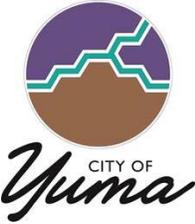


## Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 March 25, 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</i> <i>One City Plaza</i> <b>Wednesday, March 25, 2020, 4:00 p.m.</b></p>
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### CALL TO ORDER

### APPROVAL OF MINUTES

January 22, 2020(3 of 4 required: Rushin, Coltman, Hamel, Moody)

### ITEMS REQUIRING RATIFICATION

Ratification – Minutes: November 13, 2019 (3 of 4 required: Rushin, Rubio, Sheldahl, Coltman)

### ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

None

### HISTORIC DISTRICT:

#### PRELIMINARY REVIEWS

None

#### CASES REQUIRING ACTION

1. **DHRC-29619-2020**: This is a request by Signmasters, LLC, on behalf of Braulio Sebastian Sanchez, for historic review of new signage, for the property located at 340 W. 5<sup>th</sup> Street, in the Century Heights Conservancy Residential Historic 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  
January 22, 2020**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, January 22, 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, and Commissioner Amanda Coltman. Commissioner Juan Leal-Rubio and James Sheldahl was absent. There is one vacancy.

**STAFF MEMBERS** present included Robert Blevins, Principal Planner; Charysse Casillas, Administrative Assistant; and Jessenia Juarez, Administrative Assistant.

**Chairman Rushin** called the meeting to order at 4:07 p.m. and noted there was a quorum present.

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**ELECTION OF OFFICERS**

**Commissioner Hamel** nominated Thomas Rushin as Chairman, second by **Commissioner Moody**.  
**Motion carried unanimously (4-0) with Thomas Rushin as Chairman.**

**Commissioner Hamel** nominated Bill Moody as Vice-Chairman, second by **Commissioner Coltman**.  
**Motion carried unanimously (4-0) with Bill Moody as Vice-Chairman.**

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**APPROVAL OF MINUTES**

December 11, 2019

**Motion by Commissioner Moody, second by Coltman to APPROVE the minutes of December 11, 2019. Motion carried unanimously (4-0).**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.**

**DHRC-28969-2019:** This is a request by Raymond Hanna, for historic review of a new detached garage, for the property located at 389 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.

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

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Raymond Hanna, 389 S. 2<sup>nd</sup> Ave, Yuma, AZ,** was available for questions.

**PUBLIC COMMENT**

None

**MOTION**

**Motion by Commissioner Hamel, second by Commissioner Coltman, to APPROVE Case Number DHRC-28969-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0).**

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**INFORMATION ITEMS**

**Staff**

None

**Administrative Approvals**

**DHRC-20562-2017**: This is a request by Polar Cooling, on behalf of Achieve Human Services, for the review of new air conditioning units for the property located at 601 S. Orange Avenue, in the Century Heights Residential Conservancy Historic District.

**DHRC-26137-2019**: This is a request by Elsie Negroni for the review of new paint, and screening for the property located at 217 S. Gila Street, in the Main Street Historic District.

**DHRC-26375-2019**: This is a request by Royal Electric, on behalf of Luciano and Dina Munoz, for the review of a new electric service entrance for the property located at 195 S. Gila Street, in the Main Street Historic District.

**DHRC-28148-2019**: This is a request by D & M Shops, Inc., to replace an existing rear door with a steel door, for the property located at 30 W. 3rd Street, in the Main Street Historic District.

**Aesthetic Overlay**

**DHRC-27263-2019**: This is a request by Blue Streak Signs, on behalf of Crystal Whitaker, for the review of a new wall-mounted sign, awnings, and new paint for the property located at 4228 E. 32nd Street, Building A, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

**National Heritage Area**

None

**Commission**

None

**Public**

None

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**ADJOURNMENT**

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

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chairman

**Design and Historic Review Commission Meeting Minutes  
November 13, 2019**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, November 13, 2019, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

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**APPROVAL OF MINUTES**

October 23, 2019

**Motion by Commissioner Sheldahl, second by Commissioner Leal-Rubio, to APPROVE the minutes of October 23, 2019. The motion carried unanimously (4-0).**

**ITEMS REQUIRING RATIFICATION**

Ratification – Minutes: September 11, 2019

**Motion by Commissioner Leal-Rubio, second by Commissioner Coltman, to APPROVE the ratification of minutes on September 11, 2019. The motion carried unanimously (4-0).**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION.**

**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.

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

**QUESTIONS FOR STAFF**

**Commissioner Leal-Rubio** questioned if the alley behind the property is improved. **Blevins** responded saying it is drivable, but not the best conditions. **Rubio** in turn questioned if it would be paved as a part of the plans. **Blevins** advised there is paving in some form that would take place.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Fernando Cetina, 2862 S. Ave. B, Yuma, AZ**, was available for questions.

**Commissioner Leal-Rubio** asked if there was access from the street to the parking in the rear.

**Fernando Cetina, 2862 S. Ave. B, Yuma, AZ**, there is a high curb with no vehicle access, but there is walking access. It would only be used in case of emergencies.

**PUBLIC COMMENT**

None

**MOTION**

**Motion by Commissioner Leal-Rubio, second by Commissioner Sheldahl, to APPROVE Case Number DHRC-28215-2019 subject to the Conditions of Approval in Attachment A. Motion carried unanimously**

(4-0).

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**COMMISSION DISCUSSION**

Robert Blevins, Principal Planner, gave a presentation on the Futureliner number 10.

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**INFORMATION ITEMS**

**Staff**

None

**National Heritage Area**

None

**Commission**

None

**Public**

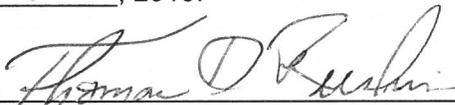
None

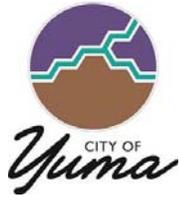
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**ADJOURNMENT**

The meeting was adjourned at 4:21 p.m.

Minutes approved this 11 day of December, 2019.

  
Chairman



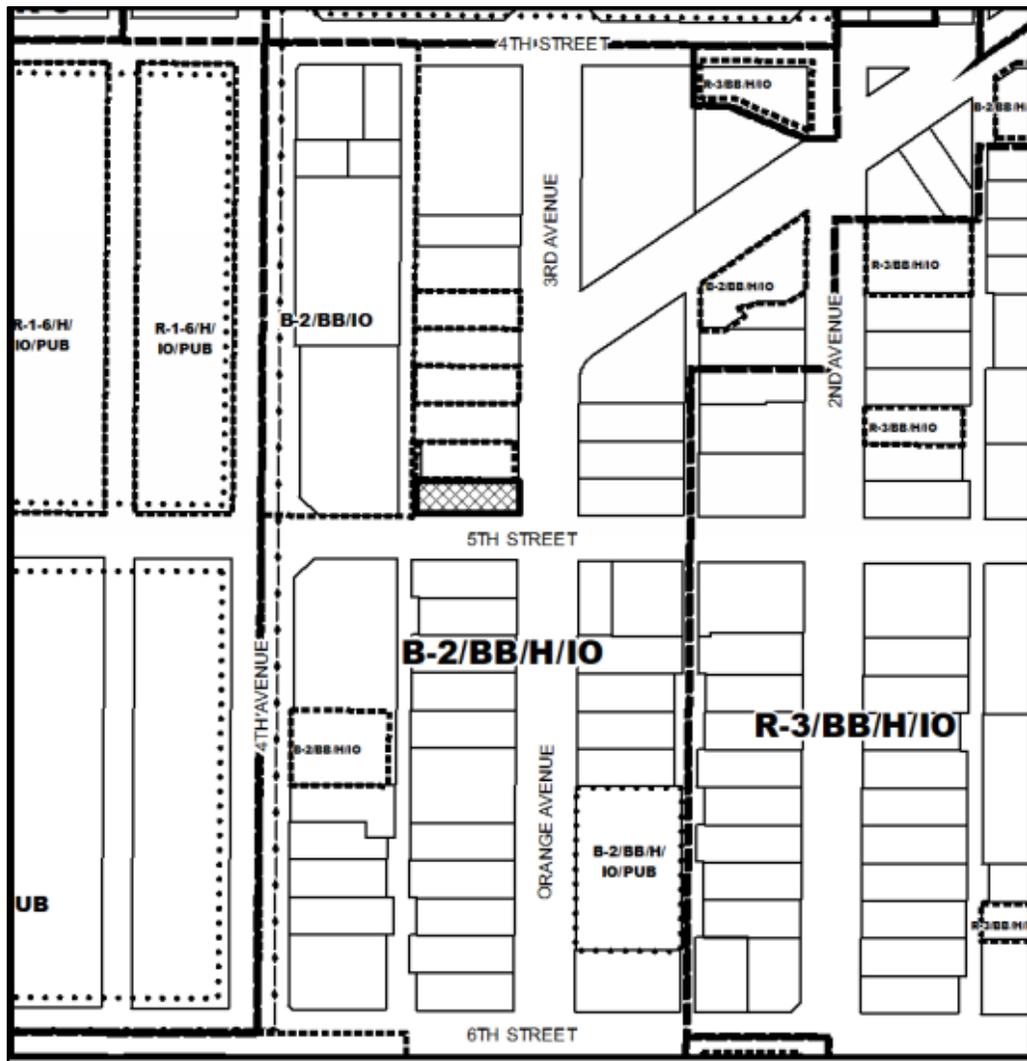
**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-29619-2020**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:** March 25, 2020

**Case Number:** DHRC-29619-2020

**Project Description/Location:** This is a request by Signmasters, LLC, on behalf of Braulio Sebastian Sanchez, for historic review of new signage, for the property located at 340 W. 5<sup>th</sup> Street, in the Century Heights Conservancy Residential Historic District.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	N/A
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-51-067
Historic Listing Status:	N/A
Address:	340 W. 5 <sup>th</sup> Street
Property Owner: Property Owner's Agent	Braulio Sebastian Sanchez Signmasters, LLC
Zoning of the Site:	B-2/H/IO/B&B
Existing Land Use(s) on the Site:	Office building
Surrounding Zoning and Land Uses:	
○ North:	B-2/H/IO/B&B; Single-family dwelling
○ South:	B-2/H/IO/B&B; YMPO Offices
○ East:	B-2/H/IO/B&B; Single-family dwelling
○ West	B-2/IO/B&B; Family Dollar Store
Related Actions or Cases:	HR2008-006 (new building)
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

**Description of Proposed Project / Background / Use:**

Two new signs are proposed for the Sanchez Law Group building located at the northwest corner of 5<sup>th</sup> Street and Orange Avenue. A freestanding sign is proposed for the corner of the property at the alley on 5<sup>th</sup> Street, and a wall-mounted sign is proposed for the east wall of the building.

**Staff Analysis:**

The existing 1,440 square foot office building was constructed in 2008 on a long-vacant property at the edge of the Century Heights Conservancy Residential Historic District. The new signs are proposed in a burgundy, black, and gold color scheme.

The freestanding sign is across from the recently-remodeled Mr. G's, the YMPO Offices, and behind the Family Dollar Store parking lot, so the size and style of the sign is not out-of-character with its surroundings. Mr. G's and Family Dollar both have similar-sized pole signs. Additionally, the new freestanding sign is not adjacent to any residences, and will help identify the law offices on this heavily-traveled commercial block.

The wall-mounted sign replaces two prior law office signs and consists of a 36" diameter logo and a channel letter sign of clear, simple lettering appropriately located on the Orange Avenue side of the property. The Yuma Historic District Guidelines encourage:

- Signs to use simple, legible fonts; and
- Signs to be in a proportional scale with the building and surroundings.

Staff feels these new signs achieve such goals.

**Staff Recommendation:** Staff recommends **APPROVAL** of the request for historic review of new signage, for the property located at 340 W. 5<sup>th</sup> Street, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

**Suggested Motion:** Move to **APPROVE** DHRC-29619-2020 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 Signmasters, LLC, on behalf of Braulio Sebastian Sanchez, for historic review of new signage, for the property located at 340 W. 5<sup>th</sup> Street, in the Century Heights Conservancy Residential Historic District.

**Proposed conditions delivered to applicant on:** 03/11/20

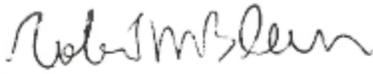
**Final staff report delivered to applicant on:** 03/16/20

Applicant agreed with all of the conditions of approval on: 03/12/20

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Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Site Photo
- D. Sign Elevations
- E. Colors, Textures, and Materials
- F. Aerial Photo

Prepared By:  Date: 3/11/20  
Robert M. Blevins,  
Principal Planner      Robert.Blevins@yumaaz.gov      (928)373-5189

Approved By:  Date: 03/11/20  
Alyssa Linville  
Assistant Director/Zoning Administrator

**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/  
Zoning Administrator (928) 373-5000, ext. 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**  
Site Plan



THIS DESIGN IS PROPERTY OF SIGNMASTERS, AND MAY NOT BE REPRODUCED IN ANY MEDIA WITHOUT PRIOR WRITTEN CONSENT OF SIGNMASTERS.

X _____ AUTHORIZED SIGNATURE	PREPARED FOR: City of Yuma Community Planning
	FILE NAME: Sanchez Law Group
DATE: 2-21-20	

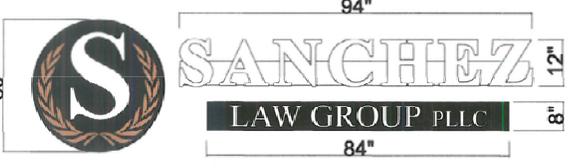
Greg Villalpando - Sales Executive  
Ph: 928-782-7497 Fax: 928-782-1511  
Cell: 928-503-1324  
Office: 1165 S. 4th Ave., Yuma AZ



**ATTACHMENT C**  
Site Photo

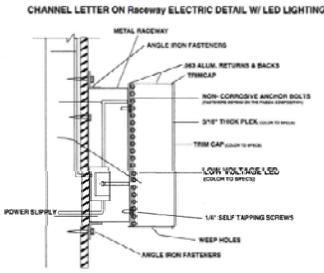


**ATTACHMENT D**  
Sign Elevations



36" x 94" x 12" x 8" x 84"

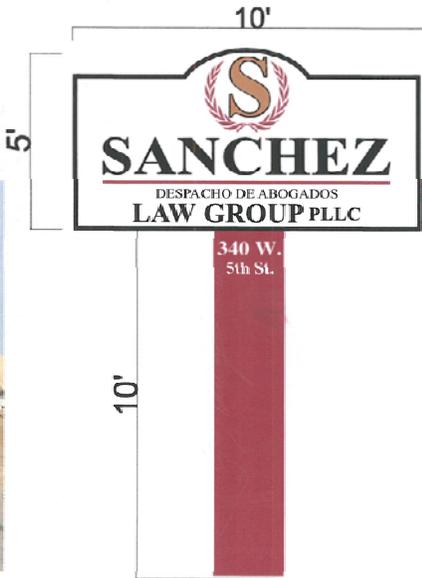
**CHANNEL LETTER ON Raceway ELECTRIC DETAIL W/ LED LIGHTING**



METAL RACEWAY  
ANGLE IRON FASTENERS  
3/8" ALUM. RETURNS & BACKS  
TRIMCAP  
NON-CORROSIIVE ANCHOR BOLTS  
3/16" THICK FLEX. (GLUE TO BRICK)  
TRIM CAP (GLUE TO BRICK)  
LOW VOLTAGE LED (GLUE TO EFFECT)  
1/4" TAPPING SCREWS  
KEEP HOLES  
ANGLE IRON FASTENERS







10' x 5' x 10'

**SANCHEZ**  
DESPACHO DE ABOGADOS  
LAW GROUP PLLC

340 W.  
5th St.

**ATTACHMENT E**  
Colors, Textures, Materials



**ATTACHMENT F**  
Aerial Photo



THIS DESIGN IS PROPERTY  
OF SIGNMASTERS, AND MAY  
NOT BE REPRODUCED OR  
TRANSMITTED IN ANY FORM  
OR BY ANY MEANS, WITHOUT  
PRIOR WRITTEN CONSENT  
OF SIGNMASTERS.

DATE: 2-21-20

PREPARED FOR:  
City of Yuma Community Planning

FILE NAME:  
Sanchez Law Group

Greg Villalpando - Sales Executive  
Ph: 928-782-7497 Fax: 928-782-  
Call: 928-503-1324  
Office: 1165 S. 4th Ave., Yuma AZ