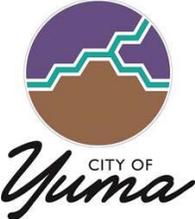


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on September 9, 2020 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<h3>Design and Historic Review Commission Agenda</h3> <p><i>City Hall Council Chambers One City Plaza</i></p> <p>Wednesday, September 9, 2020, 4:00 p.m.</p>
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Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Design and Historic Review Commission will be conducted remotely through technological means.

City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

August 12, 2020

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-31388-2020**: This is a request by Lindsay Benacka, on behalf of Meredith Young, for historic review of a new mural on the west building wall, for the individually-listed structure located at 50 W. 3rd Street, in the Main Street Historic District.
2. **DHRC-31386-2020**: This is a request by Lindsay Benacka, on behalf of Matt Molenaar, for historic review of a new mural on the east building wall, for the property located at 29 W. 3rd Street, in the Main Street Historic District.

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION:

None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

1. **DHRC-16229-2016**: This is a request by Juan and Rocio Mendez for historic administrative review of new windows and exterior finishes, for the home located at 210 W. 7th Street, in the Century Heights Conservancy Residential Historic District.

2. **DHRC-29306-2020**: This is a request by Terranext, LLC, on behalf of Yuma County, for Historic Review of soil remediation, in the Old Town/Bed and Breakfast/Infill Overlay/Public Overlay (OT/BB/IO/P) District. The property is located at 141 S. 3rd Avenue, Yuma, AZ.

Aesthetic Overlay

1. **DHRC-30678-2020**: This is a request by Jerry Lococo, on behalf of the Borzini Lew K Trust 12-21-2007, for the review of replacement wall-mounted signage and a new storefront window for Broken Yolk Cafe, located at 1731 E. 16th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.
2. **DHRC-29685-2020**: This is a request by Del Outdoor/Sign Pro, on behalf of Barca Lee Properties, LLC, for the review of a new wall-mounted sign located at 4343 E. 31st Place, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

**Design and Historic Review Commission Meeting Minutes
August 12, 2020**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, August 12, 2020, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice-Chairman Bill Moody, Commissioner Chris Hamel, Commissioner Amanda Coltman, Commissioner Juan Leal-Rubio and James Sheldahl were present. There is one vacancy.

STAFF MEMBERS present included Robert Blevins, Principal Planner; Amelia Griffin, Assistant Planner; and Jessenia Juarez, Administrative Assistant.

Chairman Rushin called the meeting to order at 4:00 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

January 22, 2020

Motion by Moody, second by Hamel to APPROVE the minutes of January 22, 2020. Motion carried unanimously (6-0).

ITEMS REQUIRING COMMISSION DISCUSSION AND/ OR ACTION.

DHRC-31304-2020: *This is a request by Core Engineering Group, PLLC, on behalf of William M. and Delia E. Smith, for review of the exterior appearance of an outdoor event center, to be located at 250 E. Giss Parkway, in the Main Street Historic District.*

Amelia Griffin, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Moody commented that the site plan showed an irregular shaped lot, which appeared to allow the applicant to have only minor use of the property. **Moody** then asked if the City had plans to use the right-of-way in the future. **Griffin** stated she was not aware of any future plans for the right-of-way.

Leal-Rubio asked if Staff sends Requests for Comments to the City of Yuma Engineering Department. **Griffin** stated no, not for Design and Historic Review, and added the Engineering Department had already reviewed the constructions plans for this project.

APPLICANT / APPLICANT'S REPRESENTATIVE

Kevin Burge, 200 E 16th Street Ste. 150, Yuma, AZ, representing Core Engineering, asked to have Commissioner Moody's question repeated as he had trouble hearing it.

Moody repeated his question regarding the right-of-way. **Burge** stated that was not a part of any current project, but it was a part of a previous roadway plan.

PUBLIC COMMENT

None

MOTION

Motion by Leal-Rubio, second by Hamel, to APPROVE Case Number DHRC-31304-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0).

DHRC-31505-2020: *This is a request by Stacy Greene-Todd, on behalf of C5 Properties, for aesthetic review of the exterior appearance of a new self-storage facility, to be located at 6656 E. 32nd Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

Bob Blevins, Principal Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Troy Eckard, 3967 E. 41st Place, Yuma, AZ, representing Eckard Commercial Construction, was available for questions.

Moody asked when construction would start. **Eckard** said they were ready to start now and hoped to be open by April.

PUBLIC COMMENT

None

MOTION

Motion by Hamel, second by Coltman, to APPROVE Case Number DHRC-31505-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0).

COMMISSION DISCUSSION

Chairman Rushin said he was happy to have everyone back.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

Commissioner Moody informed the board about Main Street Activity by saying Visit Yuma is moving locations to 265 S. Main Street and Cafecito is moving to 176 S. Main Street.

Public

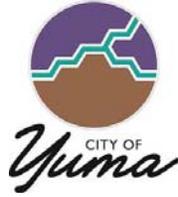
None

ADJOURNMENT

The meeting was adjourned at 4:16 p.m.

Minutes approved this _____ day of _____, 2020.

Chairman

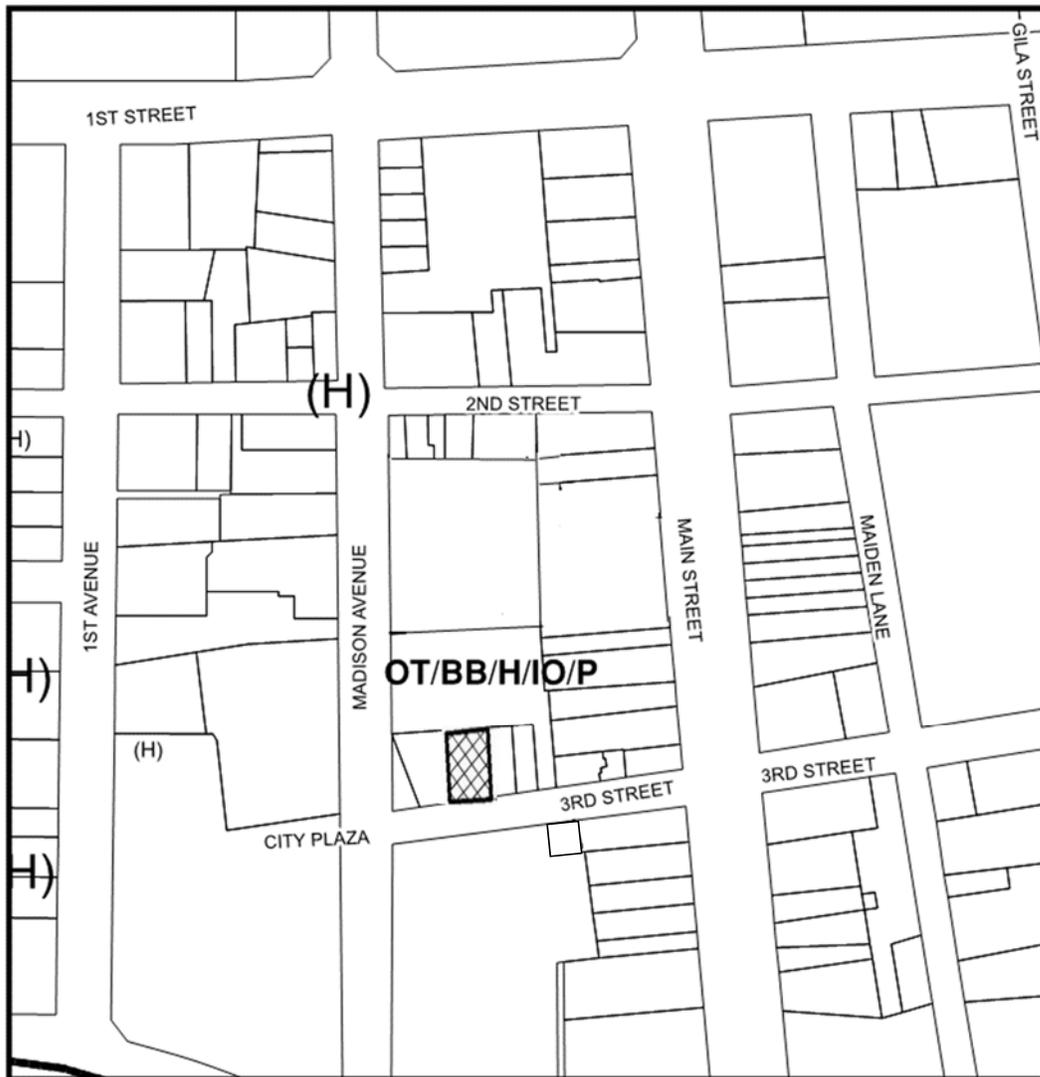


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-31788-2020
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 9, 2020 **Case Number:** DHRC-31788-2020

Project Description/Location: This is a request by Lindsay Benacka, on behalf of Meredith Young, for historic review of a new mural on the west building wall, for the individually-listed structure located at 50 W. 3rd Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-44-093
Historic Listing Status:	Individually-listed
Address:	50 W. 3 rd Street
Property Owner:	Meredith Young
Property Owner's Agent	Lindsay Benacka
Zoning of the Site:	OT/H/BB/IO
Existing Land Use(s) on the Site:	Yuma School of Beauty
Surrounding Zoning and Land Uses:	
○ North:	OT/H/BB/IO; Parking lot
○ South:	OT/H/BB/IO; Parking lot
○ East:	OT/H/BB/IO; Plaza Paint
○ West	OT/H/BB/IO; Parking lot
Related Actions or Cases:	DHRC-11317-2015 (A/C)
Land Division Status:	Legal lot of record
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The agent for the applicant included the following, including some biography from the artist's website:

Alonso Delgadillo 'Norte' is a border artist from Tijuana who currently resides in Tuscon, Arizona. He is interested in the culture, the stories and the memories that surround him. These are transformed into murals and drawings depicting daily life, using drawing lines as a characteristic of this personal style of work.

Currently, he is working on a series inspired by traditional Latin American handcrafts, exploring a variety of formats and media: wood, canvas, and paper among other.

He also recently exhibited at the Yuma Art Center where he created a site-specific mural (picture is Attachment C for reference).

The mural will cover the entire west wall of the building. The mural would face a parking lot. No additional new signage is included in this proposal.

Background:

Referred to as the Cactus Press/ Plaza Paint Building, the individually-listed structure was constructed in 1920 in the Spanish Colonial Revival Style, and it remains primarily intact. The historic structure was constructed as a single-story arcaded, poured concrete commercial building; a style of construction rarely found in the Main Street Historic District. The arcade dominates the front of the building, and compliments the stepped parapet and original ornamental details found on the building.

The DHRC is tasked with providing regulatory oversight regarding the exterior appearance of any structure (new construction, renovation or alteration) within a recognized Historic District.

The Secretary of the Interior’s Standards (Standards) note that “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

Conclusion:

The City of Yuma encourages public art and Staff feels the new mural follows the Standards. The building is surrounded by parking lots on three sides and an alley on the fourth. The Main Street Historic District Design Guidelines, Storefront Design, Section III.(H) discusses rear entrances and the public parking areas as follows: “The visual character of the rear facades, alleys, and parking lots is a relatively casual and utilitarian one, especially when compared to the more formal street facades. In this type of context, a refined or grand design [such as the Main Street storefronts] can look out of place.”

The mural will not be visible from Main Street, and it should not overpower, damage, or detract from historic structures in the Main Street Historic District. A key consideration is whether the proposal would be reversible/removable without damage to the historic structure. Staff feels it meets such criteria. A similar (but much larger) proposal was approved in 2017 for a mural to be installed on the back (west wall) of the Yuma Arts Center, facing a nearby downtown parking lot.

Staff Recommendation: Staff recommends **APPROVAL** of the request for a new mural on the west wall in the Main Street Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-31788-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing the request by Lindsay Benacka, on behalf of Meredith Young, for the property located at 50 W. 3rd Street, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 08/19/20

Final staff report delivered to applicant on: 09/01/20

- Applicant agreed with all of the conditions of approval on: 08/19/20
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments:

- A. Conditions of Approval
- B. Building Elevation with Concept of Mural
- C. Recent Mural Inside Art Center by Delgadillo

Prepared By: 
Bob Blevins, Principal Planner (928) 373-5189
Robert.Blevins@YumaAZ.gov

Date: 8/19/20

Approved By: 
Alyssa Linville,
Assistant Director Community Development

Date: 08/24/2020

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

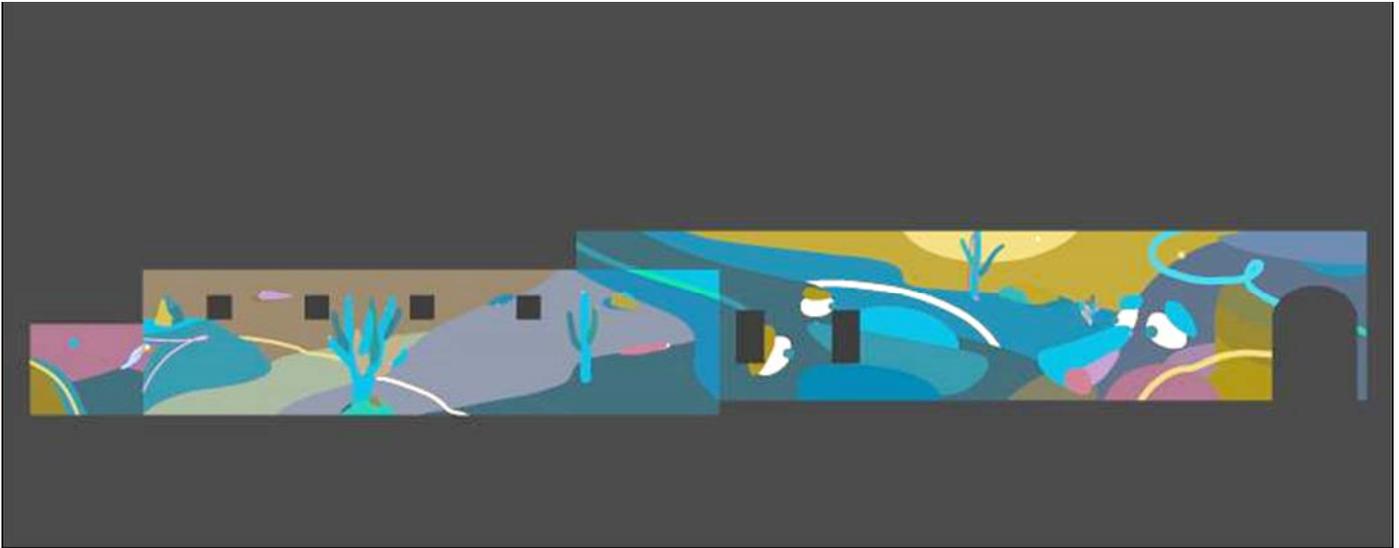
Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

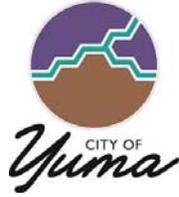
ATTACHMENT B
Building Elevation with Concept of Mural

Mural Proposal / Alonso Delgadillo / Sonoran Desert / 2020



ATTACHMENT C
Recent Mural Inside Art Center by Delgadillo





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-31786-2020
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 9, 2020 **Case Number:** DHRC-31786-2020

Project Description/Location: This is a request by Lindsay Benacka, on behalf of Matt Molenaar, for historic review of a new mural on the east building wall, for the property located at 29 W. 3rd Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-44-113
Historic Listing Status:	None
Address:	29 W. 3 rd Street
Property Owner:	Matt Molenaar
Property Owner's Agent	Lindsay Benacka
Zoning of the Site:	OT/H/BB/IO
Existing Land Use(s) on the Site:	MGM Design Office
Surrounding Zoning and Land Uses:	
○ North:	OT/H/BB/IO; Apartments
○ South:	OT/H/BB/IO; Parking lot
○ East:	OT/H/BB/IO; Yuma Billing Service
○ West:	OT/H/BB/IO; Parking lot
Related Actions or Cases:	DHRC-20258-2017 (Mural on west wall)
Land Division Status:	Legal lot of record
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The agent for the applicant included the following, including some biography from the artist's website:

Alonso Delgadillo 'Norte' is a border artist from Tijuana who currently resides in Tuscon, Arizona. He is interested in the culture, the stories and the memories that surround him. These are transformed into murals and drawings depicting daily life, using drawing lines as a characteristic of this personal style of work.

Currently, he is working on a series inspired by traditional Latin American handcrafts, exploring a variety of formats and media: wood, canvas, and paper among other.

He also recently exhibited at the Yuma Art Center where he created a site-specific mural (picture is Attachment C for reference).

The mural is estimated to be 36 feet wide by 12 feet high and will cover the entire east wall of the building. The mural would face a public parking lot. No additional new signage is included in this proposal.

The DHRC is tasked with providing regulatory oversight regarding the exterior appearance of any structure (new construction, renovation or alteration) within a recognized Historic District.

The Secretary of the Interior's Standards (Standards) note that "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

Conclusion:

The City of Yuma encourages public art and Staff feels the new mural follows the Standards. The building itself is a freestanding 800 square foot office built in 1937, mostly surrounded by a public parking lot. The Main Street Historic District Design Guidelines, Storefront Design, Section III.(H) discusses rear entrances and the public parking areas as follows: "The visual character of the rear facades, alleys, and parking lots is a relatively casual and utilitarian one, especially when compared to the more formal street facades. In this type of context, a refined or grand design [such as the Main Street storefronts] can look out of place."

The mural will not be easily visible from Main Street, and it should not overpower or detract from historic structures in the Main Street Historic District. A similar (but much larger) proposal was approved in 2017 for a mural to be installed on the back (west wall) of the Yuma Arts Center, facing a different downtown parking lot.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for a new mural on the east wall in the Main Street Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-31786-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Lindsay Benacka, on behalf of Matt Molenaar, for the property located at 29 W. 3rd Street, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 08/19/20

Final staff report delivered to applicant on: 09/01/20

- Applicant agreed with all of the conditions of approval on: 08/19/20
- Applicant did not agree with the following conditions of approval: (list #'s)
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Attachments:

- A. Conditions of Approval
- B. Building Elevation with Concept of Mural
- C. Recent Mural Inside Art Center by Delgadillo

Prepared By: 
Bob Blevins, Principal Planner (928) 373-5189
Robert.Blevins@YumaAZ.gov

Date: 8/19/20

Approved By: 
Alyssa Linville,
Assistant Director Community Development

Date: 08/24/2020

ATTACHMENT A
Conditions of Approval

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Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

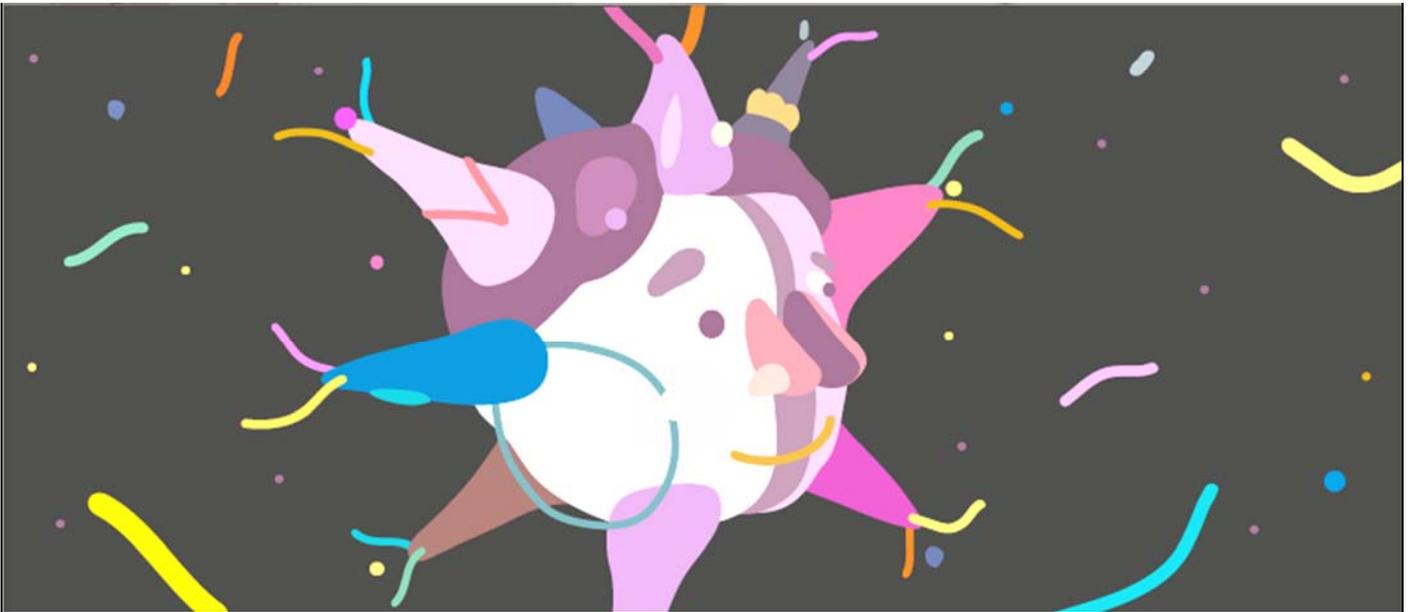
Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

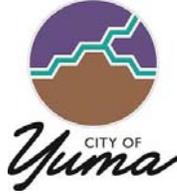
ATTACHMENT B
Building Elevation with Concept of Mural

Mural Proposal / Alonso Delgadillo / Sonoran Desert / 2020



ATTACHMENT C
Recent Mural Inside Art Center by Delgadillo



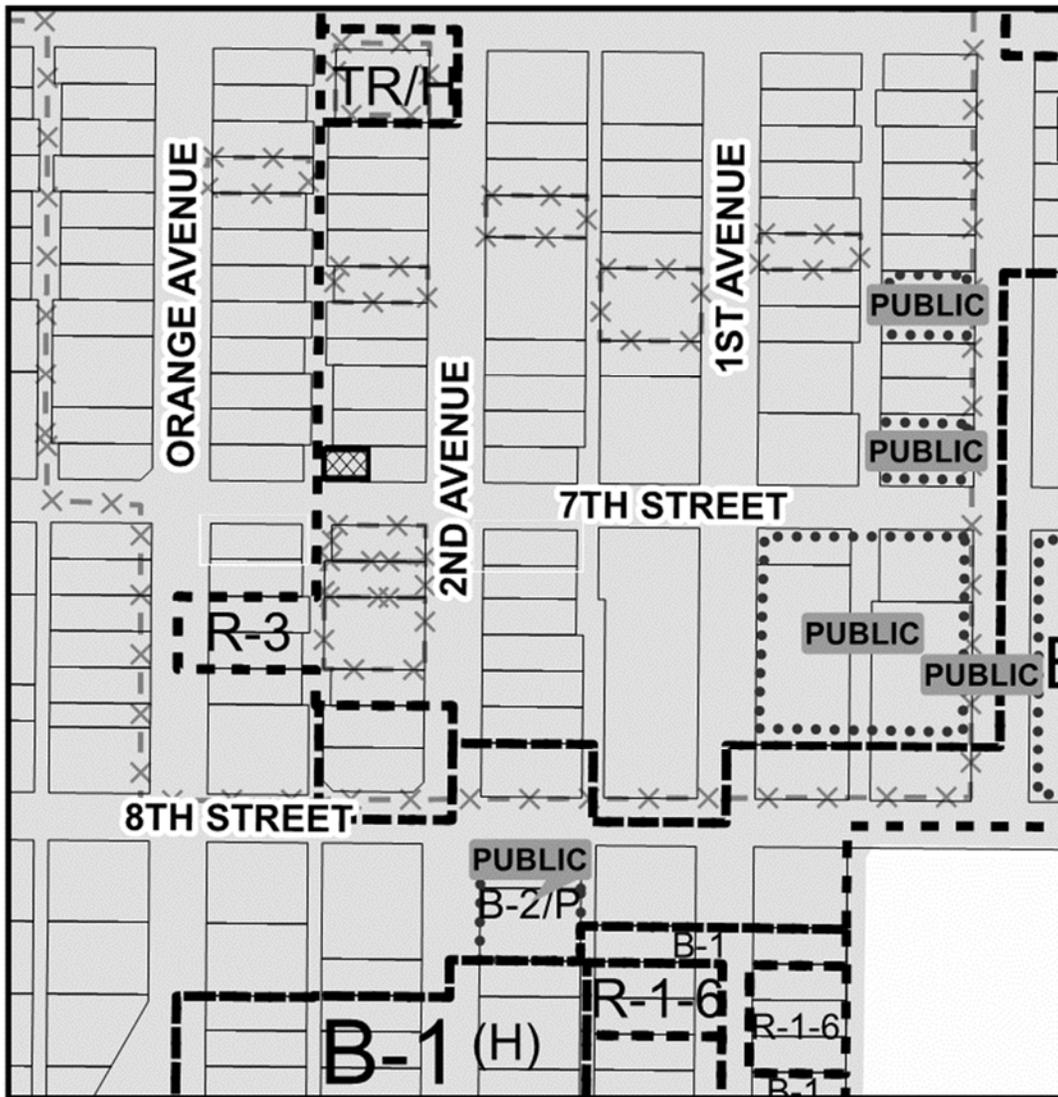


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-16229-2016
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 9, 2020 **Case Number:** DHRC-16229-2016

Project Description/Location: This is a request by Juan and Rocio Mendez for historic administrative review of new windows and exterior finishes, for the home located at 210 W. 7th Street, in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	X	Main Street	None
Individually Listed Historic Buildings on-site:	Yes	No	X		
Aesthetic Overlay:	Yes	No	X		
Parcel Number:	633-59-171				
Address:	210 W. 7 th Street				
Property Owner:	Juan and Rocio Mendez				
Property Owner's Agent:	None				
	Existing Zoning	Existing Land Use			
Site	R-3/H/IO/BB	Single-family residence			
North	R-3/H/IO/BB	Single-family residence			
South	R-3/H/IO/BB	Single-family residence			
East	R-3/H/IO/BB	Single-family residence			
West	B-2/H/IO/BB	Single-family residence			
Prior Related Actions or Cases:	None				
Land Division Status:	Parcel is a legal lot of record.				
Flood Plain Designation:	Zone X				

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The home was built in 1964, and has been extensively remodeled over the years.
----------------------------	--

B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	This request is for replacement windows and exterior finish.
----------------------------	--

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	Exterior improvements are a positive for the neighborhood.
----------------------------	--

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

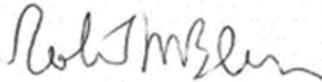
Yes

No

Explain/Describe/ Discuss:	This project is typical of the smaller accessory homes along the alleys.
----------------------------	--

Staff Summation: Staff **APPROVED** the request for replacement windows and exterior finish on 11/28/2016 in the Century Heights Conservancy Residential Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	Elevation

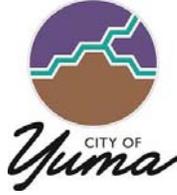


Prepared By:
Robert Blevins
Principal Planner

Date: 8/19/20

ATTACHMENT A
Elevation





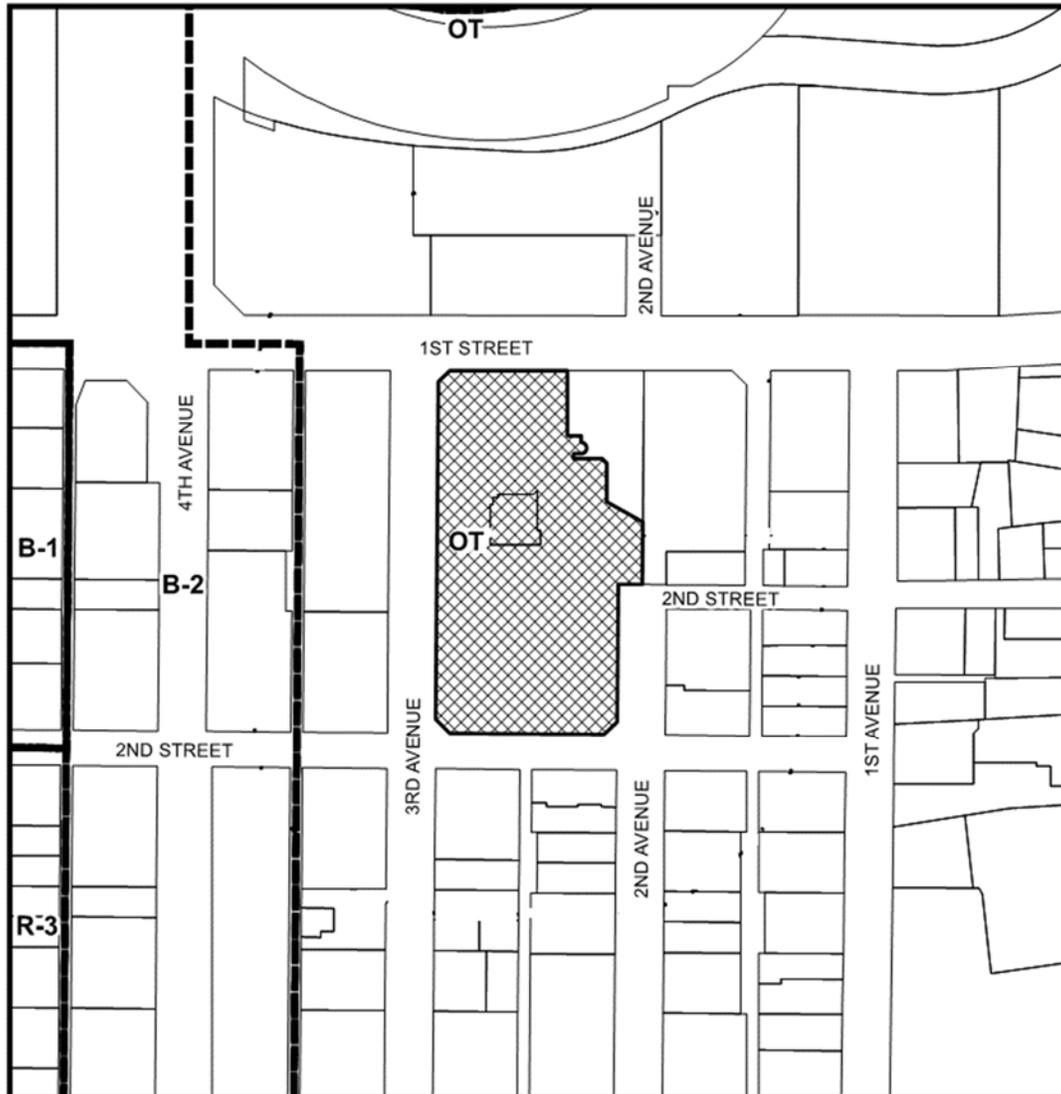
STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-29306-2020
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 9, 2020

Case Number: DHRC-29306-2020

Project Description/Location:

CASE SUMMARY: This is a request by Terranext, LLC, on behalf of Yuma County, for Historic Review of soil remediation, in the Old Town/Bed and Breakfast/Infill Overlay/Public Overlay (OT/BB/IO/P) District. The property is located at 141 S. 3rd Avenue, Yuma, AZ



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	None	X
Individually Listed Historic Buildings on- site:	Yes	No	X		
Aesthetic Overlay:	Yes	No	X		
Parcel Number:	633-43-067				
Address:	141 S. 3 rd Avenue				
Property Owner:	Yuma County				
Property Owner's Agent:	Terranext, LLC.				
	Existing Zoning	Existing Land Use			
Site	OT/BB/IO/P	Yuma County Detention Center			
North	OT/BB/IO/H	Old Yuma City Hall			
South	OT/BB/IO	Child and Family Resources			
East	OT/BB/IO/P	Yuma County Superior Court			
West	OT/BB/IO	Yuma County Sherriff's Department			
Prior Related Actions or Cases:	CUP-29099-2020				
Land Division Status:	Legal lot of record				
Flood Plain Designation:	Flood Zone X				

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	This property is not individually listed on the National Register of Historic Places.
----------------------------	---

B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	The property owner proposes to conduct soil remediation for a release of gasoline from a former underground storage tank that was located at the subject site. A soil vapor extraction system (SVE), will be located on the north side of the subject parcel. The system will occupy an area of about 72 square feet and will be setback 50 feet from the City of Yuma right-of-way.
----------------------------	--

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	The request matches the minor maintenance modifications found in the Yuma City Code Title 15, Chapter 154, Section 02.04(E)(1)
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	This action is in keeping with the Historic District Standards and will not have a detrimental effect on the structure or the district as a whole. In the long term the remediation will improve the health and safety for the City of Yuma. The project will be complete in approximately 4 to 6 months and all equipment removed at completion.
----------------------------	---

Staff Summation: Staff **APPROVED** the request to conduct soil remediation on the north side of the subject parcel on January 30, 2020. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachment (s)

A. Site Photo

B. Aerial Photo

Prepared By:

Bob Blevins
Principal Planner



Date:

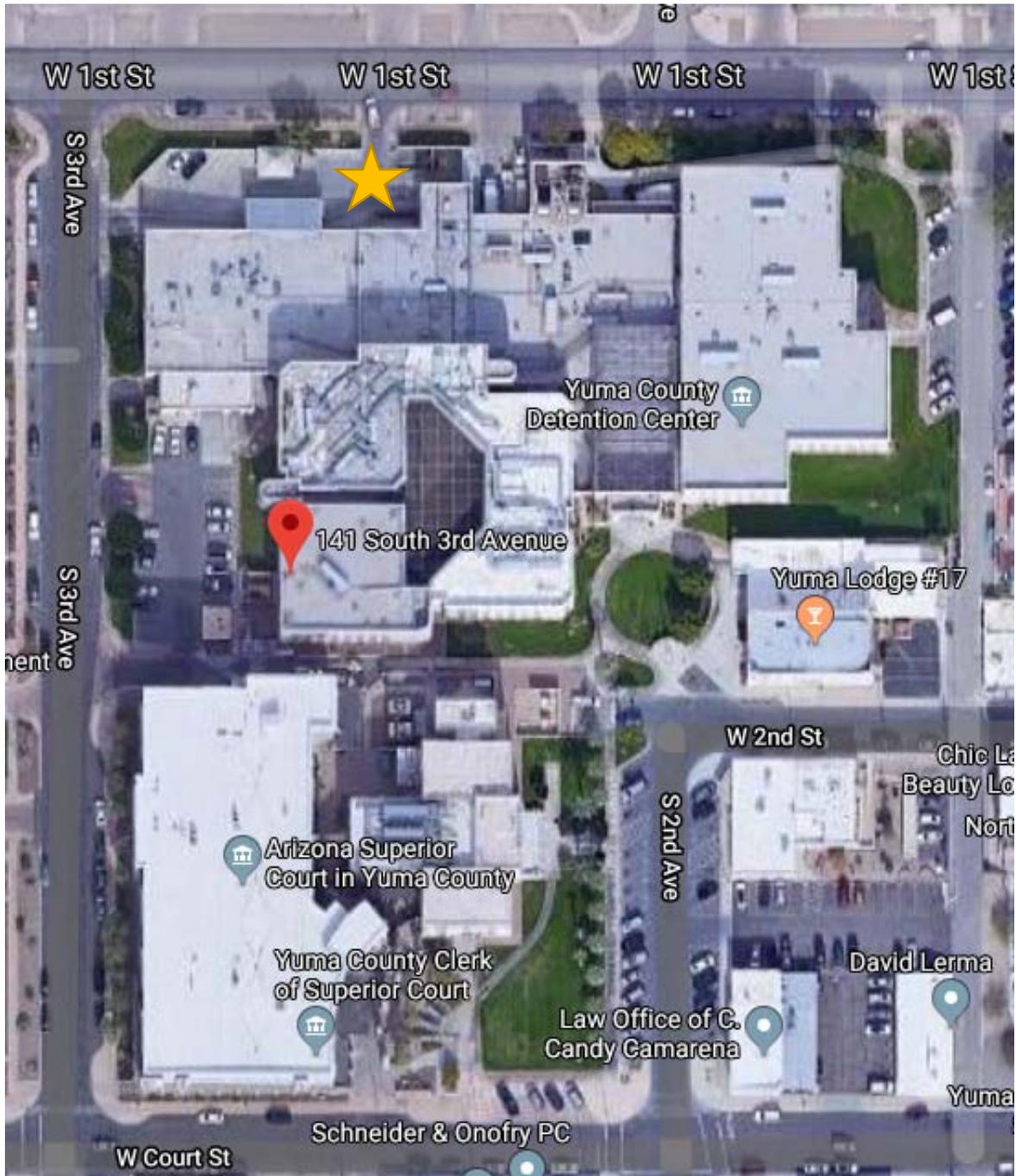
8/26/20

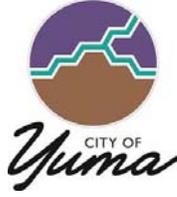
Robert.Blevins@yumaaz.gov (928)373-5189

ATTACHMENT A
Site Photo



ATTACHMENT B
Aerial Photo



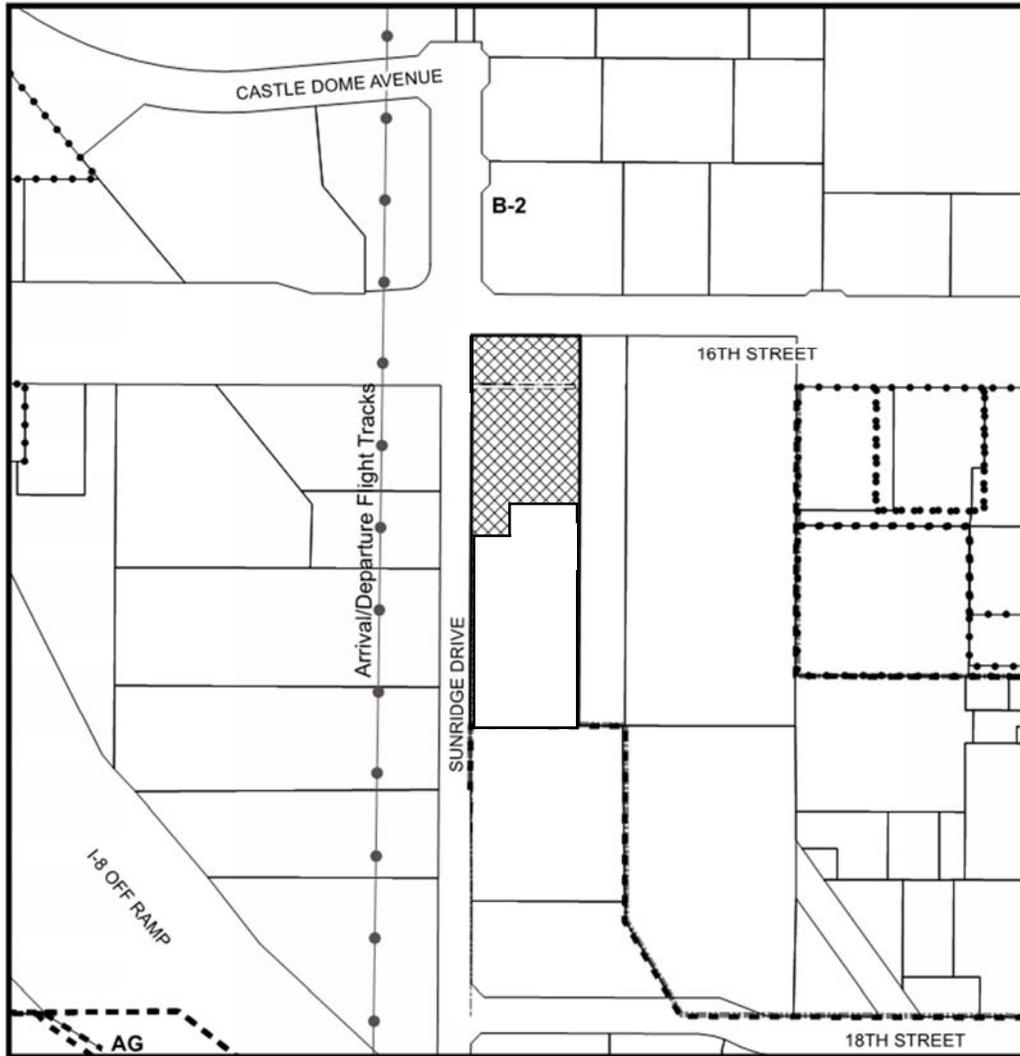


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-30678-2020
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: September 9, 2020 **Case Number:** DHRC-30678-2020

Project Description/Location: This is a request by Jerry Lococo, on behalf of the Borzini Lew K Trust 12-21-2007, for the review of replacement wall-mounted signage and a new storefront window for Broken Yolk Cafe, located at 1731 E. 16th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on- site:	Yes		No		X			
Aesthetic Overlay:	Yes		X		No			
Parcel Number:	665-40-044							
Address:	1731 E. 16 th Street							
Property Owner:	Borzini Lew K Trust 12-21-2007							
Property Owner's Agent:	Jerry Lococo							
	Existing Zoning				Existing Land Use			
Site	B-2/AO				Vacant Café			
North	B-2				Olive Garden			
South	B-2/AO				Vacant land			
East	B-2/AO				Freddy's			
West	B-2				Days Inn Hotel			
Prior Related Actions or Cases:	DHRC-10825-2015 (Native Wings)							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The restaurant was built in 2015.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	This request is for replacement signage, and a new window for Broken Yolk Café.
----------------------------	---

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	Signs meet Aesthetic Overlay and other Zoning Standards.
----------------------------	--

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

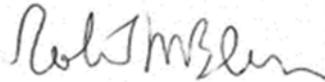
Yes

No

Explain/Describe/ Discuss:	This project meets the Gomez Plaza Sign Program criteria and AO Guidelines.
----------------------------	---

Staff Summation: Staff **APPROVED** the request for replacement wall-mounted signage and a new storefront window, on 07/13/2020 in the Aesthetic Overlay. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

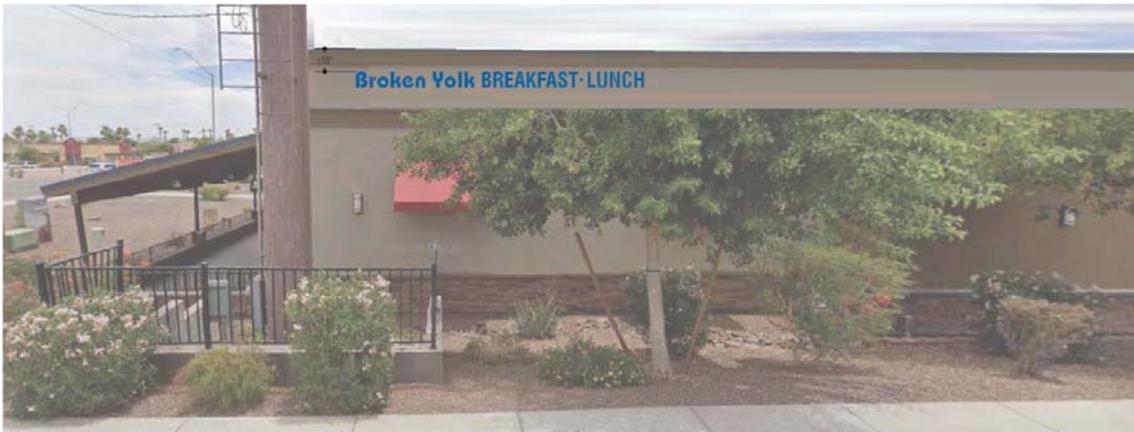
Attachments:	
A.	Elevations with Signs and Window

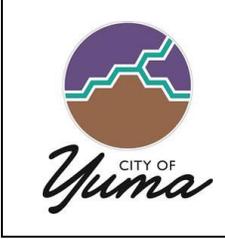


Prepared By:
Robert Blevins
Principal Planner

Date: 8/19/20

ATTACHMENT A
Elevations with Signs and Window





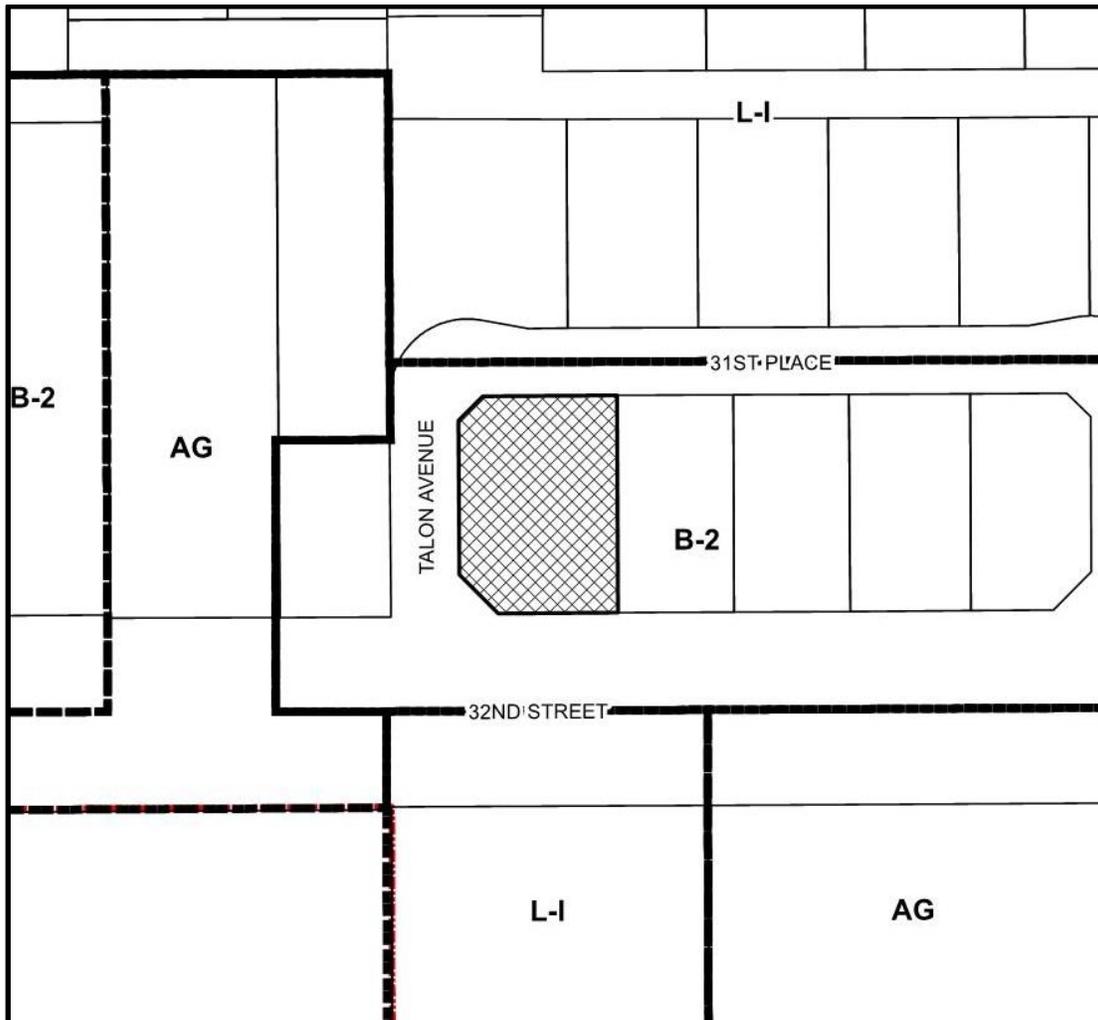
STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-29685-2020
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: AMELIA GRIFFIN

Hearing Date: September 9, 2020

Case Number: DHRC-29685-2020

Project Description/Location: This is a request by Del Outdoor/Sign Pro, on behalf of Barca Lee Properties, LLC, for the review of a new wall-mounted sign located at 4343 E. 31st Place, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on-site:	Yes		No	X				
Aesthetic Overlay:	Yes	X	No					
Parcel Number:	697-26-013							
Address:	4343 E. 31 st Place							
Property Owner:	Barca Lee Properties, LLC							
Property Owner's Agent:	Del Outdoor / Sign Pro							
	Existing Zoning				Existing Land Use			
Site	B-2/AO				Medical Office			
North	L-I				Industrial Building			
South	L-I				Agriculture Field			
East	B-2/AO				Vacant Land			
West	B-2				Jamestown Center			
Prior Related Actions or Cases:	DR-2007-029; Medical Office and Signage							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The property is located in the Olde 80 Business Park Subdivision.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	This request is for an additional sign on the south side of the building.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	The signage does not harm the integrity of the building and complements existing signage.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

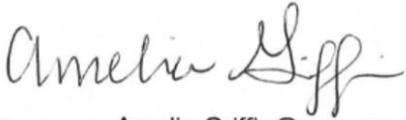
Yes

No

Explain/Describe/ Discuss:	New signage will be an asset to the property and will promote the success of the businesses.
----------------------------	--

Staff Summation: Staff APPROVED the request for a new wall mounted sign on 8/24/20 in the B-2/AO District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	New Sign
B.	Site Photo
C.	Aerial Photo

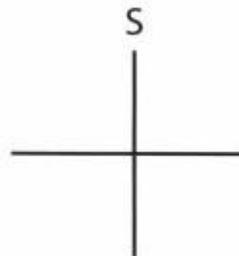
Prepared By:  **Date:** 8/24/20
 Amelia Griffin
 Assistant Planner
 Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Approved By:  **Date:** 8/24/20
 Robert Blevins
 Principal Planner

ATTACHMENT A
Signage



Scale: 1"=25'



ATTACHMENT B
Site Photo



ATTACHMENT C
Aerial Photo

