

## Design and Historic Review Commission Meeting Minutes

June 23, 2021

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, June 23, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

**STAFF MEMBERS** present included; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Alexis Garcia, Assistant Planner, Alejandro Marquez, Administrative Assistant; and Lizbeth Sanchez, 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

June 9, 2021

**Motion by Moody, second by Sheldahl to APPROVE the minutes of June 9, 2021. Motion carried unanimously (5-0) with two absent.**

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### ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

**Chairman Rushin** declared a conflict, recused himself and turned the meeting over to **Vice-Chairman Leal-Rubio**.

**DHRC-35419-2021:** *This is a request by C. Kevin Eatherly, on behalf of Ron Pailliotet, to construct a new residential building, located at 29-39 W. 2<sup>nd</sup> Street, in the Brinley Avenue Historic District.*

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

### QUESTIONS FOR STAFF

**Commissioner Moody** asked if the approval to demolish the building was still subject to municipal approval. **Blevins** stated that the condition of approval to demolish was under another case. **Moody** then asked if the proposed building would be a three story or four story building, and questioned the height of the proposed building. **Blevins** deferred the question to the applicant.

### APPLICANT / APPLICANT'S REPRESENTATIVE

**Ron Pailliotet, Applicant** informed the commission that the condition for the demolition of the building was still subject to municipal approval, and that he was not going to demolish the building until he has approval to build the new proposed building. **Pailliotet** continued by stating that the height of the proposed building would be less than 40 ft. and three stories high with a rooftop deck exclusively for the tenants. **Pailliotet** also stated that the proposed building would have red brick on the façade similar to the Gandolfo building on 1<sup>st</sup> Avenue and that the building will have an elevator to service the tenants.

**Commissioner Sandra Anthony** asked about the parking. **Pailliotet** stated that the residents would use the common area for parking. **Anthony** asked Pailliotet if he was referring to the parking lot behind the building. **Pailliotet** replied yes. **Anthony** asked who owned that parking lot. **Pailliotet** stated that the City owned the parking lot. **Anthony** stated she does not agree with the parking plan. **Pailliotet**

responded that he was following City guidelines and he would pay taxes for the parking lot like other merchants who use the lot.

**Commissioner Sheldahl** stated that it was common for residents of Historic areas to not have designated parking.

**Leal-Rubio** stated that new development proposals usually have parking requirements as part of City Code and asked if the Historic District had the same requirements. **Blevins** replied that the Historic Brinley District was exempt from those parking requirements.

**Moody** commented that Old Town Zoning has different standards that preserved the type of development that occurred in the downtown historic district. **Moody** followed by stating that this type of zoning does create an issue for parking, but it can create an opportunity for a parking development in the future.

**Leal-Rubio** mentioned that the proposed building had parking areas immediately to the south that could accommodate parking for the future tenants.

#### **PUBLIC COMMENT**

None

**Motion by Sheldahl, second by Moody, to APPROVE Case Number DHRC-35419-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0) with two absent and one recusal.**

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**Vice-Chairman Leal-Rubio** returned the meeting to **Chairman Rushin**.

**DHRC-35399-2021:** *This is a request by Thompson Design Architects, on behalf of David and Marie Puckett, for review of the exterior appearance of a new office building, located at 97 W. 1<sup>st</sup> Street, in the Main Street Historic District.*

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

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Chris Thompson, Thompson Design Architects**, made himself available for questions and gave a brief presentation of the proposed project.

**Commissioner Moody** asked how many units the proposed building would have. **Thompson** replied that the building has potential for three units and mentioned that it would provide parking. **Thompson** also mentioned that the adjacent lot is owned by the applicant and is reserved for future expansion for an additional building and parking.

**Leal-Rubio** asked for the square footage of the proposed building. **Thompson** replied that the building would be approximately 5,000 sq. feet. **Leal-Rubio** stated that the plans only showed one handicap accessible parking spot and asked if adding an additional handicap accessible parking spot would be considered. **Thompson** replied that the space adjacent to the walkway could also be labeled as a handicap accessible spot, but that ADA requirements were met based on the size of building.

#### **PUBLIC COMMENT**

None

Motion by Anthony, second by Leal-Rubio, to APPROVE Case Number DHRC-35399-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.

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**DHRC-35372-2021:** This is a request by Douglass Wright, on behalf of Rio Cantera Lodging, LLC, for the review of a new 47,125 square foot hotel, located at 770 S. Castle Dome Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District

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

**QUESTIONS FOR STAFF**

Leal-Rubio asked if the proposed building would require any changes or improvements to the newly installed roundabout located nearby. Griffin replied that she was not aware of any requirements that would change the roundabout.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

Doug Wright, Tempe Az, made himself available for questions and stated that he also was not aware of any requirements that would impact the roundabout.

**PUBLIC COMMENT**

None

Motion by Leal-Rubio, second by Moody, to APPROVE Case Number DHRC-35372-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.

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**COMMISSION DISCUSSION**

None

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**INFORMATION ITEMS**

**Staff**

None

**Administrative Approvals**

None

**National Heritage Area**

None

**Commission**

None

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**ADJOURNMENT**

The meeting was adjourned at 4:36 p.m.

Minutes approved this 14 day of July, 2021.

  
Chairman