clinic

### **DISCUSSION:**

Staffmember Wahid Alam explained the project was an expansion of an existing veterinary clinic. He also stated the project had received a SCIP from the Board of Adjustment on January 8, 2013.

Brian Johns, the architect for the project then spoke. Mr. John's stated the original building had been built in the early 1960's. The Veterinarian has two sons who will be graduating from Veterinary School soon, so he is expanding the practice to include them.

Chair Craig Boswell:

- confirmed the parking and orientation would work
- The south elevation is the new portion
- Painted stucco and stone
- Roof top mechanical needs to be fully screened
- Should have a wall adjacent to the residential
- Shed roof is standing seam metal

Boardmember Ralph Smith:

- Taking away the arch
- The triangular pediment is the roof beyond the arch
- New stucco
- The canopies will be brought around from the east elevation to the existing building
- Definitely an improvement
- Roof access is interior
- The pedestrian paving is concrete
- There are 4 colors, the third is too dark

Boardmember Eric Paul:

- They are using dry stack stone
- He was concerned with the area north of the building along the alley, where the septic tank is located

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Boardmember Brian Sandstrom:

- The dark brown canopy will tie in with the anodized
- Parapet caps will be painted to match
- Good job with the proportions and windows
- Concern with the fire access

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B. Call to Order:

Chair Craig Boswell called the meeting to order at 4:30 p.m.

C. Approval of the Minutes of the December 5, 2012 Meeting:

On a motion by Ralph Smith seconded by Howard Utter the Board unanimously approved the minutes.

D. Take Action on all Consent Agenda items:

None

E. Design Review Cases:

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**CASE #: DR13-01    DES Mural**

**ADDRESS:** 120 West 1<sup>st</sup> Avenue  
**LOCATION** South of Main Street and east of Country Club Drive  
**REQUEST:** Approval of Downtown Mural, per MCC §11-19-6  
**PURPOSE:** This request will allow for a mural to be painted on the existing eastern facing building wall  
**COUNCIL DISTRICT:** District 4  
**OWNER:** City of Mesa  
**APPLICANT:** Kenny Harris, Harrison Properties  
**STAFF PLANNER:** Angelica Guevara

**REQUEST:** Approval of a mural at the former East Valley Tribune building, now occupied by D.E.S.

**SUMMARY:** Staffmember Angelica Guevara explained the mural was on the former Mesa Tribune building which is now a D.E.S. office. She stated there are 5 different D.E.S. services in this building. She stated the mural had already been started; the mural is 90' X 13' and it is on the east side of the building. The mural consists of the Arizona State flag and the D.E.S. logo. The Board needs to determine if this is a mural or a commercial sign. In staff's opinion the fact that they are using their logo is acceptable because this is a non-profit agency that is there for the public good, not a commercial enterprise.

Kenny Harris, of Harrison Properties, represented the case and introduced Hugo Medina, the local artist painting the mural. Mr. Harrison stated this was a \$6,000,000.00 renovation. He stated the tenant was concerned with the large blank wall and had asked them to put a mural on the building and they had agreed. They had contacted several local agencies to find a local artist to do the mural.

Hugo Medina, the artist stated his inspiration was the work D.E.S. does. Friends helping friends. The State flag represents the sun rise. The supplies were purchased in downtown Mesa, and he had over 40 volunteers helping with the painting.

Terry Canelli of the Downtown Treasury and I Believe in Mesa Committee, stated they were in favor of the mural.

Boardmember Howard Utter confirmed the people displayed are all different silhouettes.

Boardmember Taylor Candland was concerned the raised cement relief for the hands could break off. Mr. Medina stated the cement will not come off unless someone drives into the building. Mr. Medina stated he had used special paint that would last a very long time. Boardmember Candland asked what would happen if the tenant moved out. Mr. Kenny stated the lease was for 20 years. Staffmember Guevara stated the City would allow the mural to remain.

Chair Craig Boswell confirmed the flesh paint colors on the hands would wrap up and over the relief. He thought the colors were very nice.

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Boardmember Ralph Smith confirmed the raised area would be a 3-D mural. He stated the mural appeared to be very nice and well done. He confirmed the paint was City approved for signs. His only concern was that the mural could be damaged.

**MOTION:** It was moved by Ralph Smith and seconded by Eric Paul that DR13-01 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 exhibits depicting the concepts for the design of the mural.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services Division with regard to the issuance of required sign permit.

**VOTE:** Passed 6 – 0

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### G. Other business:

Discussion regarding the Sign Code Update.

Staffmember Gordon Sheffield asked for a volunteer to help with the Sign Code Update. He stated he anticipated the first meeting of the AD HOC committee would be January 24<sup>th</sup> and the committee would meet about 6 or 7 times, every 2 to 3 weeks on Thursday at 5:00. He anticipated the committee would meet until June; then he would spend the summer drafting a revised Sign Code. Then the Committee would meet once or twice in the fall to make sure the revised Sign Code was drafted as they had intended. Mr. Sheffield stated that he had already gone through the Sign Code looking for things that are typically taken to the Board of Adjustment. The purpose of the first meeting on January 24<sup>th</sup> would be to confirm that the issues Mr. Sheffield listed include all of the relevant Sign Code issues that need to be discussed, and to determine the operating rules of the committee from that point forward. He was planning to have each different meeting focus on a different specific issue, such as attached signage, detached, etc. After the Committee is satisfied with the initial draft proposed Sign Code update, Mr. Sheffield will take the proposed Sign Code to the full Design Review Board, Board of Adjustment, and Planning and Zoning Board for their input, then on to City Council. The AD HOC committee meetings will be open to the public, and testimony will be sought from sign and business interests. He indicated Brad Arnett of the Planning and Zoning Board and Greg Hitchens of the Board of Adjustment had already volunteered as representatives from each of those respective Boards.

Boardmembers Brian Sandstrom and Taylor Candland both volunteered.

### H. Adjournment:

The meeting adjourned at 5:18

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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