

**Design and Historic Review Commission Meeting Minutes  
December 9, 2020**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, December 9, 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 and Commissioners Amanda Coltman, Juan Leal-Rubio, James Sheldahl and Chris Hamel. There is one vacancy.

**STAFF MEMBERS** present included; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Erika Peterson, Assistant Planner; Amelia Griffin, Assistant Planner; Jessenia Juarez, Administrative Assistant and Alex Marquez, Administrative Assistant.

**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**

November 4, 2020

**Motion by Hamel, second by Moody to APPROVE the minutes of November 4, 2020. Motion carried unanimously (6-0).**

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

1. **DHRC-32760-2020:** *This is a request by Sign Masters, LLC on behalf of KPOP, LLC to replace, fabricate, and install one two-sided LED illuminated monument sign and one set of reverse channel letters for the property located at 565 S. 4<sup>th</sup> Avenue, in the Century Heights Conservancy Residential Historic District.*

**Erika Peterson, Assistant Planner** summarized the staff report, recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Greg Villapando of Signmasters, 2205 W. 12<sup>th</sup> Street Yuma, AZ 85364**, commented on the appearance and construction method of the signs, then stated that he was available for questions.

**Leal-Rubio** asked if the monument sign would need a variance since it didn't meet the City's guidelines. **Peterson** replied that the previous sign was approved without a variance and that the new sign had the same dimensions. **Leal-Rubio** then asked if the sign was considered non-conforming. **Peterson** said yes.

**PUBLIC COMMENT**

None

**MOTION**

**Motion by Hamel, second by Sheldahl, to APPROVE Case Number DHRC-32760-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0).**

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1. **DHRC-32814-2020:** *This is a request by Scott Stone, on behalf of Terraces Retail AZ LLC, for aesthetic review of a new 20,000 square foot hospital, located at 2632 S. Araby Road, 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

**Scott Stone of Calloway Architecture 1207 Hampshire Lane Suite 105. Richardson, Texas 75080**, stated that the proposed hospital is one of several that they are building with Exceptional Health Care throughout Arizona. **Stone** added that the hospital would have an emergency room with nine beds and another nine clinical beds. The hospital would also have imaging facilities. He expressed his excitement for the project and is ready to get started.

**Saheed Mahboubi of Exceptional Health Care 1100 S. Akard Street. Dallas, Texas 75215**, also expressed excitement about bringing services to Yuma. **Mahboubi** went on to say that the number of beds in the hospital were reduced at this time to allow for expansion in the future.

**Moody** asked about traffic flow in and out of the property. **Blevins** then showed on the overhead where the access points were located. **Moody** then asked if there was going to be a traffic light on 26<sup>th</sup> Street. **Blevins** replied no. **Moody** went on to ask that if there were any plans for a traffic light in the future. **Blevins** replied that the traffic light was under discussion, but there was concern that the light might be too close to the roundabouts. **Moody** asked about if the driveway on the north side of the pad would be a right turn only. **Blevins** replied yes, and that the plans were being reviewed by City Engineering.

## PUBLIC COMMENT

None

## MOTION

**Motion by Leal-Rubio, second by Hamel, to APPROVE Case Number DHRC-32814-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0).**

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## COMMISSION DISCUSSION

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

**Bob Blevins, Principal Planner** summarized the "Side Trip" of the O.C Johnson house located at 310 to 312 S. Magnolia Avenue Yuma, AZ.

**Coltman** asked if basements were common in the early 1900's. **Blevins** said they were not common in that area. **Moody** asked about the second building, and if that some parts of the building were added later after the original construction. **Blevins** replied yes, that the building had a lot of pieces, some were added 15 years after the original construction. **Moody** commented that he wondered if the second floor of the second house might have been originally used as a sleeping porch. **Blevins** replied that there was a lot of aspects of the first floor that are older than what the records show. **Moody** then asked if the new owner had expressed what their full intentions were for the buildings. **Blevins** replied no, but that he hoped that the main building would be preserved. **Coltman** thanked **Blevins** for sharing information on the building. **Hamel** stated that the granddaughter of O.C Johnson still lived in Yuma.

**Sheldahl** asked about a property restoration that was being funded through Community Development Block Grant Funding, and if that grant funding was available to redevelop certain parts of the city. **Blevins** replied yes, and that Neighborhood Services handled that process. **Sheldahl** asked if the grant funding had been approved for that building. **Blevins** replied he wasn't sure. **Moody** stated that he saw an article in the local newspaper about the property and grant. **Blevins** then asked if the property in question was an apartment complex. **Moody** replied that it sounded like it was a property that was in distress and the goal was to rehabilitate the property. **Sheldahl** added that the property had some structural deficiencies that would have been far too expensive for the owner. He went on to say, the article didn't indicate that the property was is

the Historical District. **Blevins** replied he thought it was located Century Heights District and would present a "Side Trip" for that property at a future meeting.

**Hamel** then stated that the minutes had not been approved. **Rushin** then asked for approval of the minutes.

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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 4:37 p.m.

Minutes approved this 27 day of January, 2020.

  
Chairman