


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 August 25, 2021 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> Wednesday, August 25, 2021, 4:00 p.m.</p>
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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

July 14, 2021

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

NONE

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-36116-2021:** This is a request by Penn Neon Sign Co. Inc., on behalf of the Redondo AZ Limited Partnership, for the review of new wall-mounted signs, and the modification of a freestanding monument sign, located at 1185 S. Redondo Center Drive #C, in the General Commercial/Aesthetic Overlay (B-2/AO) District.
2. **DHRC-36156-2021:** This is a request by Osman Engineering, on behalf of Ricardo and Eva Jaramillo, for the review of a new 5,490 square foot office building, located at 1874 S. Avenue B, in the Limited Commercial/ Aesthetic Overlay (B-1/AO) District.

COMMISSION DISCUSSION

1. Follow-up to Joint DHRC / City Council Work Session

INFORMATION ITEMS

1. Staff
Administrative Approvals:
Historic District
None
Aesthetic Overlay
None
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.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, 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
July 14, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, June July 14, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included; Alyssa Linville, Assistant Director DCD; Robert Blevins, Principal Planner; Alexis Garcia, Assistant Planner, Alejandro Marquez, Administrative Assistant, and Lizbeth Sanchez, Administrative Assistant.

Chairman Rushin called the meeting to order at 4:03 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

June 23, 2021

Motion by Rushin, second by Hamel to APPROVE the minutes of June 23, 2021. Motion carried unanimously (4-0) with three absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

DHRC-35720-2021: *This is a request by Penn Neon Sign Co. Inc., on behalf of Terraces Retail AZ, LLC, for the review of a new 60 square foot multi-tenant freestanding monument sign, located at 6255 E. 26th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District*

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

QUESTIONS FOR STAFF

Commissioner Sandra Anthony asked what materials would be used for the sign. **Blevins** deferred the question to applicant

APPLICANT / APPLICANT'S REPRESENTATIVE

Ron Contreras, 707 W. 8th Street, stated that the sign would be made out of aluminum with stucco coating on the bottom of the monument. **Anthony** asked if it would include plexiglass. **Contreras** replied yes, because multi-tenant signs change often and the plexiglass makes it easier to replace.

Commissioner Amanda Coltman asked if the sign would be similar to the newly added sign on 4th Avenue and 16th Street. **Contreras** replied yes but smaller. **Contreras** mentioned that the signs are made out of aluminum to prevent rust, and that they add some steel for strength.

PUBLIC COMMENT

None

Motion by Hamel, second by Coltman, to APPROVE Case Number DHRC-35720-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0) with three absent.

COMMISSION DISCUSSION

Robert Blevins, Principal Planner gave a brief follow-up on the key points from the joint work session that took place between the Design and Historic Review Commission and City Council on Wednesday, June 23, 2021. Blevins continued with a brief presentation and updates of project proposals that had been previously presented to the commission.

Commissioner Chris Hamel congratulated Blevins on a great presentation and suggested Blevins does presentations where he shows the final look of proposed projects that come before the commission.

Chairman Rushin thanked Blevins for his hard work and presentation and requested he do the same presentation at the next DHRC meeting for the commissioners that were absent.

Coltman thanked Blevins for his presentation.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

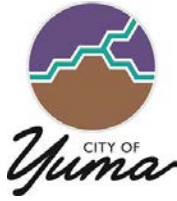
None

ADJOURNMENT

The meeting was adjourned at 4:30 p.m.

Minutes approved this _____ day of _____, 2021.

Chairman

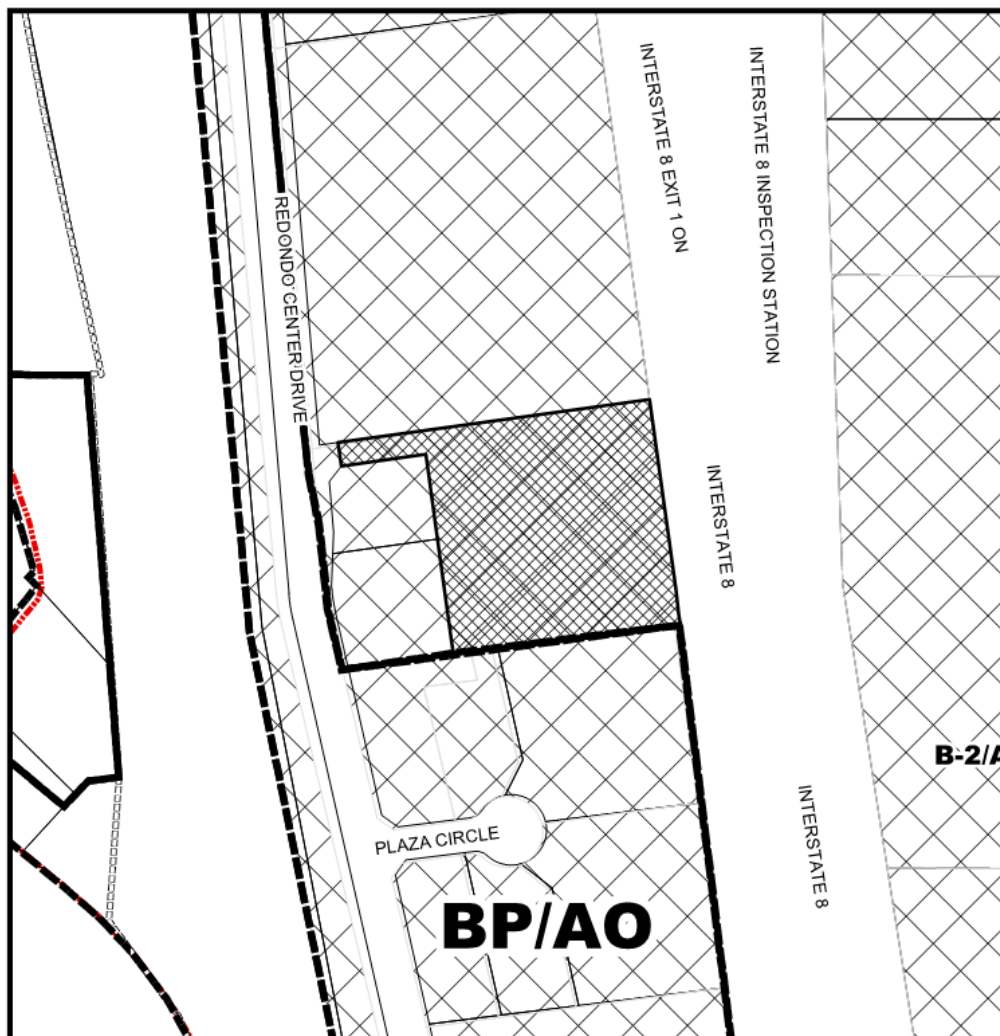


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-36116-2021
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: August 25, 2021 **Case Number:** DHRC-36116-2021

Project Description/Location: This is a request by Penn Neon Sign Co. Inc., on behalf of the Redondo AZ Limited Partnership, for the review of new wall-mounted signs, and the modification of a freestanding monument sign, located at 1185 S. Redondo Center Drive #C, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	665-13-104
Historic Listing Status:	N/A
Address:	1185 S. Redondo Center Drive, #C
Property Owner: Property Owner's Agent	Redondo AZ Limited Partnership Penn Neon Sign Co. Inc.
Zoning of the Site:	General Commercial/Aesthetic Overlay (B-2/AO)
Existing Land Use(s) on the Site:	Offices
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; Home Depot
○ South:	BP/AO; Vacant
○ East:	B-2; Interstate 8
○ West	B-2/AO; Medical Offices/Vacant
Related Actions or Cases:	DR2009-005 (DES Office); DHRC-2888-2013 (Parking lot).
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The 4 acre subject property has a 40,000 square foot building, originally housing the Arizona Department of Economic Security Offices built in 2009-2010, with 242 parking spaces.

Presently there is one monument sign at the Redondo Center Drive entrance with dimensions of 4 feet high X 7 feet wide. The monument sign has a stucco finish in colors to match the building. There are no existing wall-mounted signs of significance.

The 1st request is for the enlarging of the existing monument sign from 4 feet high to 6 feet high, an increase of 2 feet in height. The width will remain the same at 11 feet– 2 inches. The new sign will incorporate the wording and logos for “Horizon Health and Wellness” and for “Hopebridge”.

The 2nd request is for 2 wall-mounted signs for “Horizon Health and Wellness” and 2 wall-mounted signs for “Hopebridge”. The new signs will be on the east and west sides of the existing building.

The applicant states:

“The wall signs meet all allowable wall sign square feet per suite. The tenants are both requesting wall signs on both front and rear elevations. Horizon Health is requesting pan channel LED illuminated letters and logos mounted to a raceway painted to match the building. The Hopebridge signs will be reverse pan channel non-illuminated letters and logos.

“The existing double-face non-illuminated monument is 4’ tall, we would like to increase the height to 6’. We want to make more for multi-tenants. All colors are to remain the same. The setback is to remain the same.

“We feel these signs look good aesthetically, and that granting a positive AO Review and approval for these signs would not be detrimental to the City’s overall aesthetics.”

Staff Analysis:

The Aesthetic Overlay Design Guidelines (adopted by City Council with Resolution 2802) has as part of its goals: “Encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of the design community.” Aesthetic Overlay Sign design guidelines are as follows:

- Individual identification signs should be consistent with the architecture and material of the building identified.
- The use of back-lit individually cut letters or channel letters is strongly encouraged for building-mounted and monument signs.
- Entry signage should be provided at the major street entrances to the Aesthetic Overlay District.

Staff believes this proposal meets the guidelines and will provide clear identification at the driveway entrance and on the building suites.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for new wall-mounted signs, and the modification of a freestanding monument sign, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-36116-2021 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 Penn Neon Sign Co. Inc., on behalf of the Redondo AZ Limited Partnership, for the review of new wall-mounted signs, and the modification of a freestanding monument sign, located at 1185 S. Redondo Center Drive #C, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

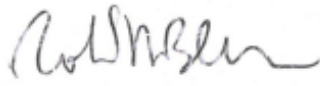
Proposed conditions delivered to applicant on: 07/29/2021

Final staff report delivered to applicant on: 08/18/2021

- Applicant agreed with all of the conditions of approval on: 07/29/2021.
- 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. Sign Elevations

Prepared By: 
Robert M. Blevins
Principal Planner

Date: 8/2/21

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

Approved By: 
Alyssa Linville,
Assistant Director Community Development

Date: 08/02/2021

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:

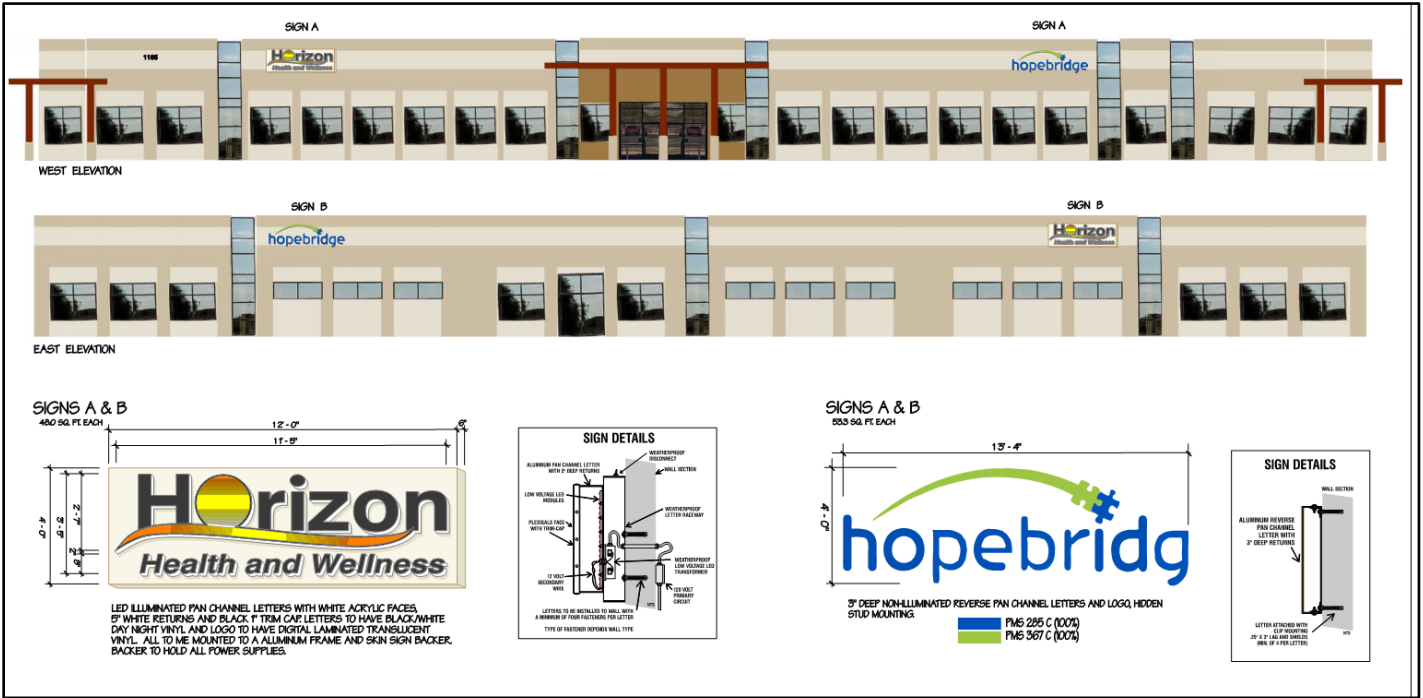
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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 Sign Elevations

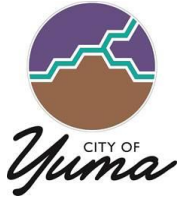


NON-ILLUMINATED SIGN WITH VINYL GRAPHICS

7-13-21

19.3 ADDITIONAL SQ. FT. AND 2' ADDITIONAL FEET IN HEIGHT.





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-36156-2021
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA GRIFFIN

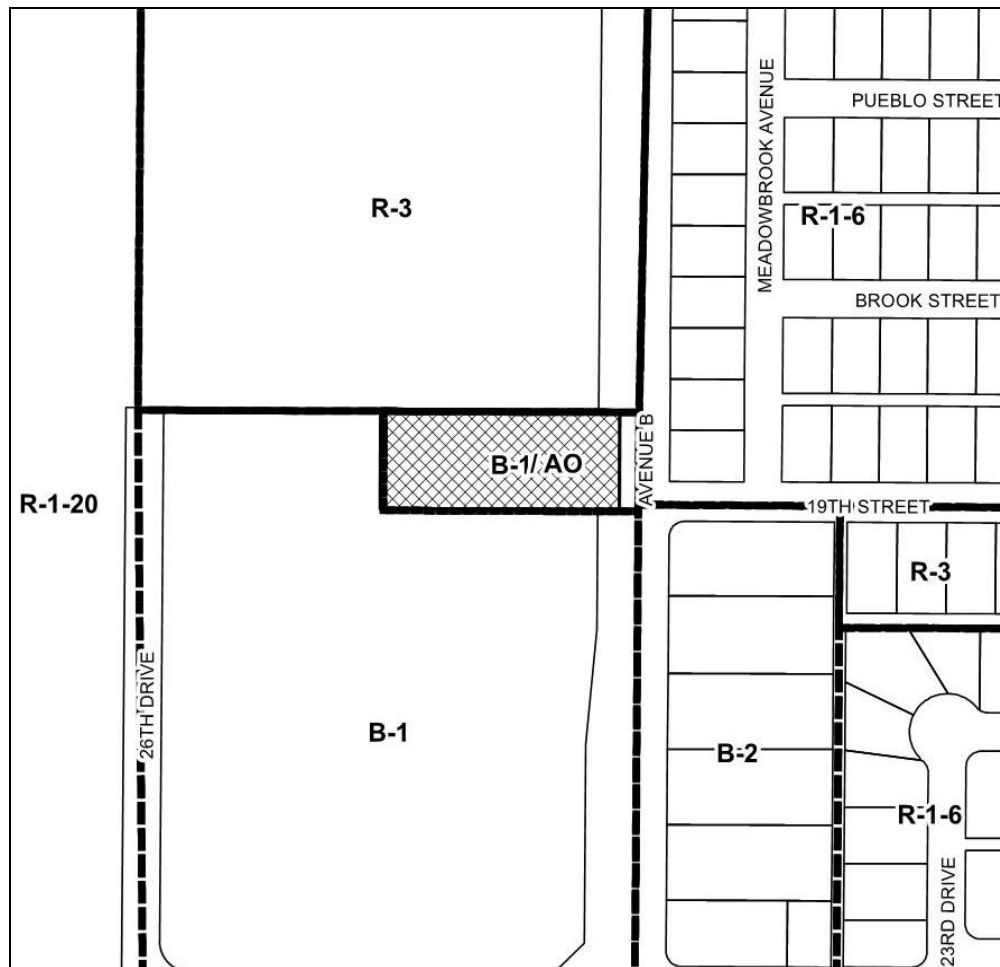
Hearing Date: August 25, 2021

Case Number: DHRC-36156-2021

Project Description/Location:

This is a request by Osman Engineering, on behalf of Ricardo and Eva Jaramillo, for the review of a new 5,490 square foot office building, located at 1874 S. Avenue B, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	664-44-014
Historic Listing Status:	N/A
Address:	1874 S. Avenue B
Property Owner: Property Owner's Agent	Ricardo and Eva Jaramillo Osman Engineering, PLLC
Zoning of the Site:	Limited Commercial/Aesthetic Overlay (B-1/AO)
Existing Land Use(s) on the Site:	Accounting Office
Surrounding Zoning and Land Uses:	
○ North:	R-3; (Apartment Complex)
○ South:	B-1/AO; (Undeveloped)
○ East:	R-1-6; (Residential)
○ West:	B-1/AO; (Undeveloped)
Related Actions or Cases:	Z2004-012 (Rezone from Agriculture to Transitional/Aesthetic Overlay) ZONE-25872-2019 (Rezone from Transitional /Aesthetic Overlay to Limited Commercial/Aesthetic Overlay)
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

“Osman Engineering designed a 5,490 S.F. “state of the art” business facility for Mr. and Mrs. Jaramillo. Such structure will be wood construction; with stucco finish, amazing veneer, and concrete tile (see elevations color palette). Please note, that no mechanical equipment (HVAC units) will be installed on the roof.

“The structure will include landscaping that meets or exceeds the City of Yuma Landscaping Ordinance. In this application, we also submitting and requesting approval for the future signs. This structure will be aesthetically pleasing, and will blend and enhance the vicinity. Osman Engineering respectfully request to the reviewing board, approval of this distinctive and appealing structure.”

The 5,490 square foot building will feature three suites. Approximately 3,700 square feet will be utilized for an accounting office, while the remaining portion of the building will be available for lease. Currently, the property has three buildings. The two structures located in the center of the property will be removed. The proposed site plan shows access via the existing access point on Avenue B. Additionally, 20 parking spaces will be added to the property.

The proposed building on this property will be an asset to the neighborhood in that: it makes use of the remainder of the property; it will have pleasing landscaping; and will be of quality design and building materials. Future development will be encouraged to continue the theme.

Staff Analysis:

Properties located within the Aesthetic Overlay (AO) District are subject to the review of the Design and Historic Review Commission; design elements including the site layout, exterior lighting, signage, roofing, building materials, and landscaping. The purpose of the Aesthetic Overlay District is to enhance the community’s image and attractiveness through creation of visually pleasing and inviting entrances to the City as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community’s appearance.

The proposal was reviewed with the Aesthetic Overlay District Design Guidelines. As seen on the provided elevations, the building has a number of depth, color, and height changes along the four visible elevations.

Signage, Lighting & Landscaping

The parking lot lighting will meet the minimum parking surface lighting requirement (one maintained footcandle) in the Aesthetic Overlay. The freestanding parking lot light fixtures are simple in design and similar to most other fixtures in the city. Additional lighting fixtures located on the exterior of the building are similar in their simplistic design. The overall design of the lighting fixtures is architecturally compatible with the proposed buildings on-site.

Because the property is located within the Limited Commercial District, a variety of sign types and sizes are permitted. The proposed wall mounted signage will complement the proposed architecture of the buildings, featuring similar design textures and building colors.

According to the Aesthetic Overlay Design Guidelines, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, providing a transition between neighboring properties, and provide screening for outdoor storage, loading and equipment areas. Staff will ensure the proposed landscaped areas within the plan meet the requirements set forth in the design guidelines.

Staff Recommendation:

Staff recommends **APPROVAL** of a new 5,490 square foot office building, located at 1874 S. Avenue B, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-36156-2021 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 Osman Engineering, on behalf of Ricardo and Eva Jaramillo, for the review of a new 5,490 square foot office building, for the property located at 1874 S. Avenue B, 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: August 18, 2021

Final staff report delivered to applicant on: August 18, 2021

Applicant agreed with all of the conditions of approval on: August 18, 2021

Attachments:

- A. Conditions of Approval
- B. Elevations & Exterior Colors
- C. Signage
- D. Site Plan
- E. Site Photos
- F. Aerial Photo

Prepared By:  **Date:** 8/18/21
Amelia Griffin
Associate Planner Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Reviewed By:  **Date:** 8/18/21
Robert Blevins
Principal Planner

Approved By:  **Date:** 08/19/2021
Alyssa Linville,
Assistant Director Community Development

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:

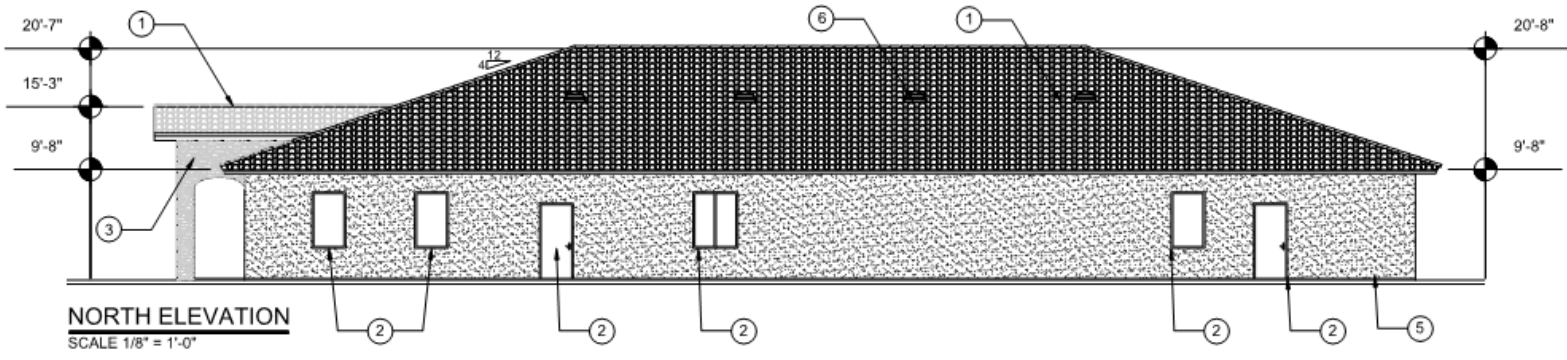
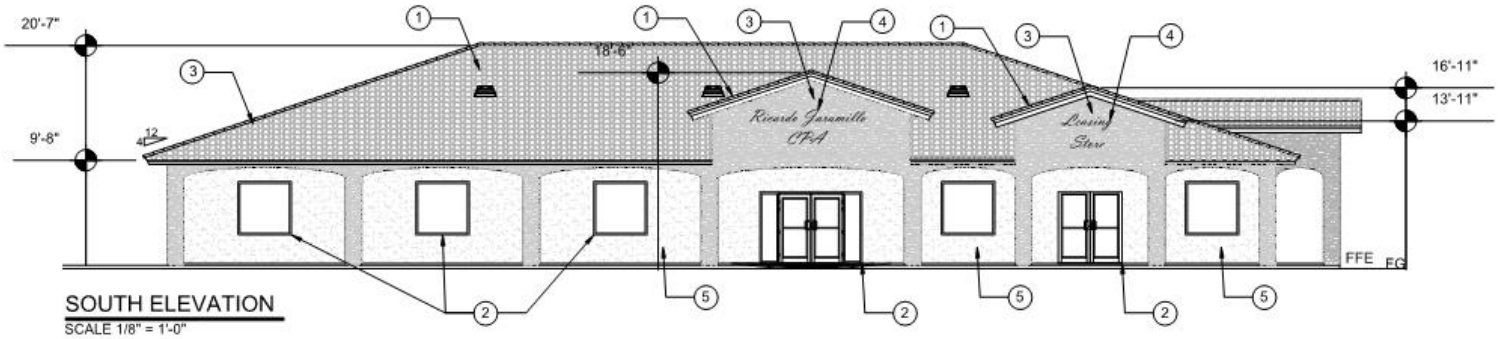
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Amelia Griffin, Associate Planner, (928) 373-5000 x 3034

3. If utilizing a commercial sanitation company, the appearance and location of trash containers will be reviewed by Staff to ensure the containers are properly screened from the view of the general public.
4. 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 Elevations and Exterior Colors



- ① CONCRETE ROOF TILE- COLOR SAN MIGUEL BLEND 8401 BRAND EAGLE ROOFING.
- ② CONT. PERIMETER CAULKING AT WINDOW AND DOOR ALUMINUM FRAMES, TYPICAL. REFER TO WINDOW SCHEDULE FOR TYPE AND GLAZING.
- ③ STONE VENEER - ELDORADO STONE STACKED STONE NANTUCKET
- ④ SIGN BY SIGN MASTER
- ⑤ STUCCO- 278 TRABUCO LA HABRA
- ⑥ Ø18" ATTIC VENTS



COLOR SAN MIGUEL BLEND 8401 BRAND EAGLE ROOFING



ELDORADO STONE STACKED STONE NANTUCKET

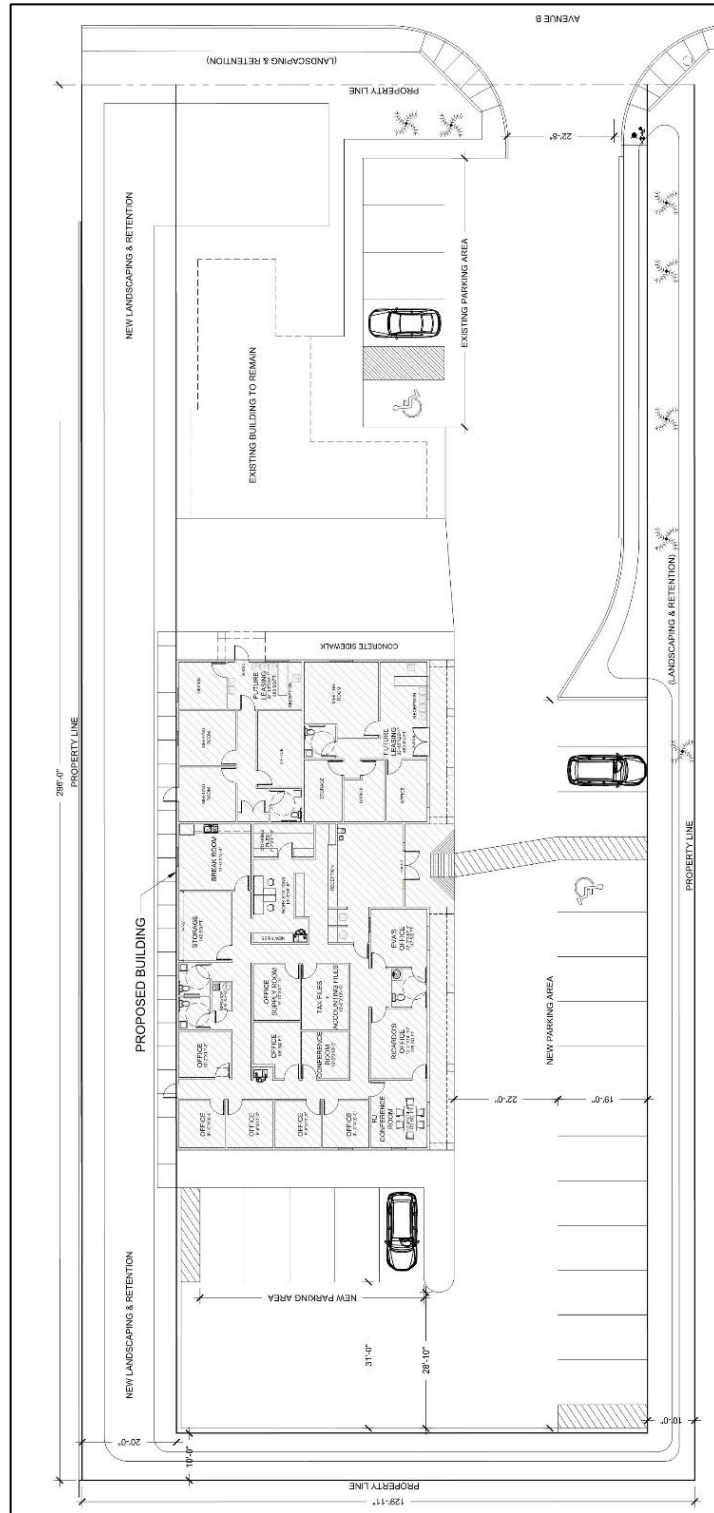


278 TRABUCO LA HABRA

ATTACHMENT C
Signage



ATTACHMENT D Site Plan



ATTACHMENT E
Site Photos



ATTACHMENT F
Aerial Photo

