

MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**DECEMBER 7, 2011**

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  
Dan Maldonado – Vice Chair  
Andrew Call  
Ralph Smith  
Eric Paul

MEMBERS ABSENT

Scott Marble (excused)  
Wendy LeSueur (excused)

OTHERS PRESENT

John Wesley  
Lesley Davis  
Debbie Archuleta  
Tom Ellsworth  
Angelica Guevara  
Wahid Alam  
Gordon Sheffield  
Brandon McMillen  
Sake Reindersma  
Lance White  
Rick Rettelle  
Richard Dyer

Presentation by Gordon Sheffield

Staffmember Gordon Sheffield stated that because of the recent changes to the Zoning Code he wanted to update the Board on their duties. He explained that the design guidelines were adopted after a citizen initiative mandated them. The City Council then passed an amendment to the City code to establish the Design Review Advisory Board. He gave a brief history of how the Board's duties evolved over time. He explained that under the new Zoning Code the Boardmembers were volunteer advisors to Council on Design aesthetics. They were also to hear and decide appeals of the Planning Director, as well as municipal projects. They advise the Planning Director through the work sessions, and hear appeals of alternative landscape plans.

A. Discuss and Provide Direction Regarding Design Review cases:

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CASE:** Chili's remodel  
1025 North Dobson, Review of Chili's remodel (District 1)

**REQUEST:** Review of Chili's remodel

### **DISCUSSION:**

Robert Montgomery of Brinker Int. represented the case. He stated he had worked with staff to make revisions to their original proposal. Staffmember Alam stated that staff appreciated the revisions that had been made. Staff was still concerned with the band, and suggested providing an additional color.

Boardmember Ralph Smith:

- Concerned the windows sit back, but it appears the awnings are at the same plane as the wall.
- The awnings were 4' now they are only 2'
- The red dominates and you don't have as much richness. The Stapley building is better because there is not as much red and the red is broken up
- If you don't have UV protection in the paint the red will fade
- Could they reverse the red and the tan

Boardmember Eric Paul:

- The red on the building will clash with the red brick
- Likes the green on the awnings
- Likes the watermark

Chair Craig Boswell:

- Confirmed they are not painting brick or stone they are painting cmu and stucco
- Too much red on the awnings and with the watermarks they are approaching signage
- The awnings are their signature
- Likes Signal Butte store the best
- Liked the chili and the new font

Boardmember Dan Maldonado:

- Liked the watermark
- Are they painting the doors and mullions

Boardmember Andrew Call:

- Liked the direction they are going

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

- Concerned with how the different shades of red will look

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CASE:** Chili's remodel  
6648 East Mckellips, Review of Chili's remodel (District 5)

**REQUEST:** Review of Chili's remodel

### **DISCUSSION:**

Robert Montgomery of Brinker Int. represented the case. He stated he had worked with staff to make revisions to their original proposal. Staffmember Alam stated that staff appreciated the revisions that had been made.

Boardmember Ralph Smith:

- Concerned the windows sit back, but it appears the awnings are at the same plane as the wall.
- The awnings were 4' now they are only 2'
- The red dominates and you don't have as much richness. The Stapley building is better because there is not as much red and the red is broken up
- If you don't have UV protection in the paint the red will fade
- Could they reverse the red and the tan

Boardmember Eric Paul:

- Likes the green on the awnings
- Likes the watermark

Chair Craig Boswell:

- Confirmed they are not painting brick or stone they are painting cmu and stucco
- Too much red on the awnings and with the watermarks they are approaching signage
- The awnings are their signature
- Likes Signal Butte store the best
- Liked the chili and the new font

Boardmember Dan Maldonado:

- Liked the watermark
- Are they painting the doors and mullions

Boardmember Andrew Call:

- Liked the direction they are going

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## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CASE:** Chili's remodel  
1435 South Power, Review of Chili's remodel (District 6)

**REQUEST:** Review of Chili's remodel

### **DISCUSSION:**

Robert Montgomery of Brinker Int. represented the case. He stated he had worked with staff to make revisions to their original proposal. Staffmember Alam stated that staff appreciated the revisions that had been made. This store is very unique, the new design will mitigate that. The metal awnings will go away and be replaced by the same fabric awnings that every other store has.

Boardmember Ralph Smith:

- Concerned the windows sit back, but it appears the awnings are at the same plane as the wall.
- The awnings were 4' now they are only 2'
- The red dominates and you don't have as much richness. The Stapley building is better because there is not as much red and the red is broken up
- If you don't have UV protection in the paint the red will fade
- Could they reverse the red and the tan

Boardmember Eric Paul:

- Likes the green on the awnings
- Likes the watermark

Chair Craig Boswell:

- Confirmed they are not painting brick or stone they are painting cmu and stucco
- Too much red on the awnings and with the watermarks they are approaching signage
- The awnings are their signature
- Likes Signal Butte store the best
- Liked the chili and the new font
- He wanted the awnings brought down.

Boardmember Dan Maldonado:

- Liked the watermark
- Are they painting the doors and mullions

Boardmember Andrew Call:

- Liked the direction they are going

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

- Concerned with how the different shades of red will look

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CASE:** Chili's remodel  
1637 South Stapley, Review of Chili's remodel (District 4)

**REQUEST:** Review of Chili's remodel

### **DISCUSSION:**

Robert Montgomery of Brinker Int. represented the case. He stated he had worked with staff to make revisions to their original proposal. Staffmember Alam stated that staff appreciated the revisions that had been made. Mr. Alam was concerned with the picture frame effect. He also thought the entrance would be lost. The entry seems to be in the same plane. Concerned that the painted pilasters would be washed out.

Boardmember Ralph Smith:

- Concerned the windows sit back, but it appears the awnings are at the same plane as the wall.
- The awnings were 4' now they are only 2'
- The red dominates and you don't have as much richness. The Stapley building is better because there is not as much red and the red is broken up
- If you don't have UV protection in the paint the red will fade
- Could they reverse the red and the tan

Boardmember Eric Paul:

- Likes the green on the awnings
- Likes the watermark

Chair Craig Boswell:

- Confirmed they are not painting brick or stone they are painting cmu and stucco
- Too much red on the awnings and with the watermarks they are approaching signage
- The awnings are their signature
- Likes Signal Butte store the best
- Liked the chili and the new font

Boardmember Dan Maldonado:

- Liked the watermark
- Are they painting the doors and mullions
- Liked the dark entry, thought it would be visible from the street.

Boardmember Andrew Call:

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

- Liked the direction they are going
- Concerned with how the different shades of red will look

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CASE:** Chili's remodel  
1951 South Signal Butte, Review of Chili's remodel (District 6)

**REQUEST:** Review of Chili's remodel

### **DISCUSSION:**

Robert Montgomery of Brinker Int. represented the case. He stated he had worked with staff to make revisions to their original proposal. Staffmember Alam stated that staff appreciated the revisions that had been made.

Boardmember Ralph Smith:

- Concerned the windows sit back, but it appears the awnings are at the same plane as the wall.
- The awnings were 4' now they are only 2'
- The red dominates and you don't have as much richness. The Stapley building is better because there is not as much red and the red is broken up
- If you don't have UV protection in the paint the red will fade
- Could they reverse the red and the tan
- The sign is not very effective

Boardmember Eric Paul:

- Likes the green on the awnings
- Likes the watermark

Chair Craig Boswell:

- Confirmed they are not painting brick or stone they are painting cmu and stucco
- Too much red on the awnings and with the watermarks they are approaching signage
- The awnings are their signature
- Likes Signal Butte store the best
- Liked the chili and the new font

Boardmember Dan Maldonado:

- Liked the watermark
- Are they painting the doors and mullions

Boardmember Andrew Call:

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

- Liked the direction they are going
- Concerned with how the different shades of red will look

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CASE:** Cactus Moon Neon  
1017 North Dobson #108, Review of neon for existing restaurant (District 1)

**REQUEST:** Review of neon for an existing restaurant

**DISCUSSION:**

Chair Craig Boswell:

- It is a single, exposed neon tube

Boardmember Dan Maldonado:

- Toby Keith and theatre have red neon
- Wants to see how this looks on the rest of the building
- Provide night time and day time photos of how this dies into the remainder of the building

Boardmember Eric Paul:

- Could they change the color
- Tube is 1"
- Not visible from public roadways, only from Bass Pro which is private

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CASE:** Banner Desert Monument Sign  
1400 South Dobson, Review of a new monument sign for Banner Desert Hospital campus (District 3)

**REQUEST:** Review of a new monument sign

### **DISCUSSION:**

Staffmember Angelica Guevara explained that staff was concerned with this sign because this is a very important corner and staff wants the signage to tie in with the new children's tower.

Jay Stalling of Banner, stated they would be wrapping the existing hospital in EIFS. He stated the landscaping would be replaced with a desert oasis theme. They want to land bank this corner. The parking lot would not go in until sometime in the future. They don't want the sign to complete with the tower. He submitted an alternative sign. He stated this area has improved over the years; the new Circle K and MacDonald's have helped that. He stated they did not want to tie in too much with the children's hospital because it is so different from the rest of the hospital campus.

Chair Craig Boswell:

- Staff wants an art piece in the signage
- This is a very prominent corner within the Fiesta District
- Could they match the geometry of the children's hospital?

Boardmember Dan Maldonado:

- The stacked existing sign works better than the first option
- The alternate sign is cleaner and very nice
- Integrate the landscaping with the sign and the lighting
- Could be segmented off piers and into the landscaping
- Stone wraps all the way around the sign

Boardmember Ralph Smith:

- Band is brushed aluminum
- Signs are in the same plane; they need to be a different plane
- Alternate sign is better

Boardmember Eric Paul:

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- Could the banding be recessed?
- The linear sign doesn't work

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CASE:** Wall for CAP Water Treatment Plant  
7750 East Brown, Review of the screen wall for the CAP Water Treatment Plant (District 5)

**REQUEST:** Review of the screen wall for the CAP Water Treatment Plant

### **DISCUSSION:**

Eric Nilssen represented the case. Mr. Nilssen explained they will be replacing a wrought iron fence with a 10' wall. The wall would be 200' from adjacent residential. The wall would be lower than the CAP canal. The wall would be decorative where visible to Brown Road and the ball fields.

Chair Craig Boswell:

- Integral color block
- 10' above grade

Boardmember Dan Maldonado:

- Don't understand the mountain, it will fade and not be maintained.
- Why stucco finish on the top of the cmu portion?
- The mountains should be more random
- The cmu portion should be all cmu

Boardmember Ralph Smith:

- Vertical change will happen at joints
- No pilasters
- Could the mountain panels be mirrored so they match better
- Change would be better if it was 16"
- Looks like cast earth

Boardmember Eric Paul:

- Variation in plane is helpful
- Why doesn't pattern match up?
- The wall drops 30' across the property
- Appreciates wanting to break it up, but it's like wearing plaid with stripes
- Block is covering mountains in the background
- It looks stamped

## MINUTES OF THE DECEMBER 7, 2011 DESIGN REVIEW BOARD

**CASE:** Stratton Builders/Flooring America  
2918 South Alma School, Review of an 18,672 sq. ft. building (District 3)

**REQUEST:** Review of an 18,672 sq. ft. building

### **DISCUSSION:**

Staffmember Tom Ellsworth explained that this request was for an expansion of an existing building. He stated staff wanted to see more articulation on the building, since it would be very visible. He also stated that the applicant was proposing to build a cmu wall around an area behind the store; staff wanted a wrought iron fence so that over time the area would not become open storage which is not allowed in commercial districts. Sake Reindersma and Lance White of Stratton, represented the case.

Chair Craig Boswell:

- Confirmed the 6' wall would have to go through Planning and Zoning.

Boardmember Dan Maldonado:

- Could they have 4' cmu with wrought iron above it?
- The building is fairly simple and the landscaping is random and filled in
- Provide new landscaping to break up the façade
- No pine trees; use desert theme like the rest of the center
- Could use barrier plants to block people from dumping in the area behind the building

Boardmember Ralph Smith:

- They are painting the addition to match the stucco
- The building to the north is stucco and block painted
- Why not use integral block then they will get more variety
- It is OK to honor what is existing if it is honorable
- Existing building needs work
- Need a lot of articulation
- Control joints will help
- Pop out the addition or recess it a little so there is a change in plane where the two surfaces meet
- Suggesting integral banding
- Change in coursing
- Need to break the change in materials
- Paint cap another color
- Use color and texture for interest

Boardmember Eric Paul:

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- Set back 4" or so
- Existing color appears to be a lot lighter

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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 November 2, 2011 Meeting:

On a motion by Dan Maldonado seconded by Ralph Smith the Board unanimously approved the minutes.

D. Other business:

None

E. Adjournment:

The meeting was adjourned at 6:42

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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