



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, September 1, 2022**

**\*AMENDED SUMMARIZED MEETING MINUTES\*  
\*Added Public Comments to Item No. 5**

**PRESENT:** Solange Whitehead, Councilwoman / Chair  
Christian Serena, Planning Commissioner  
Doug Craig, Vice Chair, Design Member  
Shakir Gushgari, Design Member  
Michal Ann Joyner, Development Member  
Ali Fakh, Development Member  
Jeff Brand, Design Member

**ABSENT:** None

**STAFF:**

Brad Carr	Jesús Murillo
Eric Anderson	Wayland Barton
Mark Kertis	Bryan Cluff
Caitlyn Gulsvig	Katie Posler
Ryan Garofalo	

**CALL TO ORDER**

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:00 PM.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**PUBLIC COMMENT – NON-AGENDIZED ITEMS**

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction. No official Development Review Board action can be taken on the items.

**NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:  
[http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to September 1, 2022, Development Review Board agenda items, and other correspondence.

**MINUTES**

2. Approval of the August 18, 2022 Development Review Board Meeting Minutes.  
**VICE CHAIR CRAIG MOVED TO APPROVE THE AUGUST 18, 2022 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**REGULAR AGENDA**

3. 46-DR-2021 (North Miller Road Bridge Project)  
Request for approval of a streets improvement project to complete the 4-lane N. Miller Road connection, located between E. Pinnacle Peak Road and E. Happy Valley Road, adjacent to the Los Portones, Pinnacle Preserve East, Pinnacle Reserve II, La Vista, and Paseo at Pinnacle Peak communities, as per the City of Scottsdale Transportation Master Plan.  
Staff Contact is Jesús Murillo, 480-312-7849  
Applicant Contact is Jeremy Richter, 480-312-7869  
**BOARD MEMBER JOYNER MOVED TO APPROVE CASE 46-DR-2021, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**PUBLIC COMMENT RECEIVED AT HEARING FROM:  
LORI LUNDBERG, DAN LUNDBERG, TIM LASOTA**

4. 23-DR-2022 (Courtyard Shops Repaint)  
Request for approval of an exterior repaint to an existing two-story shopping center on a +/- 3.1-acre site located at 9160 E. Shea Boulevard, with Central Business (C-2) zoning.  
Staff Contact is Wayland Barton, 480-312-2817  
Applicant Contact is Andrew Chi, 602-299-6148  
**BOARD MEMBER BRAND MOVED TO CONTINUE CASE 23-DR-2022 TO A DATE TO BE DETERMINED WITH DIRECTION TO WORK WITH STAFF FURTHER REGARDING THE PROPOSED COLOR PALETTE, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN WHITEHEAD, COMMISSIONER SERENA, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SIX (6) TO ONE (1), WITH VICE CHAIR CRAIG DISSENTING.**

**BOARD MEMBER FAKIH LEFT THE MEETING FOLLOWING THE VOTE ON AGENDA ITEM #4 at 2:48pm.**

5. 25-DR-2022 (Healthpeak Scottsdale MOB)

Request for approval of the site plan, landscape plan, and building elevations for an exterior renovation of an existing medical office building (MOB) on a +/- 9.2-acre site located at 3501 N. Scottsdale Road, with Downtown / Medical – Type 2, Special Campus, Downtown Overlay (D/M-2 SC DO) zoning.

Staff Contact is Bryan Cluff, 480-312-2258

Applicant Contact is Kevin Cook, 602-541-7287

**BOARD MEMBER GUSHGARI MOVED TO APPROVE CASE 25-DR-2022 AS PRESENTED, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR CRIAG, BOARD MEMBERS GUSHGARI AND BRAND WITH A VOTE OF FOUR (4) TO TWO (2), WITH COMMISSIONER SERENA AND BOARD MEMBER JOYNER DISSENTING.**

**PUBLIC COMMENT RECEIVED AT HEARING FROM:  
SUZIE CARY**

**NON-ACTION ITEMS**

6. 730-PA-2022 (4141 Scottsdale)

Request for discussion and direction from the Development Review Board regarding the applicant's proposal to paint the exterior of an existing brick building in the Old Town Area on a +/- 3-acre site located at 4141 N. Scottsdale Road, with Downtown / Office Residential – Type 2, Planned Block Development, Downtown Overlay zoning.

Staff Contact is Katie Posler, 480-312-2703

Applicant Contact is Michael Krause, 480-229-3065

**THE DEVELOPMENT REVIEW BOARD MEMBERS HAD GENERAL DISCUSSION REGARDING THE APPLICANT'S PROPOSAL. NO FORMAL ACTION WAS TAKEN ON THE ITEM BY THE BOARD.**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:28 PM.