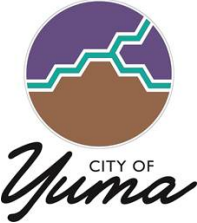


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 December 8, 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></p> <p>Wednesday, December 8, 2021, 4:00 p.m.</p>
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

October 13, 2021

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-37434-2021:** This is a request by Junior Construction, LLC for historic review of the demolition of the existing home and the construction of a new single-family home and detached garage in the Century Heights Conservancy Residential Historic District, for the property located at 450 S. Madison Avenue, Yuma, AZ.

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION

1. None

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
October 13, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, October 13, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included, Vice Chairman Juan Leal-Rubio and Commissioners Chris Hamel, Amanda Coltman, Sandra Anthony and James Sheldahl (arrived at 4:14 p.m.) Chairman Tom Rushin and Commissioner William Moody were absent.

STAFF MEMBERS present included Alyssa Linville, Assistant Director DCD; Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner; Alexis Garcia, Assistant Planner; and Lizbeth Sanchez, Administrative Specialist.

Vice Chairman Juan Leal-Rubio called the meeting to order at 4:00 p.m., and noted there was a quorum present.

APPROVAL OF MINUTES

September 22, 2021

Motion by Hamel, second by Coltman to APPROVE the minutes of September 22, 2021. Motion carried unanimously (4-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-36820-2021: *This is a request by James Sheldahl to convert the existing carriage house into a studio apartment, for the property located at 432 S. Madison Avenue, in the Century Heights Conservancy Residential Historic District.*

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

QUESTIONS FOR STAFF

Commissioner Hamel asked if the setbacks met the zoning requirements. **Blevins** replied yes. **Hamel** asked if the development would be a rental property and if the driveway would be shared. **Blevins** noted that there was no issue with the driveway being shared and that to his understanding the proposed project would be used by an applicant's relative.

Commissioner Anthony asked if there would be a total of three residences. **Blevins** said no, adding that it would be the main residence, the proposed project and a workshop; for a total of two residences.

APPLICANT / APPLICANT'S REPRESENTATIVE

James Sheldahl, 432 S. Madison, Yuma, AZ stated that the proposed project would not be a rental, it would be used by a relative.

PUBLIC COMMENT

None

Motion by Hamel, second by Coltman, to APPROVE Case Number DHRC-36820-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (4-0) with two absent.

Commissioner Sheldahl joined the commission at 4:14 P.M

DHRC-37006-2021: *This is a request by Stacy Greene-Todd, on behalf of the Gowan Company, for historic review of replacement front columns at the Lee Hotel, located at 390 S. Main Street, in the Main Street Historic District.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Stacey Green, 3967 E. 41st Place, Yuma, AZ on behalf of Gowan Company was available for questions.

Hamel asked if the new columns would be similar in design as the existing ones. **Green** replied yes.

Commissioner Coltman asked how it was determined that the building required new columns. **Green** replied that due to cracks in the columns, it was determined the columns needed to be replaced.

PUBLIC COMMENT

None

Motion by Coltman second by Anthony to APPROVE Case Number DHRC-37006-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.

DHRC-36791-2021: *This is a request by Dahl, Robins & Associates, Inc, on behalf of PJT, LLC, for the review of a new drive-through car wash with vacuum stalls, located at 1998 S. Avenue B, in the Limited Commercial/ Aesthetic Overlay (B-1/AO) District.*

Amelia Griffin, Assistant Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Hamel asked if the car wash would have two entrances. **Griffin** noted that one of the conditions of approval from the Conditional Use Permit was that the developer would construct a right-in and right-out only access point along Avenue B.

APPLICANT / APPLICANT'S REPRESENTATIVE

Chris Robins, Dahl Robins & Associates, 1560 S. 5th Ave, Yuma, AZ made himself available for questions.

PUBLIC COMMENT

None

Motion by Hamel second by Sheldahl, to APPROVE Case Number DHRC-36791-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with two absent.

COMMISSION DISCUSSION

Alexis Garcia, Assistant Planner gave a brief presentation on The Anaheim Packing House in Anaheim, California.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

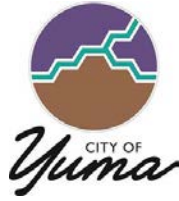
None

ADJOURNMENT

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

Minutes approved this _____ day of _____, 2021.

Chairman

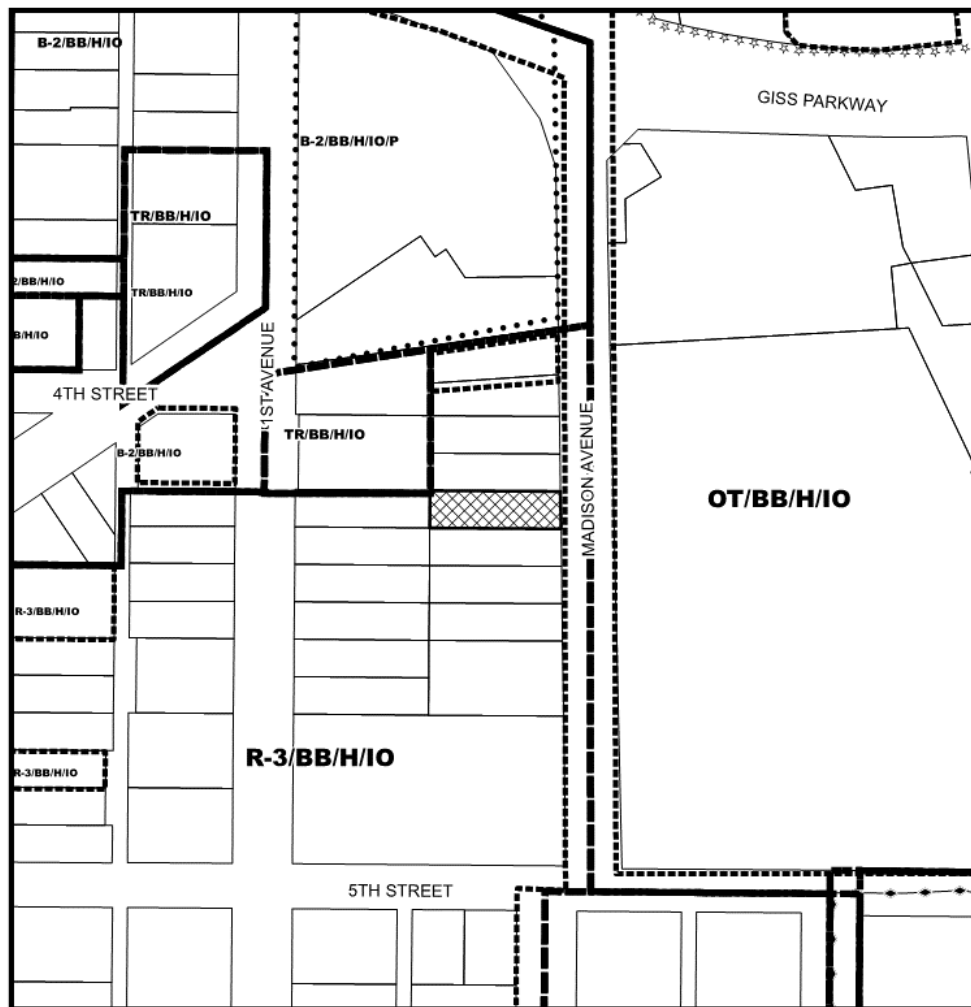


**STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-37434-2021
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS**

Hearing Date: December 8, 2021 **Case Number:** DHRC-37434-2021

Project Description/Location: This is a request by Junior Construction, LLC for historic review of the demolition of the existing home and the construction of a new single-family home and detached garage in the Century Heights Conservancy Residential Historic District, for the property located at 450 S. Madison Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-52-032
Historic Listing Status:	Non-contributing
Address:	450 S. Madison Avenue
Property Owner:	Junior Construction, LLC.
Property Owner's Agent	None
Zoning of the Site:	R-3/H/IO/BB
Existing Land Use(s) on the Site:	One single-family dwelling
Surrounding Zoning and Land Uses:	
○ North:	R-3/H/IO/BB; Residence
○ South:	R-3/H/IO/BB; Residence
○ East:	OT/H/IO/BB; Vacant land
○ West:	R-3/H/IO/BB; Residence
Related Actions or Cases:	DHRC-24902-2019 (remodel of home)
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The proposal is to construct a new single-family home plus a new detached garage after removal of the existing home. The lot is 8,750 square feet. The new home is proposed to be 2,517.5 square feet, and the new detached garage is proposed to be 1,080 square feet in size.

Staff Analysis:

The existing 884 square foot home was built in 1945. It is not listed as a contributing property in the Century Heights Conservancy Residential Historic District. This block of Madison Avenue has many lots of similar dimensions with homes of similar size and appearance. They all add to the historic scale and cohesiveness of this residential neighborhood. The appearance of this new home would not be out-of-character among the Madison Avenue streetscape.

The proposed new construction meets Zoning development standards for a single-family home. Other uses, including, but not limited to: retail; professional offices; home occupations; child care facilities; company housing; schools; or rooming or boarding houses may need additional review to ensure they meet building safety, and fire safety requirements, in addition to added requirements such as parking, paving, lighting, and signage.

Staff Recommendation:

Staff recommends **APPROVAL** of the historic review of the demolition of the existing home and the construction of a new single-family home, and detached garage in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-37434-2021 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 Junior Construction, LLC for the demolition of the existing home and the construction of a new single-family home and detached garage in the Century Heights Conservancy Residential Historic District, for the property located at 450 S. Madison Avenue, Yuma, AZ., 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: 11/10/21

Final staff report delivered to applicant on: 11/24/21

- Applicant agreed with all of the conditions of approval on: 11/10/21
 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. Site Plan & Elevations
- C. Colors and Materials
- D. Site Photo & Concept
- E. Aerial Photo

Prepared By:
Robert Blevins
Principal Planner



Date: November 22, 2021

Approved By:
Alyssa Linville,
Assistant Director



Date: November 22, 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:

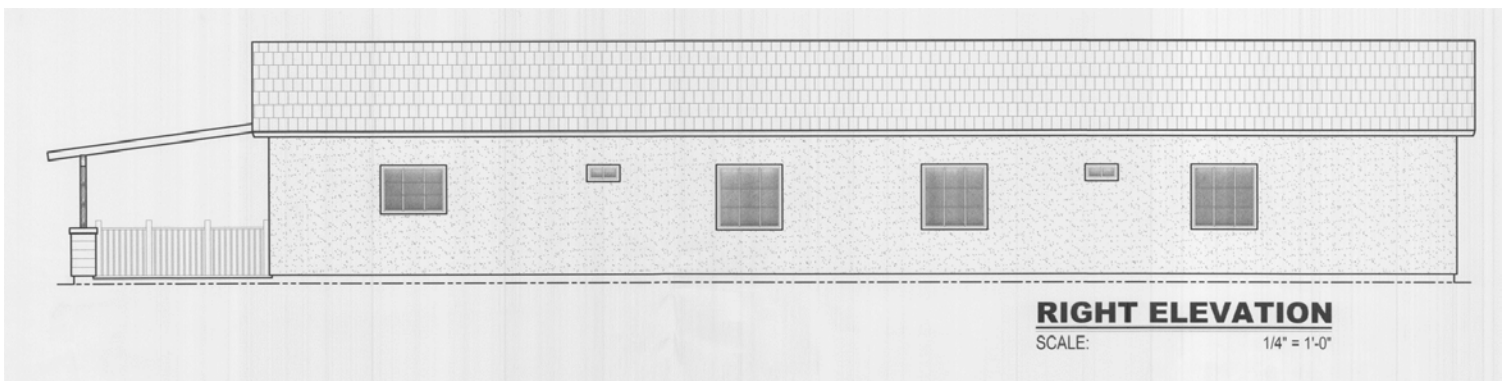
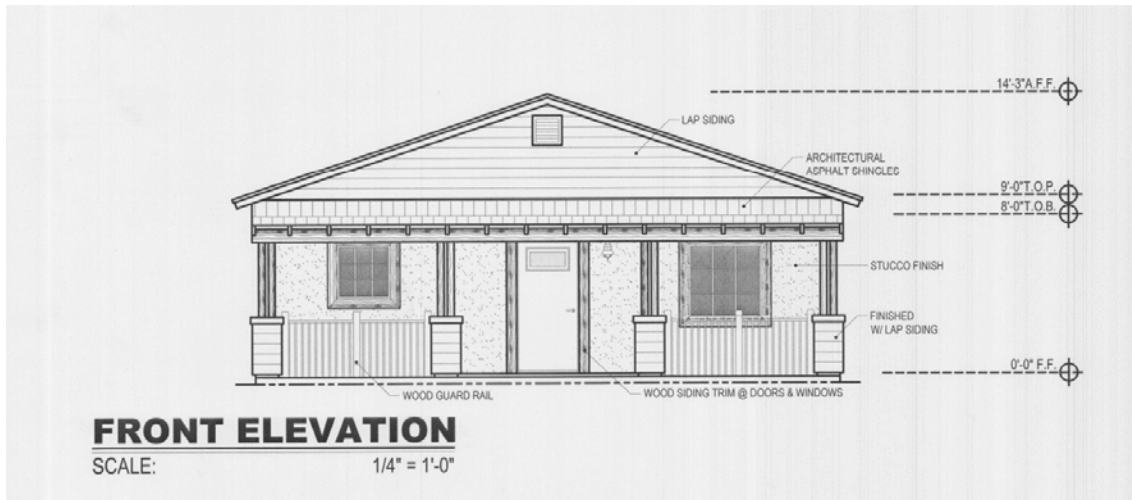
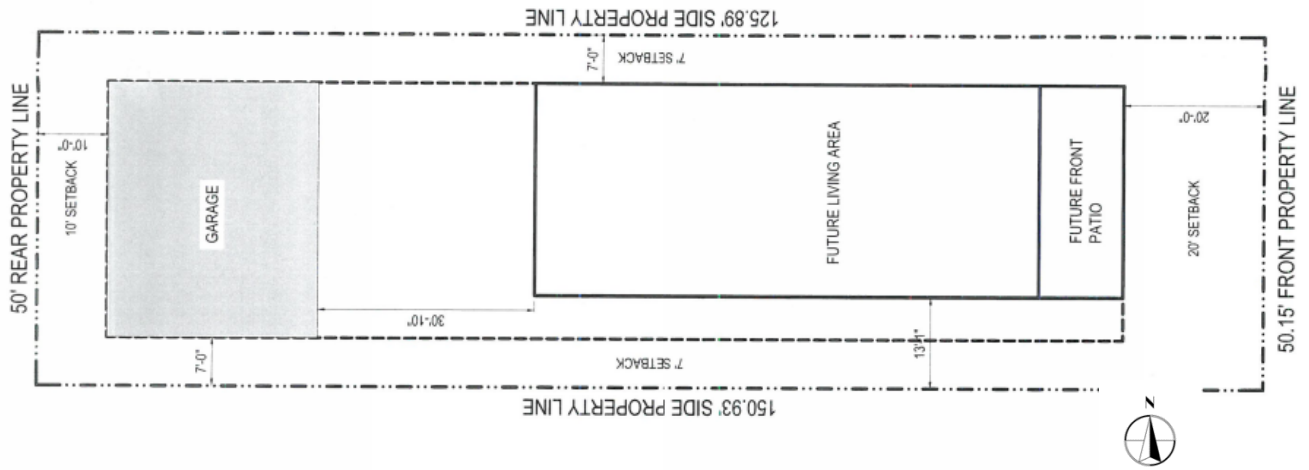
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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
Site Plan & Elevations



ATTACHMENT C
Colors and Materials

Wood Trim

Stucco

Other Trim

ATTACHMENT C
Site Photo & Concept



ATTACHMENT D
Aerial Photo

