



Design Review Board  
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## Legal Action Report – Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

**Date and Time: Friday, April 3, 2026, 8:30 AM**

**Location: Meeting was held virtually using Microsoft Teams**

### 1. Call to Order / Roll Call, 8:31 AM

#### Members Present:

Paige Anthony – Arrived at 8:32 am

Rosemary Bright (Vice Chair) – Left at 9:53 am, quorum was maintained

Caryl Clement – Arrived at 8:35 am

Daniel Maher

Grace Schau

Chris Stebe (Chair)

#### Members Absent:

Cade Hayes

**A quorum was established.**

### 2. Review and Approval of the 3/20/2026 Draft LAR and Meeting Minutes

#### Action Taken

A motion was made by Chair Stebe to approve the March 20, 2026, Meeting Minutes and Legal Action Report. The motion was duly seconded by Board Member Schau. Motion passed unanimously 4-0.

### 3. Call to the Audience

No speakers came forward.

### 4. SD-0326-00035 – Hyatt Regency Hotel (Rio Nuevo Area Review)

**Related Activity #:** TD-DEV-0126-00003

**Addresses:** 175, 177, 179, and 181 W Broadway Blvd

**Parcel #:** 11720019C and 11720019B

**Zoning:** OCR-2

**Review Type:** Rio Nuevo Area (RNA) Courtesy Review

#### Action Taken

**Applicant’s Presentation**

The applicant presented the rehabilitation of the former Hotel Arizona into a Hyatt Regency, including façade restoration, full glazing replacement, improved pedestrian connectivity, new patio and gathering spaces, valet circulation, and landscape enhancements. Updates since the courtesy review included additional design detail, lighting concepts, gate locations, signage concepts, and responses to RNA criteria.

**DRB Discussion**

The Board expressed support for the project and acknowledged the applicant’s responsiveness to prior comments. Discussion focused on glazing compatibility, energy performance, landscape design, and pedestrian improvements.

Members commended the enhanced pedestrian connectivity, particularly the accessible route linking Broadway Boulevard to the historic plaza, and the activation of the patio space. Landscape design received detailed discussion, including species selection, shade provision, and maintenance considerations. Suggestions were offered regarding plant palette adjustments and opportunities to enhance planting areas.

The Board also reviewed compliance with RNA design criteria, confirming that the project met applicable standards related to scale, façade articulation, lighting, pedestrian access, and streetscape improvements. Members noted that the project significantly improves an underutilized site and enhances integration with surrounding downtown assets.

**Motion**

A motion was made by Vice Chair Bright to recommend the project for approval, with no conditions. The motion was duly seconded by Chair Stebe. Motion passed unanimously 6-0.

**5. SD-0326-00045 – Children’s Museum Annex – Solar Carport (Rio Nuevo Area Review)**

**Related Activity #:** TD-DEV-0126-00003, TC-COM-0326-00338

**Address:** 130 S Scott Ave

**Parcel #:** 117130400

**Zoning:** OCR-2

**Review Type:** Rio Nuevo Area (RNA) Review

**Action Taken**

**Applicant Presentation**

The applicant presented a 2,351-square-foot solar carport designed to offset 100% of the building’s electrical usage. The structure would be located on the north side of the site, with equipment placed on the west side of the building to minimize visibility. The applicant explained that the project does not meet standard street setback requirements and requested relief through the RNA review process.

**DRB Discussion**

The Board discussed setback conditions, visibility, and consistency with surrounding development patterns. Members emphasized the importance of clearly documenting the requested setback modification relative to the street and property line.

Additional discussion included clarification of equipment placement, trenching impacts, and confirmation that no existing landscaping along Scott Avenue would be disturbed. The Board also discussed lighting, concluding that it was not required under RNA criteria for this structure.

Members generally supported the project, noting its sustainability benefits and minimal visual impact, while requesting additional clarity in the design package regarding setbacks and color treatment.

**Motion**

A motion was made by Chair Stebe to recommend approval of the project with the following conditions: 1) The site plan to clearly identify both required and proposed street setbacks; and 2) Include in the Design Package a color sample for the structural finish. The motion was duly seconded by Board Member Schau. Motion passed unanimously 5-0.

**6. Staff Announcements**

Staff informed the Board of an upcoming large retail establishment (Costco) Special Exception review requiring review and recommendations by the DRB. Due to potential quorum issues, staff discussed possibly rescheduling the April 17, 2026 meeting.

**6. Adjournment**

The meeting adjourned at approximately 10:33 AM.