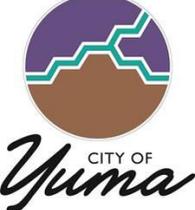


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 May 08, 2019 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 Wednesday, November 13, 2019, 4:00 p.m.</i></p>
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CALL TO ORDER

APPROVAL OF MINUTES

October 23, 2019 (3 of 5 required: *Rushin , Coltman, Leal-Rubio, Moody, Sheldahl*)

ITEMS REQUIRING RATIFICATION

Ratification – Minutes: September 11, 2019 (3 of 4 required: *Rushin, Hamel, Sheldahl, Coltman*)

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

None

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-28215-2019**: This is a request by Fernando Cetina of Maya's Construction, on behalf of Sonia R. Sardinias, for the demolition of all existing structures, and review of a new 1,925 square foot office building, located at 212 S. 2nd Avenue, in the Old Town (OT) District.

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION:

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location.

INFORMATION ITEMS

Staff

Administrative Approvals:

Historic District

Aesthetic Overlay

None

1. National Heritage Area
2. Commission
3. Public - Any member of the public may request to address the Design and Historic Review Commission on matters that are not listed on the Commission agenda. The

Design and Historic 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 Design and Historic 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.

Notice is hereby given, pursuant to the DHRC Bylaws that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

**Design and Historic Review Commission Meeting Minutes
October 23, 2019**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, October 23, 2019, 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, and Commissioners James Sheldahl, Juan Leal-Rubio, and Amanda Coltman. Commissioner Chris Hamel was absent. There is one vacancy.

STAFF MEMBERS present included Robert Blevins, Principal Planner; Cheri Skinner, Associate Planner; Charysse Casillas, Administrative Assistant and Amelia Griffin, Assistant Planner.

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

APPROVAL OF MINUTES

October 23, 2019

Motion by Leal-Rubio, second by Moody to APPROVE the minutes of October 23, 2019. Motion carried unanimously (4-0).

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

Commissioner Sheldahl arrived at 4:02 pm.

DHRC-27924-2019: This is a request by Christopher Thompson, on behalf of Terraces Retail AZ, LLC, for the review of a new 12,000 square foot multi-tenant office building site, located at 2632 S. Araby Road, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Christopher Thompson, 675 W. 16th Street, Yuma, AZ, was available for questions.

Commissioner Leal-Rubio asked if there were plans to develop the rest of the property in the future.

Christopher Thompson, 675 W. 16th Street, Yuma, AZ, said this was the first phase of a larger development. **Thompson** explained that the property owner's intent was to reserve a portion for restaurant development, the south portion for commercial and real estate development. The portion of a driveway leading nowhere was a part of a larger master plan that included a commercial development for a hotel and other amenities.

Leal-Rubio asked for clarification if this property would have secondary access while it was developed. **Thompson** explained the north road would have access with various driveways that would loop around.

Chairman Rushin asked if they were proposing three units within the 12,000 square-feet. **Thompson** stated the area included open tenant spaces with 2 lease spaces that could be divided into four smaller tenants. **Thompson** added that the center unit was for the owner's new office space – Elliott Homes.

Commissioner Leal-Rubio asked if the applicant was proposing one-way signage. **Thompson** informed the Commission that the designs were not currently available. He added that the building itself was the priority. **Thompson** explained there would be signage on the face of the building and a monument sign for the development.

Thompson thanked the Commission for their time.

PUBLIC COMMENT

None

MOTION

Motion Leal-Rubio, second by Coltman, to APPROVE Case Number DHRC-27924-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0).

COMMISSION DISCUSSION

Robert Blevins, Principal Planner, gave a presentation on the Union Pacific Big Boy.

INFORMATION ITEMS

Staff

None

National Heritage Area

None

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 4:17 p.m.

Minutes approved this _____ day of _____, 2019.

Chairman

**Design and Historic Review Commission Meeting Minutes
September 11, 2019**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, September 11, 2019, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Alyssa Linville, Assistant Director/Zoning Administrator; Cheri Skinner, Associate Planner; and Amelia Griffin, Assistant Planner.

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

Chairman Rush introduced new DHRC Commissioner Amanda Coltman.

APPROVAL OF MINUTES

August 14, 2019

Motion by Hamel, second by Sheldahl to APPROVE the minutes of August 14, 2019. Motion carried unanimously (4-0).

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

DHRC-27287-2019: *This is a request by Jeff Ryskamp, on behalf of Main Street Yuma, LLC, for the historic review of a new wall-mounted sign, located at 3 West 3rd Street, within the Main Street Historic District.*

Cheri Skinner, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Rich Wayas, 1165 S. 4th Avenue, Yuma, AZ, was available for questions.

PUBLIC COMMENT

None

MOTION

Motion by Sheldahl, second by Hamel, to APPROVE Case Number DHRC-27287-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).

DHRC-27587-2019: *This is a request by the City of Yuma, for the review of a new mural on the south side (second floor exterior wall) of the Yuma Art Center, located at 254 S. Main Street in the Main Street Historic District.*

Cheri Skinner, Associate Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT’S REPRESENTATIVE

Lindsay Benacka, Arts & Culture Program Manager, 254 S. Main Street, Yuma, AZ, said this was a public art project sponsored by the McKivergan Foundation. **Benacka** said renowned artist El Tono was the artist for this project and added that he has collaborated with MOMO.

Hamel complimented the applicant on this proposal. **Hamel** added it was good to see these projects in Yuma. **Sheldahl** and **Rushin** concurred.

PUBLIC COMMENT

Maria McKivergan, 1358 S. Hetteema Street, Yuma, AZ, thanked the Commission and the community for the support on these projects.

MOTION

Motion by Hamel, second by Coltman, to APPROVE Case Number DHRC-27587-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

None

Public

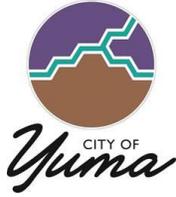
None

ADJOURNMENT

The meeting was adjourned at 4:15 p.m.

Minutes approved this _____ day of _____, 2019.

Chairman

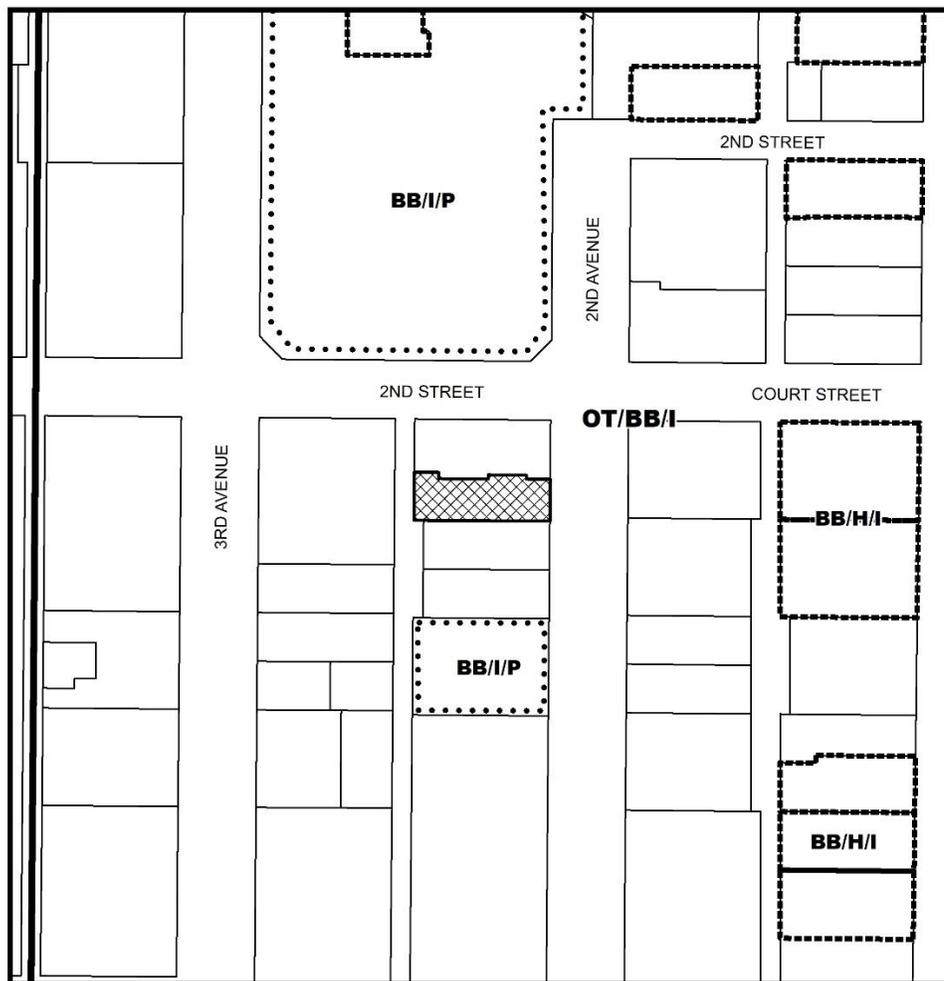


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-28215-2019
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: November 13, 2019 **Case Number:** DHRC-28215-2019

Project Description/Location: This is a request by Fernando Cetina of Maya's Construction, on behalf of Sonia R. Sardinas, for the demolition of all existing structures, and review of a new 1,925 square foot office building, located at 212 S. 2nd Avenue, in the Old Town (OT) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	None
Parcel Number:	633-43-070
Historic Listing Status:	N/A
Address:	212 S. 2 nd Avenue
Property Owner:	Sonia R. Sardinias
Property Owner's Agent	Fernando Cetina of Maya's Construction
Zoning of the Site:	OT/IO/BB
Existing Land Use(s) on the Site:	Office and Residence
Surrounding Zoning and Land Uses:	
○ North:	Zoned: OTIO/BB; Offices
○ South:	Zoned: OTIO/BB; Office
○ East:	Zoned: OT/IO/BB; Office
○ West	Zoned: OT/IO/BB; Parking lot
Related Actions or Cases:	None
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The subject property is approximately 6,100 square feet in size with 43 feet of frontage on 2nd Avenue. The buildings on the property are: a 2,207 square foot office building constructed in 1944; a 600 square foot residence built in 1972 with a 390 square foot garage. The garage has alley access. City records show some office remodeling and partition in the 1960's, but no other major changes to the property- recently used as attorney's offices.

The applicant proposes removing all structures from the property and building a new 1,925 square foot one-story office building and a six space paved parking lot with alley access. The new building will take advantage of the Old Town setbacks of zero feet along property lines; maintaining the character of many of the existing neighboring structures. No signs are proposed at this time other than the conceptual large "R" on the front of the building.

Staff Analysis:

This property is not in any of our historic districts and is not adjacent to any individually-listed properties, although there are many fine examples of several periods of architectural styles along 2nd Avenue. There are no records of any remaining historic structures on this property. It appears various remodelings over the past decades have removed any significant period features and the building presents itself in perhaps a modern Southwestern style.

With a major change being the removal of the existing high front wall, the new building offers articulation in the front façade with landscaping and a small private courtyard. The scale and massing of the new construction does not overpower the surrounding buildings, and it lends a quality appearance to this business (mostly office) area.

The use of white stucco, natural stone and wood, with portions of the building sheathed in subdued colors of corrugated and smooth metals will be a welcoming contemporary addition to the street. There is of course, the massive modern County Courthouse and newer parking garage just around the corner, along with buildings from many decades mixed among the other office buildings in the area.

Parapets are represented on the elevations which will screen rooftop equipment from public view. No specific signage is proposed, so new signage will require separate DHRC review. An exterior lighting plan will also be evaluated with the construction plans to ensure the lighting does not trespass on neighboring properties, and if LED, will be 3,000 K or less color temperature.

The Standards:

The Secretary of the Interior's Standards remind us:

- New construction should be unmistakably recognized as contemporary in appearance, not a recreation of a past period where none existed on the property.
- It is essential for a new design to be clearly obvious, so that it does not appear to be part of a historic structure.
- The surroundings of a new building should be considered prior to construction. The setting may contain features which fall within the neighborhood's historic nature, with consideration of those neighbors on the National Register listing; so as not to overpower, harm, or detract from the character of the streetscape.

Conclusion:

This proposal will not negatively-impact the aesthetics of this site or the overall neighborhood. It is of a scale and massing which should compliment the surrounding streetscape and provide an interesting front façade with varying setbacks in contrast to the existing walled-in complex.

Staff Recommendation:

Staff recommends **APPROVAL** of the request to demolish all existing structures, and construct a new 1,925 square foot office building, in the Old Town (OT) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-28215-2019 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 Fernando Cetina of Maya's Construction, on behalf of Sonia R. Sardinias, for the demolition of all existing structures, and review of a new 1,925 square foot office building, located at 212 S. 2nd Avenue, 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: October 28, 2019

Final staff report delivered to applicant on: November 5, 2019

- Applicant agreed with all of the conditions of approval on: October 28, 2019
 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. Existing Site Photos
- C. Site Plan
- D. Elevations
- E. Materials
- F. Aerial Photo

Prepared By:

Robert M. Blevins,
Principal Planner



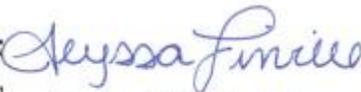
Date:

11/4/19

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

Approved By:

Alyssa Linville,
Assistant Director/Zoning Administrator



Date:

11-04-19

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: Laurie Lineberry, Community Development Director (928) 373-5175:

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:

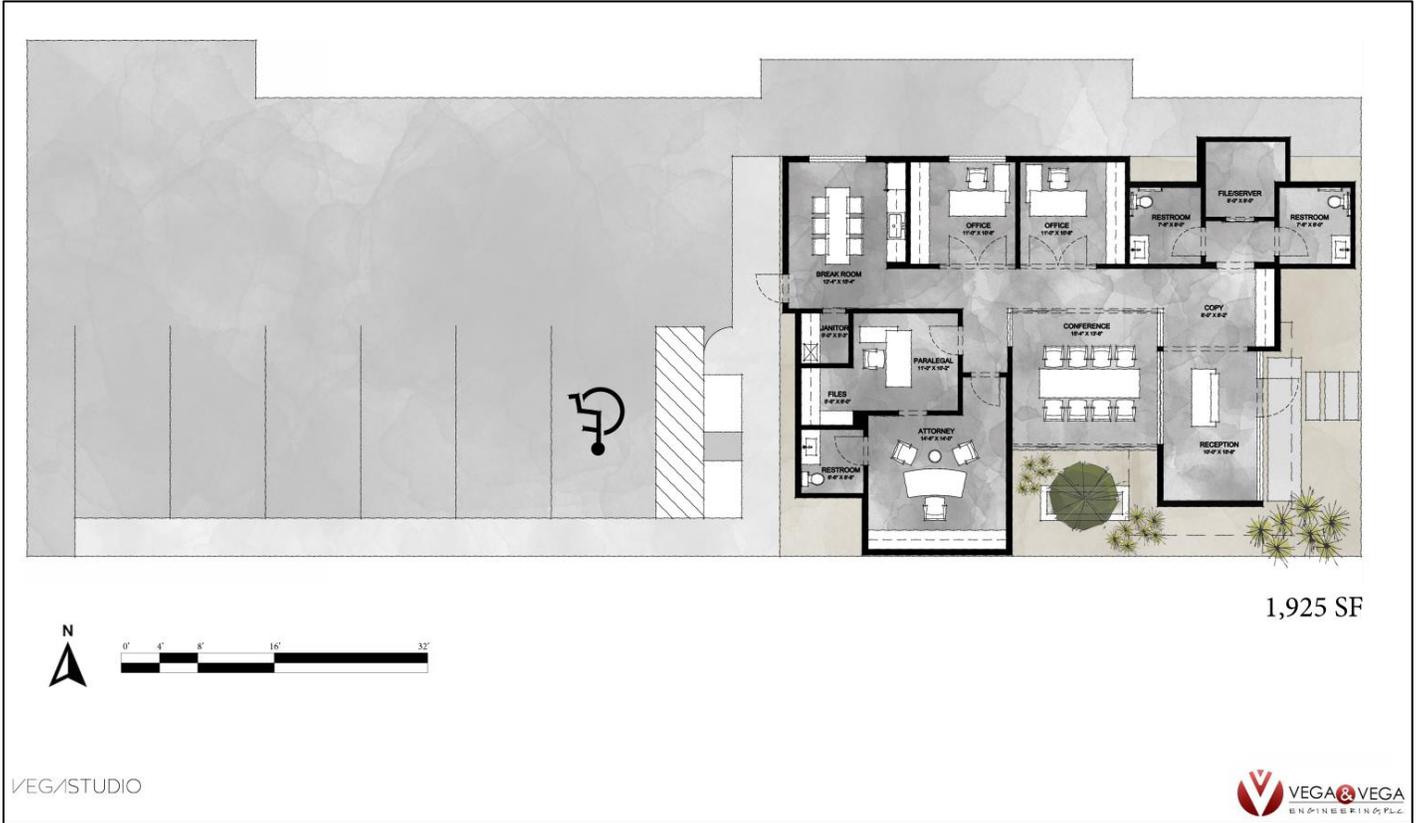
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay, Old Town District, and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

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
Existing Site Photos



ATTACHMENT C
Proposed Site Plan



ATTACHMENT D
Elevations



FRONT VIEW



BACK VIEW



SIDE VIEWS

EXTERIOR RENDERING
MAIN ELEVATION



VEG/STUDIO



ATTACHMENT E
Materials



ATTACHMENT F
Aerial Photo

